

CITY COUNCIL MEETING MINUTES

MAY 18, 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 Bilyeu called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
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, Director of Public Works Jim Bolz, Library Director Laura Klenke, Police Chief Tyson Cheek, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Presentation and overview of PIDs (Public Improvement Districts) and TIRZs (Tax Increment Reinvestment Zones).

Juan Luevanos, Jackson Walker, LLP, provided a presentation and overview of PIDs (Public Improvement Districts) and TIRZs (Tax Increment Reinvestment Zones).

Discussion ensued regarding how boundaries are established, documents provided to homeowners within the boundaries, developments in the Extraterritorial Jurisdiction (ETJ), and staff and consultants' discussions with developers.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 10 of the agenda, clarifying that the Zoning amendments provide a definition for Data Centers and that Data Centers require a Special Use Permit (SUP).

ADJOURN THE WORK SESSION

There being no further business, Mayor Bilyeu adjourned the work session at 6:53 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the regular meeting to order at 7:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
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, Director of Public Works Jim Bolz, Library Director Laura Klenke, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Monica & Lalo Davila asked how to move forward with the property they own that appears to be landlocked, and asked about easements to allow access to the property.

Brenda Sanchez spoke in opposition to allowing Data Centers in the City of Sanger.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Recognize the winners of the 2026 Citywide Art Competition.

Director Klenke announced the names of the winners by age groups.

Ages 0-5 - Ariena Jensen

Ages 6-10 - Abbie Johnson

Ages 11-13 - Kenzie Green

Ages 14-17 - Joseph Graf

Adult Rachel Green

REPORTS

3. Annual presentation and overview of the Finance and Customer Service Departments

Director Gray provided a presentation and overview of the departments.

CONSENT AGENDA

4. Consideration and possible action on the minutes from the May 4, 2026, meeting.
5. Consideration and possible action on the Educational Experience Agreement between Sanger Public Library and Texas Woman's University School of Information Studies.
6. Consideration and possible action on Amendment to Sanger Farmer's Market Agreement and authorize the City Manager to execute said agreement.
7. Consideration and possible action on approving the purchase of water meters and related components for the Water Department; and authorize the City Manager to execute the agreement.
8. Consideration and possible action on entering into an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for aesthetic noise wall panels associated with the project along Interstate 35; and authorize the City Manager to execute the agreement.

Mayor Bilyeu removed Item 4 from the consent agenda.

Motion to approve Items 5 through 8 of the consent agenda as presented.

Motion: Newton

Second: Burrus

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

Motion to approve Item 4.

Motion: Newton

Second: Gann

Ayes: Burrus, Gann, and Newton.

Nays: None

Abstain: Bulger and Tisdale

Motion passed unanimously.

PUBLIC HEARING ITEMS

9. Conduct a public hearing on Ordinance No. 05-21-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

Mayor Bilyeu opened the public hearing at 7:52 p.m.

Director Hammonds provided an overview of the item.

Mayor Bilyeu closed the public hearing at 7:54 p.m.

ACTION ITEMS

10. Consideration and possible action on Ordinance No. 05-21-26 an amendment to Apx ZO Zoning Ordinance, Article 3, Established Zoning Districts and Uses, of the Code of Ordinances.

Motion to approve.

Motion: Newton

Second: Tisdale

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

11. Consideration and possible action to elect a Mayor Pro-Tem in accordance with the Charter, Article III, City Council, Section 3.02.

Motion to elect Councilmember Newton as Mayor Pro Tem.

Motion: Burrus

Second: Bulger

Ayes: Bulger, Burrus, Gann, and Tisdale.

Nays: None

Abstain: Newton

Motion passed unanimously.

FUTURE AGENDA ITEMS

Mayor Bilyeu mentioned the Council – Staff luncheon on June 5, 2026, at 11:00 AM.

City Manager Noblitt mentioned the upcoming Council Work Session in July.

INFORMATIONAL ITEMS

12. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - April 29, 2026

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 8:05 p.m.

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary