

CITY COUNCIL

MEETING MINUTES

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

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

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 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- City Attorney

Council reconvened into open session at 6:00 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into work session at 7:38 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 7:38 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:42 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, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the April 11, 2025, meeting.
2. Consideration and possible action on the minutes from the April 21, 2025, meeting.
3. Consideration and possible action on the Resolution 2025-05, Relating to Texas House Bill 19 pending in the 89th regular session of the Texas State Legislature.
4. Consideration and possible action authorizing the filming of City Council meetings under the current agreement with Duran Photography.

Mayor Muir requested to remove Items 1 and 4 for additional discussion.

Motion to approve Items 2 and 3 made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

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

Nays: None

Motion passed unanimously.

Motion to approve Item 1 with the edits to add a comma and the word and to the sentence for Item 5 of the minutes made by Councilmember Barrett, Seconded by Councilmember Bilyeu.

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

Nays: None

Motion passed unanimously.

Discussion ensued regarding using the City's current videographer in video meetings, the cost to record, videoing meetings for a specific timeframe, and gauging the public's interest by the number of views.

Motion to approve Item 4 filming meetings through September 2025 made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 4-1-0.

ACTION ITEMS

5. Consideration and possible action on a Preliminary Plat of Elada Addition, being approximately 306.356 acres of land described as 60 acres described as A1241A TIERWESTER, TR 4 and 246.36 acres described as A1241A TIERWESTER, within the

City of Sanger, and generally located north of Belz Rd approximately 1035 feet of the intersection of I-35 and Belz Rd.

Director Hammonds provided an overview of the item, stating that the property had not been zoned, that all comments had not been satisfied, and that staff recommends denial.

Motion to deny as no zoning has been established and comments have not been satisfied made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

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

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Chick requested an update on the Housing Study.

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RECONVENE INTO REGULAR SESSION

Council did not convene back into executive session.

Motion to authorize the Mayor to negotiate and execute an engagement agreement with Gannaway & Clifton firm, if they are not available to engage with Brown & Hofmeister firm for professional legal services relating to the specific matters discussed in executive session; that the compensation and other terms be as negotiated by the Mayor; that the engagement remain in effect until the matter is fully resolved; and that all reporting conform to Resolution 2024-11 made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

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

Nays: None

Motion passed unanimously.

INFORMATIONAL ITEMS

6. ATMOS Rider GCR - Rate Filing under Docket No. 10170 - April 24, 2025
7. Financial Statement March 31, 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:07 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary