

CITY COUNCIL

MEETING MINUTES

AUGUST 05, 2024, 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 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1 Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Police Lt. Justin Lewis, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Discussion regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

Mayor Muir introduced the item.

Discussion ensued regarding the resolution providing the framework for complaints.

City Manager Noblitt asked for clarification regarding the Municipal Court Clerk position and whether the resolution provides only for the resolution of complaints.

Additional discussion ensued regarding removing the Municipal Court Clerk position from the resolution, clarifying that this is only for complaints and the Council notification process.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 10, providing an overview of the annual appointments.

Discussion ensued regarding Item 9 and the minor revisions made since the draft budget presentation.

Discussion ensued regarding Item 8, noting that the plat meets the subdivision requirements.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:43 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 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, 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, Police Lt. Justin Lewis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Liz Springer, spoke in favor of having the Farmers Market in the Downtown area.

Nancy McAlister, spoke in favor of having the Farmers Market in the Downtown area after the successful Moonlight Market event.

Jo Delacruz, spoke in favor of having the Farmers Market in the Downtown area due to the increased business during the Moonlight Market event.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the July 15, 2024, meeting.
3. Consideration and possible action on the minutes from the July 17, 2024, meeting.
4. Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.
5. Consideration and possible action regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

The Council agreed to remove Item 5 to make revisions.

Motion to approve Item 2-4 made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 5 striking out the Municipal Court Clerk position in the first Whereas and clarifying the statement in the third Whereas that only the personnel policy for complaints do not apply, made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

6. Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

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 7:13 p.m.

ACTION ITEMS

7. Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

Discussion ensued regarding the number of parking spaces being sufficient, the Code requiring fifteen parking spaces, and the square footage used to calculate the number of spaces.

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

Ayes: Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 4-1-0

8. Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.

Director Hammonds provided an overview of the item that divides one large lot into three lots, meeting the subdivision requirements.

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

Ayes: Bilyeu, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

9. Consideration and possible action on Resolution No.2024-12 to take a record vote adopting the proposed tax rate contained in the City's proposed 2024-25 budget as the City's proposed 2024 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2024-25 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code.

Director Gray provided an overview of the item and recommended keeping the tax rate the same as last year.

Motion to place a proposal to adopt a Fiscal Year 2024-2025 tax rate of \$0.689747 per \$100 of valuation on the August 19, 2024, City Council agenda made by Councilmember Bilyeu, Seconded by Councilmember Dillon.
City Secretary Edwards called for a record vote.
Ayes: Bilyeu, Chick, Dillon, and Gann.
Nays: None
Motion passed unanimously.

10. Consideration and possible action on Resolution 2024-13, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Board of Adjustment; Library Board; and the Planning and Zoning Commission.

Mayor Muir provided an overview of the item.

Motion to approve, including appointments to the Parks and Recreation / Keep Sanger Beautiful Board listed in the Resolution made by Councilmember Gann, Seconded by Councilmember Dillon
Ayes: Bilyeu, Chick, Dillon, and Gann.
Nays: None
Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu stated that the Council was behind on the City Manager's review and would like to see it scheduled for the next meeting.

Councilmember Bilyeu would like the Human Resources Director to draft a guide for processing Complaints for positions appointed by the City Council.

INFORMATIONAL ITEMS

11. Rider GCR - Rate Filing under Docket No. 10170 07-23-2024

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.

- Denton County Municipal Utility District No. 12 (MUD 12)

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Belz Road Retail Addition

Council convened into executive session at 7:42 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 9:35 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:36 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary