

# **CITY COUNCIL MEETING MINUTES**

**JUNE 16, 2025, 6:00 PM**

**CITY COUNCIL REGULAR MEETING  
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**



## **CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the work session to order at 6:02 p.m.

## **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

Councilmember, Place 1	Marissa Barrett
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## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek.

## **OVERVIEW OF ITEMS ON THE REGULAR AGENDA**

Discussion ensued regarding Item 16 and Item 19.

Discussion ensued regarding the Code of Ordinance amendments.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:56 p.m.

## **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:07 p.m.

## **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

## **COUNCILMEMBERS ABSENT**

Councilmember, Place 1      Marissa Barrett

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

## **INVOCATION AND PLEDGE**

Councilmember Gann gave the Invocation. The Pledge of Allegiance was led by Councilmember Chick.

## **CITIZENS COMMENTS**

Peggy Williams, spoke regarding the Senior Center.

Arlene Perez, spoke regarding the process and procedures of the Police Department.

## **PUBLIC HEARING ITEMS**

1. Conduct a public hearing on a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.

Mayor Muir opened the public hearing at 7:27 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:29 p.m.

2. Conduct a public hearing on a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.

Mayor Muir opened the public hearing at 7:29 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:31 p.m.

3. Conduct a public hearing on a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.

Mayor Muir opened the public hearing at 7:31 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:33 p.m.

4. Conduct a public hearing on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Mayor Muir opened the public hearing at 7:33 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:35 p.m.

5. Conduct a public hearing on amendments to Chapter 8, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Mayor Muir opened the public hearing at 7:35 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:36 p.m.

6. Conduct a public hearing on amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

Mayor Muir opened the public hearing at 7:36 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:37 p.m.

7. Conduct a Public Hearing on a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01), from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).

Mayor Muir opened the public hearing at 7:37 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:39 p.m.

8. Conduct a Public Hearing on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Mayor Muir opened the public hearing at 7:40 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:41 p.m.

## **CONSENT AGENDA**

9. Consideration and possible action on Ordinance 06-14-25, a rewrite of Chapter 3 Building Regulations, Article 3.1400 Sign Regulations, of the Code of Ordinances.
10. Consideration and possible action on Ordinance 06-13-25, a rewrite of Chapter 10 Subdivision Regulations, of the Code of Ordinances.
11. Consideration and possible action on Ordinance 06-12-25 a rewrite of Chapter 14 Planning and Zoning, of the Code of Ordinances.
12. Consideration and possible action on amendments to Chapter 6, Health and Sanitation, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
13. Consideration and possible action on Ordinance 06-16-25 amendments to Chapter 8, Offenses and Nuisances, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.
14. Consideration and possible action on Ordinance 06-17-25 amendments to Chapter 12, Traffic and Vehicles, of the Code of Ordinances, amending the chapter to include more enforceable code regulations.

15. Consideration and possible action on purchasing materials from Techline Inc. for the Blue Star Building L Service and authorizing the City Manager to execute the agreement and all necessary documents.
16. Consideration and possible action on a Resolution 2025-06, a Petition for Creation of the Elada Public Improvement District No. 1 (PID-01) from the PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners).
17. Consideration and possible action on the minutes from the June 2, 2025, meeting.

Mayor Muir removed Items 9-14 and Item 16 for additional discussion.

Motion to approve Item 15 and Item 17 as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir adjusted the agenda to prioritize the remaining items, proceeding first with the action items, followed by the executive session items, and then returning to the remaining items on the consent agenda.

Motion to approve Item 9 of the consent agenda as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 10 of the consent agenda as presented.

Motion: Bilyeu

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 11 of the consent agenda with the modifications that payday lending and cash advance use be restricted to RC zoning with an SUP, in addition, sexually oriented businesses shall be prohibited in all categories, except to I with an SUP.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 12, Ordinance 06-15-25 of the consent agenda as presented.

Motion: Burrus

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 13 of the consent agenda as presented.

Motion: Gann

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 14 of the consent agenda as presented.

Motion: Burrus

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

## **ACTION ITEMS**

18. Consideration and possible action on a Preliminary Plat of Sanger Daycare Addition, being approximately 5.070 acres of land described as MARY H SHIRLEY BLK 14(S PT), 15, and A1241A TIERWESTER, TR 276, generally located on the east side of 2nd Street approximately 142 feet north of Jackilu Street.

Director Hammonds stated that the applicant withdrew the project at this time.

No action.

19. Consideration and possible action on a Development Agreement between the City of Sanger, Meritage Homes (Developer), PAC Group, LTD and Ron Williamson Quarter Horses, Inc. (Owners), to develop a residential development utilizing a Public Improvement District.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

20. Consideration and possible action on a request to a Replat of Bolivar Heights Addition being approximately 5.713 acres of land described as Bolivar Heights Addition, Lot 1 and Lot 1(PT), within the City of Sanger's ETJ, generally on the north side of FM 455 W, approximately 1289 west of the intersection of FM 455 W and Sam Bass Road.

Motion to deny due to comments that have not been satisfied.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

21. Consideration and possible action on authorizing the City Manager to execute a contract with Mobile Modular for the construction of a modular building for the Sanger, TX Senior Center.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

22. Consideration and possible action authorizing the City Manager to approve a proposal from Cardwell Paving LLC., to construct a parking lot on the corner of 2<sup>nd</sup> Street and Bolivar Street.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

23. Consideration and possible action authorizing the City Manager to execute a contract with Tactical for the demolition of the Lumber Yard at 125 Elm Street for the added parking in Sanger Downtown.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

24. Consideration and possible action on Ordinance 06-18-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; and establishing an effective date.

Motion to approve.

Motion: Chick

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.



25. Consideration and possible action Resolution 2025-07, nominating a representative to the Denco 911 District board of managers for a two-year term beginning October 1, 2025.

Motion to nominate Steve Southwell.

Motion: Chick

Second: Bilyeu

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Bilyeu requested a work session to review and discuss how other municipalities handle public assemblies through ordinances.

## **INFORMATIONAL ITEMS**

26. Republic Services Waste Report - May 2025

## **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Laguna Azure Sewer Certificate of Convenience and Necessity (CCN)

Council convened into executive session at 8:50 p.m.

## **RECONVENE INTO REGULAR SESSION**

Council reconvened into open session at 9:20 p.m.

No action taken.

**ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 10:19 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary