

CITY COUNCIL

MEETING MINUTES

SEPTEMBER 03, 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 6:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett – arrived at 6:24 p.m.
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, Chief Financial Officer Clayton Gray, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Police Chief Tyson Cheek, and Police Lt. Lewis.

DISCUSSION ITEMS

1. Discussion regarding the Sullivan Senior Center.

Mayor Muir provided an overview of the item, stating he had communicated with Mike & Patty Walker regarding the building. He discussed removing the reversionary provision from the deed. The Mayor then read a draft proposal that included the understanding that if city funds were utilized to renovate the building for the Seniors, and should they outgrow it, the building would be repurposed for use by the City. This included three options: the building would retain the Sullivan name, move the name to a new facility for the Seniors, or use the Sullivan name for a future park.

Discussion ensued regarding the options, to strike option three and forwarding a copy of the proposal to the family for review.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding the plat action items.

Discussion ensued regarding Item 3, specifically regarding non-profit businesses.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:41 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	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, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, Police Chief Tyson Cheek, and Police Lt. Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one spoke to the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. United Way Proclamation LIVE UNITED MONTH - September 2024

Mayor Muir introduced Laura Behrens, former UWDC board member Teddy Yan, UWDC Director of Financial Initiatives. Both thanked the City for its support and provided an overview of the services provided.

Mayor Muir read the proclamation and presented a copy to Laura and Teddy.

REPORTS

3. Annual presentation and overview of the Human Resources Department.

Director of Human Resources and Special Projects Jeriana Staton-Hemb presented the department's annual overview.

CONSENT AGENDA

4. Consideration and possible action on the minutes from the August 12, 2024, meeting.
5. Consideration and possible action on the minutes from the August 19, 2024, meeting.
6. Consideration and possible action on purchasing a 2025 Chevrolet 3500 HD Crew Cab from Caldwell Country Chevrolet and a 9' body from General Truck Body and authorizing the City Manager to execute the agreements and all necessary documents.
7. Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X, BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres described as A0790A C. MANCHACA, TR 5A, 6A, and 7A located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet northeast of the intersection of McReynolds Road and FM 455.

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

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

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Conduct a public hearing pursuant to the Local Government Code, Section 214.908, Reauthorization of Building Permit Fees, to consider an Ordinance amending the City's Fee Schedule.

Mayor Muir opened the public hearing at 7:25 p.m.

No one spoke.

Mayor Muir closed the public hearing at 7:26 p.m.

ACTION ITEMS

9. Consideration and possible action on the Preliminary Plat of Stephen Town Crossing, being approximately 120.133 acres of land described as REUBEN BEBEE SURVEY, ABSTRACT NO. 29, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

10. Consideration and possible action on the Preliminary Plat of Sanger Business Addition, being approximately 2.07 acres of land described as JOSE MARIA RUIS SURVEY, ABSTRACT NO. 1066 RUEBEN BEBEE SURVEY, ABSTRACT NO. 29, within the City of Sanger, generally located on the south of FM 455 approximately 248 feet west Sable Creek Boulevard.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

11. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres, located in the City of Sanger, and generally located on the south side of Duck Creek Road at the intersection of Duck Creek Road and Mesa Drive.

Director Hammonds requested this item be pulled from the agenda.

Mayor Muir stated that the Council would take no action on this item.

12. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

Director Hammonds provided an overview of the item and stated that comments had not been satisfied.

Motion to deny, due to the Preliminary Plat being complete and comments not being satisfied, made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

13. Consideration and possible action on Ordinance 09-15-24 amending the fee schedule by removing the Fee Schedule, Appendix A, from the Code of Ordinances and adopting a new fee schedule by ordinance.

Director Gray provided an overview of the item.

Discussion ensued regarding any new fees or amendments and updating the schedule on an annual basis coinciding with the budget.

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

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

Nays: None

Motion passed unanimously.

14. Consideration and possible action on Change Order No. 1 in the amount of \$151,631.00 with Ana Site Construction, LLC for the relocation of a 4" sewage force main and authorize the City Manager to execute said Change Order No. 1.

Director Bolz provided an overview of the item stating the line that services the Blue Star development area need to be relocated and that the relocation is reimbursable by TxDOT.

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

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

Nays: None

Motion passed unanimously.

15. Consideration and possible action on approving consumption of alcohol on city property in conjunction with Ordinance #11-30-23, Chapter 15.609.

Director Nolting provided an overview of the Special Event Application submitted for the Songwriters Festival.

Discussion ensued regarding department meetings and alcoholic beverages within the established perimeter for the event.

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

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

Nays: None

Motion passed unanimously.

16. Consideration and possible action to vote for candidates on the ballot of the Texas Municipal League Intergovernmental Risk Pool Board of Trustee Election.

Motion to vote for each incumbent made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

17. Consideration and possible action to vote for the Region 8 Director of the Texas Municipal League.

Motion to vote for the incumbent made by Councilmember Bilyeu, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

City Attorney Coleman requested the Council discuss Item 18, in Executive Session.

Mayor Muir stated the Council would convene into Executive Session pursuant to Section 551.071(2) Consultation with the Attorney to discuss the North Central Denton County Municipal Utility District No. 1.

Council convened into Executive Session at 7:55 p.m.

Council reconvened into Regular Session at 8:23 p.m.

18. Consideration and possible action on an amended petition for the creation of the North Central Denton County Municipal Utility District No. 1.

The Mayor stated no action would be taken.

FUTURE AGENDA ITEMS

Councilmember Bilyeu stated he believes the Council is left with two courses of action moving forward. If we want to keep our current city manager, we need to provide him clear guidance with goals, objectives, and, most importantly, the standard at which he is going to be evaluated by every member on this council. Unfortunately, I think the message we sent with our actions was that we did not want to keep him, and if that is the wishes of the Council, then the course of action number two is that we discuss his termination without cause.

Councilmember Bilyeu then requested an Executive Session at the earliest possible convenience but no later than the next scheduled city council meeting, with the subject being personnel review of the City Manager, and we discuss one or both of those courses of action during that meeting. I think that his accomplishment has earned him that professional courtesy at a minimum, and I think we owe it to Staff to give clear direction on how the council will move forward.

INFORMATIONAL ITEMS

19. Change Order Memo August 2024
20. 2024 Atmos Annual Gas Cost Reconciliation Filing Cities

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:29 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary