

CITY COUNCIL

MEETING MINUTES

JANUARY 05, 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 1	Marissa Barrett
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, and Police Chief Tyson Cheek.

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.

- Sanger Laguna Azure and the City of Sanger's Certificate of Convenience and Necessity (CCN)

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if

deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Discussion regarding the purchase and sale of property for public purposes

Council convened into executive session at 6:04 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into the work session at 7:09 p.m.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:09 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:09 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus
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, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Director of Economic Development Shani Bradshaw, Assistant Fire Chief Casey Welborn, Electric Director Ronnie Grace, 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 Barrett.

CITIZENS COMMENTS

Phyllis Rewis, thank Director Bolz and the street staff for their responsiveness during street repairs on their street.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. Retirement Proclamation - Ranell Wolf

Mayor Muir read Mrs. Wolf's proclamation and congratulated her on her retirement.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the December 1, 2025, meeting.
3. Consideration and possible action on the new TEMAT Memorandum of Understanding (MOU), that will allow participation in multiple agreements for deployments.
4. Consideration and possible action on a 4.0% rate increase from Republic Services, Inc., for solid waste and recycling services.
5. Consideration and possible action on adopting updated library card requirements.
6. Consideration and possible action on Ordinance 01-01-26, Calling and ordering the May 2, 2026, General Election to elect a Mayor, Councilmember Place 2, and Councilmember Place 4, for a two-year term.

7. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 7, being approximately 45.296 acres of land described as A0029A R. BEEBEE, TR 107, within the City of Sanger, generally located on the south side of Lois Rd, approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.

Councilmember Bilyeu removed Item 4 for additional discussion.

Motion to approve Items 2, 3, 5, and 7 of the consent agenda as presented.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 4 of the consent agenda as presented.

Motion: Bilyeu

Second: Barrett

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Conduct a public hearing on Ordinance No. 01-02-26 a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and Lake Ridge Dr.

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

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:25 p.m.

ACTION ITEMS

9. Consideration and possible action on Ordinance No. 01-02-26 a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for Lane Ranch Phase 5, being approximately 26.102 acres of land described as A0029A R. BEEBE, TR 56A and 56B(1) within the City of Sanger and generally located north of McReynolds Rd, approximately 1245 feet east of the intersection of McReynolds Rd and Lake Ridge Dr.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

10. Consideration and possible action regarding the BBQ Rib Cook-off Special Event permit to allow alcohol consumption at and during the event in downtown on February 7, 2026.

Motion to approve.

Motion: Bilyeu

Second: Barrett

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

11. Consideration and possible action on Ordinance 01-03-26, Calling and Ordering a Special Election to be held on May 2, 2026, for the purpose of submitting to the qualified voters of the City of Sanger, Texas, a Joint Ballot Proposition determining the abolition of the Sales and Use Tax Collected for the Sanger Industrial Development Corporation (SIDC), A Type A Economic Development Sales Tax, at the rate of one-half of one percent (0.50%), contingent upon the creation of a Municipal Development District (MDD) at the rate of one-half of one percent (0.50%) within the City's Corporate Limits and the City's Extraterritorial Jurisdiction (ETJ).

Motion to approve.

Motion: Barrett

Second: Bilyeu

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

12. Consideration and possible action on Ordinance 01-04-26, Calling and ordering a Special Election to be held on May 2, 2026, for the purpose of submitting to the qualified voters of the Extraterritorial Jurisdiction ("ETJ") of the City of Sanger, Texas, a ballot proposition to consider the adoption of a Municipal Development District (MDD) at the rate of one-half of one percent (0.50%) within said district contingent upon the abolition of the Sales and Use Tax collected for the Sanger Industrial Development Corporation (SIDC), a type a economic development sales tax, at the rate of one-half of one percent (0.50%).

Motion to approve.

Motion: Barrett

Second: Bilyeu

Ayes: Barrett, Bilyeu, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu inquired about the date for the retreat and items for discussion.

Mayor Muir announced that he would not be running for re-election and read a statement.

INFORMATIONAL ITEMS

13. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - November 17, 2025
14. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - December 18, 2025
15. Republic Services Waste Report November 2025
16. Financial Statements October and November 2025
17. Disbursements Report October and November 2025

EXECUTIVE SESSION

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- Discussion regarding the purchase and sale of property for public purposes

Council convened into executive session at 7:52 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 8:28 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:28 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary