

CITY COUNCIL

MEETING MINUTES

MARCH 02, 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 – arrived at 6:03 pm
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Police Chief Tyson Cheek, and Executive Administrative Assistant Christy Dyer.

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.

- Discussion regarding the purchase and sale of property for public purposes (area - Downtown)

Council convened into executive session at 6:03 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into work session at 6:54 p.m.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No Discussion

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:54 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, Executive Administrative Assistant Christy Dyer, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

Councilmember Chick gave the Invocation. The Pledge of Allegiance was led by Councilmember Burrus.

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the February 2, 2026, meeting.
2. Consideration and possible action on Ordinance 03-08-26, Repealing existing Chapter 4, Business Regulations, Article 4.101 Amusements, and reserving Article 4.100.
3. Consideration and possible action on directing staff to prepare an annexation service plan for property known as A0562A Hudson, Tr 3, A1281A S. WILLIAMS, TR 1, A1281A S. WILLIAMS, TR 1A, A0280A CRAWFORD, TR 1, and A0280A CRAWFORD, TR 1A, 1B being approximately 435.02 acres of land and generally located on the east side of Rector Road approximately 4458 feet south of the intersection of E Willow Street and Railroad Ave.
4. Consideration and action on Ordinance 03-12-26 regarding the ETJ expansion of 365.51 acres of land described in Exhibit A of the ordinance, generally located on the east side of Union Hill Rd and the north side of FM 455.

Motion to approve the consent agenda as presented.

Motion: Barrett

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

5. Conduct the first public hearing regarding the annexation of 435.02 acres of land described as A0562A Hudson, TR 3, A1281A S. WILLIAMS, TR 1, A1281A S. WILLIAMS, TR 1A, A0280A CRAWFORD, TR 1, and A0280A CRAWFORD, TR 1A, 1B generally located on the east side of Rector Road approximately 4458 feet south of the intersection of E Willow Street and Railroad Ave.

Mayor Muir opened the public hearing at 7:07 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:08 p.m.

6. Conduct a public hearing on Ordinance No. 03-09-26 a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.83 acres described as A1241A J. MORTON, TR 4 (PT), generally located on the northwest corner of N Stemmons Frwy and Belz Road.

Mayor Muir opened the public hearing at 7:09 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:10 p.m.

7. Conduct a public hearing on Ordinance No. 03-10-26 a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres and to amend 1.283 acres of land from open space to residential lots, generally located on the east side of Thistle Dr. to the existing PD.

Mayor Muir opened the public hearing at 7:11 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:12 p.m.

ACTION ITEMS

8. Consideration and possible action on Ordinance No. 03-09-26, a request for a zoning change from Agriculture (AG) to Regional Commercial (RC) for approximately 30.830 acres described as A1241A TIERWESTER, TR 4 and TR 5, generally located on the northwest corner of N Stemmons Frwy and Belz Road.

Motion to approve motion.

Motion: Burrus

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

9. Consideration and possible action on Ordinance No. 03-10-26 a request for a PD (Planned Development) Amendment for Sanger Circle Phase 7, to add 0.628 acres of land and to amend 1.283 acres of land from open space to residential lots, generally located on the east side of Thistle Dr. to the existing PD.

Motion to approve motion.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt mentioned the upcoming council retreat, half day on Friday, March 6, 2026 starting at 7:30 am.

City Manager Noblitt spoke on the reissuance of bonds and working with the financial advisor to schedule the dates.

City Secretary Edwards will be out of the office for the month of March.

INFORMATIONAL ITEMS

10. Monthly Financial Report - December 2025
11. Disbursement Reports December 2025 and January 2026
12. Republic Services Waste Report January 2026
13. Government Finance Officers Association's Distinguished Budget Presentation Award
14. 2025 ATM Cities Interim Rate Adjustment Filing

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:22 p.m.

Thomas E. Muir, Mayor

Christy Dyer, Executive Administrative Assistant