

CITY COUNCIL

MEETING MINUTES

FEBRUARY 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 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, Finance Director Clayton Gray, and Director of Human Resources and Special Projects Jeriana Staton.

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 551.087. 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).

- Astra Companies

Council convened into executive session at 6:01 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into open session at 7:06 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 7:06 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:19 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, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director 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, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Sherry Knighton, 2311 Autumn Breeze, spoke regarding downtown businesses, the Senior Center and asked about the City Council's vision.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the January 16, 2024, meeting.
2. Consideration and possible action on the 2024 Facility Use Agreement between the City of Sanger and the Sanger Youth Sports Association, and authorize the City Manager to execute said agreement.
3. Consideration and possible action on the 2024 Facility Use Agreement between the City of Sanger and the Sanger Softball Association, and authorize the City Manager to execute said agreement.
4. Consideration and possible action on Ordinance 02-02-24, amending the budget for the 2023-2024 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.
5. Consideration and possible action to purchase one new Ram 3500 Tradesman for Water Department and one new RAM 2500 Tradesman 4x4 for the Street Department from Grapevine Dodge utilizing the BuyBoard Purchasing Cooperative.
6. Consideration and possible action on the Preliminary Plat of Duncan Retail, being 5.770 acres, located in the City of Sanger, and generally located on the east side of the I-35 Frontage Road approximately 60 feet north of the intersection of I-35 Frontage Road and S 5th Street.

Mayor Muir removed **Item 6** of the Consent Agenda, stating the applicant had withdrawn the item and requested a 30-day extension.

Motion to approve **Items 1-5** made by Councilmember Bilyeu, Seconded by Councilmember Chick. Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Gann.

Motion passed unanimously.

No action was taken on **Item 6** of the Consent Agenda.

PUBLIC HEARING ITEMS

7. Conduct a public hearing on a request for a variance from Chapter 10, Section 10.105 to allow a variance from the required right-of-way of 50 feet along Mesa Drive and to allow for a right-of-way of 40 feet to match the existing road for a property on the west side of Mesa Drive and located at 2010 Duck Creek Road.

Mayor Muir opened the public hearing at 7:27 p.m.

Director Hammonds provided an overview of the item, stating other lots along Mesa Drive have a 40-foot Right-of-Way.

Mayor Muir closed the public hearing at 7:29 p.m.

8. Conduct a public hearing on a request for a Specific Use Permit to allow for a Farmers Market, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Mayor Muir opened the public hearing at 7:29 p.m.

Director Hammonds provided an overview of the item requesting renewal of the SUP.

Amber Withworth-Spigner, 707 S. 5th Street, spoke in favor of the item, stating that they had a successful year and had received approval to accept SNAP benefits.

Mayor Muir closed the public hearing at 7:32 p.m.

ACTION ITEMS

9. 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 recommends denial of the item due to the Engineering comments not being satisfied.

Discussion ensued regarding other lots along Mesa Drive with a 40-foot Right-of-Way, the variance approved by the Board of Adjustment, and the building on the existing lot.

Motion to deny due to the Engineering comments not being satisfied made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.

Motion passed unanimously

10. Consideration and possible action on Ordinance No. 02-04-24 for a Specific Use Permit to allow for a Farmers Market, on the west end 8.17 acres of land described as A1241A TIERWESTER, TR 165, zoned as Business District 2 (B-2) and generally located on the east side of I-35 at the intersection of South Stemmons and Wood Street.

Director Hammonds provided an overview of the item.

Discussion ensued regarding extending the duration of the SUP to allow for a two-year permit and the Market's success.

Motion to approve and extend the permit for a period of two (2) years made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Dillon.

Motion passed unanimously

11. Consideration and possible action on Resolution 2024-01, authorizing the Sanger Police Department to pursue grant funding from the state in order to purchase new body worn cameras for the police department.

Chief Cheek provided an overview of the item.

Discussion ensued regarding the warranty, upgrades, and the City's matching funding requirements.

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

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Gann.

Motion passed unanimously

12. Consideration and possible action on Resolution 2024-02, action authorizing the Sanger Police Department to pursue grant funding from the state in order to purchase new in-car cameras for the police department.

Chief Cheek provided an overview of the item.

Discussion ensued regarding the new camera system's warranty, upgrades, capabilities, and payment options if the grant is awarded.

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

Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Chick.

Motion passed unanimously

FUTURE AGENDA ITEMS

No future items were provided to Staff.

INFORMATIONAL ITEMS

13. Atmos Rider GCR - Rate Filing under Docket No. 10170 - 01-24-2024

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- Astra Companies

No additional discussion regarding Section 551.087.

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 convened into executive session at 8:01 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 12:20 a.m.

Motion to approve the City Attorney's performance, contract, and raise as discussed made by Councilmember Dillon, Seconded by Councilmember Gann.

Voting Yea: Councilmember Bilyeu, Councilmember Barrett, and Councilmember Gann.

Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 12:20 a.m.

Kelly Edwards, City Secretary

Thomas E. Muir, Mayor