

# **CITY COUNCIL**

## **MEETING MINUTES**

**MARCH 06, 2023, 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, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Marketing and Civic Engagement Director Donna Green, and Chief of Police Waylan Rhodes.

### **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

A. 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 specifically, Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

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

## **RECONVENE INTO WORK SESSION**

Council reconvened into the work session at 7:19 p.m.

No action taken.

## **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 7:19 p.m.

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

Mayor Muir called the regular meeting to order at 7:20 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, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Director of Economic Development Shani Bradshaw, Marketing and Civic Engagement Director Donna Green, Chief of Police Waylan Rhodes, and Director of Public Works Jim Bolz.

## **INVOCATION AND PLEDGE**

Councilmember Chick gave the invocation, the Pledge of Allegiance was led by Councilmember Gann.

## **CITIZENS COMMENTS**

No one addressed the Council.

## **REPORTS**

1. Presentation by Kimley-Horn on potential design options for the IH-35 corridor.

Director Hammonds introduced Jonathan Campbell, Nik Adams, and Keaton Brock with Kimley-Horn.

Kimley-Horn provided a presentation and overview of signage design concepts.

Discussion ensued regarding lighting, working with TxDOT at the overpass locations, medallions incorporated into the expansion project, entry and exit points into the city, and next steps, including entering into an agreement with Kimley-Horn.

## **CONSENT AGENDA**

2. Consideration and possible action on the minutes from the February 21, 2023, meeting.
3. Consideration and possible action on authorizing staff to issue a Request for Qualifications (RFQ) for professional services to perform a Housing Study.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously.

## **PUBLIC HEARING ITEMS**

4. Conduct a public hearing on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger, generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Mayor Muir opened the public hearing at 7:57 p.m.

Director Hammonds provided an overview of the item, noting that the applicant had not satisfied the Engineering comments.

Mayor Muir closed the public hearing at 7:58 p.m.

5. Conduct a public hearing regarding amending Chapter 13 Utilities, by adding Article 13.2800 Municipal Setting Designation, Sections 13.2801 Definitions, 13.2802 Use of Groundwater in MSD Areas Prohibited, 13.2803 Application for City Council Approval of MSD, 13.2804 Staff Review, 13.2805 Notice of Public Meeting, 13.2806 Public Meeting, 13.2807 City Council Public Hearing, 13.2808 Limitation on Reapplication, and 13.2809 Additional Provisions, Enforcement, and Penalties.

Mayor Muir opened the public hearing at 7:59 p.m.

Director Hammonds provided an overview of the new article providing a process for the designation of the property.

Mayor Muir closed the public hearing at 8:02 p.m.

## **ACTION ITEMS**

6. Consideration and possible action on a request for the Replat of Lot 2, of the IESI Industrial Park, being 2.993 acres located within the City of Sanger, generally located along the north side of Utility Road approximately 1464 feet east of the intersection of North Stemmons Frwy and Utility Road.

Director Hammonds stated that Staff recommends denial since the applicant had not satisfied the Engineering comments.

Motion to deny made by Councilmember Bilyeu, Seconded by Councilmember Barrett. Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann. Motion passed unanimously.

7. Consideration and possible action on Ordinance No 03-04-23 amending Chapter 13 Utilities, by adding Article 13.2800 Municipal Setting Designation, Sections 13.2801 Definitions, 13.2802 Use of Groundwater in MSD Areas Prohibited, 13.2803 Application for City Council Approval of MSD, 13.2804 Staff Review, 13.2805 Notice of Public Meeting, 13.2806 Public Meeting, 13.2807 City Council Public Hearing, 13.2808 Limitation on Reapplication, and 13.2809 Additional Provisions, Enforcement, and Penalties.

Discussion ensued regarding specific groundwater issues, the ordinance providing for the process to apply for the designation, and the application must receive approval from the Texas Commission on Environmental Quality.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann. Motion passed unanimously.

8. Consideration and possible action on the Final Plat of the Mo Addition, being 38.16 acres, located in the City of Sanger's ETJ, and generally located on the south side of FM 455, approximately 1961 feet west of the intersection of FM 455 and Creekview Road.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the notation on the plat.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann. Motion passed unanimously.

9. Consideration and possible action on the Purchase and Sales Agreement for Lot 2R and 3R, Block A, Sanger Industrial Addition, Lots 1R, 2R & 3R, a Subdivision in Denton, County, Texas.

Director Bradshaw provided an overview of the item.

Discussion ensued regarding the long-term vision to create an additional park area in downtown.

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

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

No additional item.

## **INFORMATIONAL ITEMS**

10. Atmos Energy 2022 Interim Rate Adjustment

## **EXECUTIVE SESSION**

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B. 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 specifically, 201 Bolivar Street, Sanger, Texas 76266.

Council did not convene into executive session.

## **RECONVENE INTO REGULAR SESSION**

**ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:36 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary