

# **CITY COUNCIL**

## **MEETING MINUTES**

**SEPTEMBER 08, 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 6:01 p.m.

### **COUNCILMEMBERS PRESENT**

|                        |                |
|------------------------|----------------|
| Mayor                  | Gary Bilyeu    |
| Mayor Pro Tem, Place 1 | Marissa Newton |
| Councilmember, Place 2 | Mark Bulger    |
| Councilmember, Place 4 | Margie Tisdale |
| 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 Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Assistant Fire Chief Casey Welborn, and Police Chief Tyson Cheek.

### **DISCUSSION ITEMS**

1. Presentation and discussion regarding Special Financing Districts, including Public Improvement Districts (PIDs).

Daniel Andrade, P3 Works, provided a presentation and overview of Public Improvement Districts (PIDs) and answered Council's questions.

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

No discussion.

## **ADJOURN THE WORK SESSION**

There being no further business, Mayor Bilyeu adjourned the work session at 6:26 p.m.

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

Mayor Bilyeu called the regular meeting to order at 7:00 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, Director of Human Resources and Special Projects Jeriana Staton-Hemb, and Assistant Fire Chief Casey Welborn.

## **INVOCATION AND PLEDGE**

Councilmember Bulger gave the Invocation. The Pledge of Allegiance was led by Councilmember Tisdale.

## **CITIZENS COMMENTS**

No one addressed the Council.

## **SPECIAL PRESENTATIONS AND ANNOUNCEMENTS**

2. Proclamation declaring September 2026 as United is The Way Month

Mayor Bilyeu read the proclamation.

## **CONSENT AGENDA**

3. Consideration and possible action on the minutes from the August 10, 2026, meeting.
4. Consideration and possible action on the minutes from the August 17, 2026, meeting.
5. Consideration and possible action on Right of Way (ROW) Warranty Deed with Tommy Garland for the acquisition of property necessary for the Belz Road Reconstruction Project, and authorize the City Manager to execute said agreement.
6. Consider and possible action on Supplemental Agreement No. 1 with the Texas Department of Transportation (TxDOT) for the FM 455 utility relocation project, and authorize the City Manager to execute said agreement.
7. Consideration and possible action on Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System between Denton County and the City of Sanger Police and Fire Departments.
8. Consideration and possible action on Interlocal Cooperation Agreement between Denton County the City of Sanger Police and Fire Departments for the use of Denton County Radio Communications System.
9. Consideration and possible action on Four-Day Operational Schedule for City Administrative Offices.

Motion to approve the consent agenda as presented.

Motion: Newton

Second: Tisdale

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

Nays: None

Motion passed unanimously.

## **PUBLIC HEARING ITEMS**

10. Conduct a public hearing on a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.

Mayor Bilyeu opened the public hearing at 7:06 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Bilyeu closed the public hearing at 7:07 p.m.

11. Conduct a Public Hearing on Ordinance No. 09-30-26 an amendment to Ordinance No. 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

Mayor Bilyeu opened the public hearing at 7:08 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Bilyeu closed the public hearing at 7:11 p.m.

## **ACTION ITEMS**

12. Consideration and possible action on Ordinance No. 09-29-26 a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.

Motion to approve.

Motion: Newton

Second: Burrus

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

Nays: None

Motion passed unanimously.

13. Consideration and possible action on Ordinance No. 09-30-26 an amendment to Ordinance No, 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

Motion to approve.

Motion: Gann

Second: Tisdale

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

Nays: None

Motion passed unanimously.

14. Consideration and possible action on Resolution No. 2026-10 accepting a petition to create the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, calling a public hearing; and authorizing the issuance of notice regarding the public hearing.

Motion to approve.

Motion: Newton

Second: Tisdale

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

Nays: None

Motion passed unanimously.

15. Consideration and possible action to accept the written request for annexation from Triple T Farms, LLC for approximately 387 acres of land in the R. BEBEE SURVEY, A-29 and the J. MORTON SURVEY, A-792, generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190, and south of Lake Ray Roberts Drive, and call a City Council annexation public hearing to be held on October 5, 2026.

Motion to approve.

Motion: Newton

Second: Gann

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

Nays: None

Motion passed unanimously.

16. Consideration and possible action on Ordinance 09-25-26, Approving the Property Tax Roll.

Motion to approve.

Motion: Newton

Second: Burrus

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

Nays: None

Motion passed unanimously.

17. Consideration and possible action on Ordinance 09-26-26, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2026, and ending September 30, 2027, 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.

Motion to approve.

Motion: Newton

Second: Tisdale

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

Nays: None

Motion passed unanimously.

18. Consideration and possible action on Ordinance 09-27-26, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.

Motion to approve.

Motion: Newton

Second: Tisdale

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

Nays: None

Motion passed unanimously.

19. Consideration and possible action on Ordinance 09-28-26 ratifying the property tax increase reflected in the fiscal year 2026-2027 budget.

Motion to approve.

Motion: Newton

Second: Burrus

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

Nays: None

Motion passed unanimously.

20. Consideration and possible action on Resolution 2026-11 amending the fee schedule.

Motion to approve.

Motion: Burrus

Second: Gann

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

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Tisdale would like to discuss summer/winter averaging for utility billing for water and wastewater.

Mayor Bilyeu read Councilmember Bulger's letter of resignation.

## **INFORMATIONAL ITEMS**

21. Republic Services Waste Report July 2026
22. Docket Compliance, OS-24-00019196, FASB ASC 740-10 (Fin48) Refund
23. Financial Report - July 2026
24. Disbursements Report - July 2026
25. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - August 25, 2026

**ADJOURN**

There being no further business, Mayor Bilyeu adjourned the meeting at 7:51 p.m.

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Gary Bilyeu, Mayor

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Kelly Edwards, City Secretary