

CITY COUNCIL MEETING MINUTES

APRIL 20, 2026, 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
Councilmember, Place 4	Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, Electric Municipal Court Administrator Angelica Tobis, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Annual presentation and overview of the Municipal Court

Administrator Tobis provided an annual presentation and overview of the Municipal Court.

2. Annual presentation and overview of the Human Resources Department

Director Hemb provided an annual presentation and overview of Human Resources.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 5.

City Manager Noblitt provided an overview of the item, including the expenditures by fiscal year, and the services of CORE construction management.

Discussion ensued regarding Item 8.

Financial Advisor Ted Christensen provided an overview of the refunding bonds' rates and savings.

Mayor Muir moved back to Item 5 for additional discussion.

Fire Chief Pennington provided additional information regarding the remodel of the building, including the design, layout, and storage of apparatuses.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:57 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:05 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4	Allen Chick
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Fire Chief David Pennington, Assistant Fire Chief Casey Welborn, Electric Municipal Court Administrator Angelica Tobis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Bilyeu gave the Invocation. The Pledge of Allegiance was led by Councilmember Burrus.

CITIZENS COMMENTS

Terri Cornwell, President of the Sanger, TX Senior Center, expressed her gratitude and thanked the Council and staff for providing a new building and location downtown for the Seniors. She mentioned an Open House ribbon cutting on May 7, 2026.

REPORTS

3. Annual presentation and overview of the Municipal Court
4. Annual presentation and overview of the Human Resources Department

Mayor Muir stated that these items were presented during the Work Session. The Council did not have any additional questions for the departments.

CONSENT AGENDA

5. Consideration and possible action regarding approval of a proposal with CORE on the remodel of the Downtown Fire Station, with the total project not to exceed the approved budget of \$5,200,000.00.

Motion to approve the consent agenda as presented.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir then moved to **Item 8** of the agenda.

PUBLIC HEARING ITEMS

6. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

Mayor Muir opened the public hearing at 7:19 p.m.

Director Hammonds provided an overview.

Juan Vasquez spoke on behalf of the applicant.

Laura Fernberg spoke about the separation of the building with a ten-foot fence.

Mayor Muir closed the public hearing at 7:24 p.m.

ACTION ITEMS

7. Consideration and action on Ordinance No. 04-16-26, a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

Motion to approve with the condition that this is for Home & Farm outdoor sales, similar to Tractor Supply, or any change in occupancy.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

8. Consideration and possible action on Ordinance 04-14-26, Authorizing the Issuance of the City of Sanger, Texas General Obligation Refunding Bonds, Series 2026 and containing other matters related thereto.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir moved back to **Item 6** of the agenda.

FUTURE AGENDA ITEMS

No additional items.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:43 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary