

# **CITY COUNCIL**

## **MEETING MINUTES**

**AUGUST 19, 2024, 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 6:00 p.m.

### **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, and Police Lt. Justin Lewis.

### **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 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Belz Road Retail Addition

Council convened into executive session at 6:01 p.m.

### **RECONVENE INTO WORK SESSION**

Council reconvened into open session at 6:45 p.m.

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

Discussion ensued regarding Item 9, enquiring if Denton Land, LP is Denton MUD 12.

Discussion ensued regarding Item 2, asking that the August 5, 2024, minutes be amended to show Mayor Muir recused himself from Section 551.071 of the executive session.

Discussion ensued regarding Item 3, with City Manager Noblitt stating this agreement allows for the City's consultants to begin compiling information.

### **ADJOURN THE WORK SESSION**

There being no further business, Mayor Muir adjourned the work session at 6:47 p.m.

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

Mayor Muir called the regular meeting to order at 7:00 p.m.

### **COUNCILMEMBERS PRESENT**

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

## **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Library Director Laura Klenke, and Police Lt. Justin Lewis.

## **INVOCATION AND PLEDGE**

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

## **CITIZENS COMMENTS**

Fideucio Martinez, resident, provided information regarding his utility bills, stating it was too high and that he would like to understand why.

Garrett Spigner, resident, spoke in favor of a zoning change allowing the Farmer's Market to be held downtown.

Nancy McAlister, resident, spoke in favor of allowing the Farmer's Market to be held downtown, increasing business traffic.

Josh Burrus, resident, spoke in favor of moving the Farmers' Market to downtown, increasing visitors to downtown.

Will Leija, Denton resident, spoke in favor of allowing the Farmer's Market to be held downtown.

David Batchelor, Justin resident, spoke in favor of allowing the Farmer's Market to be held downtown, which is easier for people to navigate than on the ISD's gravel parking area.

Yesika Horton, Denton resident, stated she is a vendor at the Farmers Market and spoke in favor of moving it to downtown for the 2025 season.

## **REPORTS**

1. Annual presentation and overview of the Human Resources Department.

City Manager Noblitt stated this item would be moved to the next meeting.

## **CONSENT AGENDA**

2. Consideration and possible action on the minutes from the August 5, 2024, meeting.
3. Consideration and possible action on authorizing the City Manager to execute a Professional Services Reimbursement Agreement with Meritage Homes of Texas, LLC

for reimbursement of expenses spent during consideration of a potential Public Improvement District.

4. Consideration and possible action on a contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds.

Mayor Muir asked that Item 2 be removed to amend the minutes.

Motion to approve Item 3-4 made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

Motion to approve Item 2 as amended noting the Mayor recused himself from Executive Item Section 551.071 made by Councilmember Chick, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

## **ACTION ITEMS**

5. Consideration and possible action on Ordinance 08-11-24, Approving the Property Tax Roll.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

6. Consideration and possible action on Ordinance 08-12-24, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2024, and ending September 30, 2025, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Bilyue, Seconded by Councilmember Barrett.

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

Nays: None

Motion passed unanimously.

7. Consideration and possible action on Ordinance 08-13-24, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025.

Director Gray provided an overview of the item.

Motion that the property tax rate be increased by the adoption of a tax rate of \$0.689747per \$100, which is effectively a 3.78% percent increase in the tax rate made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

8. Consideration and possible action on Ordinance 08-14-24 ratifying the property tax increase reflected in the fiscal year 2024-2025 budget.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

9. Consideration and possible action an Agreement for Certificate of Convenience and Necessity No. 20073 Release, Green Space Dedication, and Attorney Fees are executed by and among Denton 1000 Land, LP, a Texas limited partnership, the City of Sanger, Texas and the Denton County Soil and Water Conservation District No. 547.

City Manager Noblitt provided an overview of the item.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

## **FUTURE ITEMS**

Mayor Muir has spoken with the Sullivan family about the Senior Center and stated they would like the City to forward a copy of the deed and proposal. The Council agreed that this item should be included on a future agenda for discussion.

Councilmember Barrett requested a future work session item to discuss the Farmer's Market.  
City Manager Noblitt reminded the Council of the Work Session scheduled for August 30<sup>th</sup>.

### **INFORMATIONAL ITEMS**

10. Republic Services Report June 2024
11. Financial Reports May 2024 and June 2024
12. Disbursements Reports June 2024 and July 2024

### **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 7:42 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary