

# **CITY COUNCIL**

## **MEETING MINUTES**

**JUNE 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 6:00 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, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, and Police Chief Tyson Cheek.

### **DISCUSSION ITEMS**

1. Discussion on selecting Halff for engineering, architectural and construction services for the Sullivan Senior Center.

Director Nolting provided an overview and history of the Senior's use of the center.

Director Nolting then introduced Cameron Vestor, Halff Associates, Rick Ruiz & James Hamilton, BRW Architects, who provided a presentation and overview of the proposed construction for the Sullivan Center.

Discussion ensued regarding occupancy requirements, bringing the building up to Code, proposed renovations, the cost of renovations versus a new build, the Special Warranty deed restrictions executed by Nelson G. Sullivan, the life span of the current building, next steps, and the possibility to conduct a feasibility study.

The Senior Center Board members stated they would like to stay in the downtown area and that the average number of attendees is twenty (20) for some classes.

## **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 7:07 p.m.

## **CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM**

Mayor Muir called the regular meeting to order at 7:14 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, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

## **INVOCATION AND PLEDGE**

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

## **CITIZENS COMMENTS**

No one addressed the Council.

## **CONSENT AGENDA**

2. Consideration and possible action on the minutes from the May 14, 2024, meeting.
3. Consideration and possible action on the minutes from the May 20, 2024, meeting.
4. Consideration and possible action on Resolution No.2024-03 authorizing a change of authorized bank signatories.
5. Consideration and possible action on the Final Plat of the Church Street Addition, being 1.01 acres described as A1241A TIERWESTER, TR 175, located in the City of Sanger, and generally located on the east side of South Stemmons Frwy at the intersection of I-35 Frontage Road and Church Street.
6. Consideration and possible action on the Preliminary Plat of Duck Creek Ridge, being 1.010 acres described as A1241A Tierwester, Tr 206, 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.

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

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

Nays: None

Motion passed unanimously.

## **ACTION ITEMS**

7. Consideration and possible action on the Preliminary Plat of Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), 84.5014 ACRES, OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Director Hammonds stated all the comments had been resolved.

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

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

Nays: None

Motion passed unanimously.

8. Consideration and possible action on a contract with Halff Associates, Inc for the engineering, architectural and construction services for the Sullivan Senior Center in an amount not to exceed \$304,900, and authorize the City Manager to execute the contract.

Councilmembers had questions regarding the Exclusions listed in Attachment C of the agreement.

Councilmember Barrett asked for clarification regarding Items 11, 15, and 17.

Councilmember Bilyeu asked for clarification regarding Items 6, 7 and 10.

**- No Action Taken.**

9. Consideration and possible action on Resolution 2024-05, Adopting the 2024 Salary Schedules, authorizing its execution, and providing an effective date.

Director Staton-Hemb provided an overview of the item, stating that the questions asked during the work session had been addressed by email.

Discussion ensued regarding ranges listed without a position listing, remaining competitive, merit increases, and the effective date of October 1, 2024.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: Chick

Motion passed 4-1-0.

10. Consideration and possible action on the purchase of a 2028 small bucket service truck from Altec Industries and authorizing the City Manager to execute all necessary documents.

Director Grace provided an overview of the item.

Discussion ensued regarding the delivery time of four (4) years, the cost difference of the budget, and contract pricing.

Motion to approve, 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 Resolution 2024-04, waiving the bidding requirements under exemption per Texas Local Government Code 252.022 (1) and declaring a Public Calamity and authorizing the refurbishment of twenty-five (25) electric transformers by Alamo Transformer Supply Company in the amount not to exceed \$70,000.00.

Director Grace provided an overview of the item and the necessity of refurbishing the transformers.

The Council asked for updates regarding the delivery of the refurbished transformers.

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

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

Nays: None

Motion passed unanimously.

## **FUTURE AGENDA ITEMS**

Councilmember Chick requested an update regarding the Solid Waste provider and to receive feedback regarding customer complaints.

## **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:27 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary