

CITY COUNCIL

WORK SESSION MINUTES

JULY 17, 2026, 8:00 AM



CITY COUNCIL WORK SESSION

DEVELOPMENT SERVICES BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS 76266

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the work session to order at 8:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, and Executive Administrative Assistant Christy Dyer.

DISCUSSION ITEMS

1. Discussion regarding current development activity, future development opportunities, and the City's Comprehensive Plan, including consideration of potential updates to support the City's long-term vision and growth objectives.

Director Hammonds provided a presentation and overview of Development Services and ongoing developments.

Discussion ensued regarding platting, roadway impact fees (specifically the old versus the new), and development concerns.

2. Discussion regarding current economic development efforts, business attraction and retention, workforce and commercial growth opportunities, and future economic development strategies to support the City's long-term economic vitality.

Ms. Laura Huffman provided a presentation and overview of the Economic Development Strategic Plan, including Goals and Measures.

Discussion ensued regarding the Executive Director's process to vet RFIs, abatement policy with flexibility to negotiate to obtain and reject development based on Council parameters, business hours, family-focused entertainment, economic vitality, and the Chamber of Commerce.

3. Discussion regarding Certificates of Convenience and Necessity (CCNs), water, wastewater, and electric utility service obligations and boundaries, the regulatory oversight of the Public Utility Commission of Texas (PUC), and related issues impacting current and future development, infrastructure planning, and municipal growth.

David Klein and Samantha Tweet with Lloyd Gosselink, provided a presentation and overview of CCNs.

Discussion ensued regarding CCN areas, overlapping CCNs in the area, the application process for transferring CCNs, the compensation process for CCN decertification, an overview of Sanger's CCN for Water and Wastewater, an assessment of the city's CCNs, Bolivar Water Supply, and Strategic Partnership Agreements.

4. Discussion regarding operational hours.

Director Jeriana Staton-Hemb provided a presentation and overview of operational hours.

Discussion ensued regarding the current culture, current employees, department online services, on-call services, overtime compensation,

Follow-up Items: provide call volume, EDC reporting for the strategic plan, impact fees, and the process for making adjustments; examples of impact fees: 50%, 100%, and 75%.

ADJOURN THE WORK SESSION

There being no further business, Mayor Bilyeu adjourned the work session at 1:31 p.m.

Kelly Edwards, City Secretary

Gary Bilyeu, Mayor