

CITY COUNCIL

MEETING MINUTES

NOVEMBER 17, 2025, 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 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3 Josh Burrus

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Economic Development Shani Bradshaw, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek.

Jofree Fincher, Type A Industrial Economic Development Corporation, called the work session to order at 6:00 p.m. Greg Taylor was absent.

DISCUSSION ITEMS

1. A joint discussion with the Type A Industrial Economic Development Corporation regarding Municipal Development Districts (MDD).

Mr. Stewart Shirey, Government Capital Corporation provided an overview of the Economic Development Corporation's borrowing powers and methodology, including how bonds or loans are secured by sales tax, other municipalities' projects, and Municipal Development Districts (MDDs). Then Mr. Shirey provided an overview of converting a Type A board to an MDD.

Jofree Fincher adjourned the work session of the Type A Board at 7:10 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 7:10 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:23 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 3 Josh Burrus

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

REPORTS

2. Annual Electric Department Presentation

Director Grace provided a presentation and annual overview of the department.

Discussion ensued regarding finalizing the substation, access to Keith Drive, purchasing vehicles, and updating the distribution lines.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the November 3, 2025, meeting.
4. Consideration and possible action on the City of Whitesboro, TX Mutual Aid agreement, and authorizing the City Manager to execute said agreement and all necessary documents.
5. Consideration and possible action on purchasing a 2026 Chevrolet Silverado 3500 HD Cab and Chassis from Caldwell Chevrolet and authorizing the City Manager to execute the agreement and all necessary documents.
6. Consideration and possible action to renew Master Service Agreement with Schneider Engineering LLC dba SEnergy, and authorizing City Manager to execute the agreement.
7. Consideration and possible action on renewal of agreement with First Choice Lights for 2025.

Councilmember Barrett removed Item 5 for additional discussion.

Motion to approve Items 3, 4, 6, and 7 and Items of the consent agenda as presented.

Motion: Barrett

Second: Gann

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 5.

Motion: Barrett

Second: Bilyeu

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

ACTION ITEMS

8. Consideration and possible action on Resolution 2025-19, to vote for candidates in the election of the Denton Central Appraisal District Board of Directors.

Motion to split the six votes equally, with three votes for candidate Mike Hennefer and three for Ann Pomykal.

Motion: Barrett

Second: Bilyeu

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

9. Consideration and possible action on a contract with Granicus and the Delcom Group providing for live-streaming and recording of Council meetings, and authorizing the City Manager to execute the agreements.

Motion to deny and revisit this item as presented in May 2026.

Motion: Barrett

Second: Gann

Ayes: Bilyeu and Gann.

Nays: Barrett and Chick

Mayor Muir voted in favor of the denial to break the tie.

Motion passed 3-2-0.

10. Consideration and possible action on Ordinance No. 11-32-25 a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Motion to deny.

Motion: Chick

Second: Bilyeu

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember inquired about a 90 day review of the Interlocal Agreement for Fire Services with the County.

INFORMATIONAL ITEMS

11. Rider GCR - Rate Filing under Docket No. OS-24-00019196 October 29, 2025

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 551.072. 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.

Council convened into executive session at 8:11 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:19 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:19 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary