

CITY COUNCIL

MEETING MINUTES

OCTOBER 05, 2026, 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 Pro Tem Newton called the work session to order at 6:02 p.m.

COUNCILMEMBERS PRESENT

Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor	Gary Bilyeu
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, 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 position

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Triple T Ranch

Council convened into executive session at 6:03 p.m.

RECONVENE INTO WORK SESSION

Council reconvened into the work session at 7:17 p.m.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Bilyeu adjourned the work session at 7:17 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Pro Tem Newton called the regular meeting to order at 7:18 p.m.

COUNCILMEMBERS PRESENT

Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor	Gary Bilyeu
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, Municipal Court Administrator Angelica Tobias, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Bulger gave the Invocation. The Pledge of Allegiance was led by Councilmember Burrus

CITIZENS COMMENTS

Steve Parker, address on file, spoke about First Refuge and land donated for gardening.

Troy Spader, address on file, spoke about flooding and fencing issues due to the construction on the Dollar General building.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the September 21, 2026, meeting.
2. Consideration and possible action on Resolution 2026-13, appointing Municipal Court Clerk.
3. Consideration and possible action on purchasing materials from Techline Inc. for the Lane Ranch Phase 5 Residential Development and authorizing the City Manager to execute the agreement and all necessary documents.
4. Consideration and possible action on setting a maximum transaction amount of \$2,000 for electronic utility payments.

Motion to approve the consent agenda as presented.

Motion: Gann

Second: Tisdale

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

5. Conduct a public hearing on a request for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

Mayor Pro Tem Newton opened the public hearing at 7:28 p.m.

Director Hammonds provided an overview of the item.

The following spoke in opposition to the item. Individual addresses are on file.
Jeanene McCuistion, Lindsey McCuistion, Anthony Lewis, Wayne Banks, Kristy Canon, Clay McCuistion, Guillermo Ramirez, Simon Arzaga, Crystal Kia-Paul, Brandy Tallent, Jonathon Canon, Rodney Dillon, Tammy Dillon, Clinton Tallent, William Baxter, and Donna Oscarson.

Mayor Pro Tem Newton closed the public hearing at 8:10 p.m.

Mayor Pro Tem then moved to Item 10 of the agenda.

6. Conduct a public hearing on a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Mayor Pro Tem Newton opened the public hearing at 8:41 p.m.

Director Hammonds provided an overview of the item.

The following spoke in opposition to the item. Individual addresses are on file.
Commissioner Ryan Williams, Kristy Canon, Terri Cornwell, Jim Walton, Dennis Satterfield, Melissa Gigvere, Molly Erwin, Natasha Chiofalo, Crystal Kia-Paul, Jon Canon, Stacy McCollom, Kelli Alexander, Chris Scott, Lisa Duty, Vernon Dickson, and Shirley Stratten.

Mayor Pro Tem Newton closed the public hearing at 9:21 p.m.

7. Conduct a public hearing on annexing for full purposes approximately 387 acres of land described as R. BEBEE SURVEY, A-29, and J. MORTON SURVEY. A-792 generally located north of FM 1190 and east of Union Hill Road, including approximately 0.75 acres of adjacent right-of-way owned by the Texas Department of Transportation.

Mayor Pro Tem Newton opened the public hearing at 9:21p.m.

Director Hammonds provided an overview of the item.

The following spoke in opposition to the item. Individual addresses are on file.
Chris Scott, Jon Canon, Commissioner Ryan Williams, Jerry Pirkle, Kristy Canon,
Tommy Marshall, Melissa Gigvere, Stacy McCollom, Dana Hawkins,

Mayor Pro Tem Newton closed the public hearing at 9:52 p.m.

8. Conduct a Public Hearing on authorizing and creating the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, in accordance with Chapter 372 of the Texas Local Government Code.

Mayor Pro Tem Newton opened the public hearing at 9:53 p.m.

Director Hammonds provided an overview of the item.

No one else spoke.

Mayor Pro Tem Newton closed the public hearing at 9:55 p.m.

9. Conduct a public hearing on establishing Planned Development (PD) zoning for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Mayor Pro Tem Newton opened the public hearing at 9:56 p.m.

Director Hammonds provided an overview of the item.

The following spoke in opposition to the item. Individual addresses are on file.
Commissioner Ryan Williams, Kristy Canon, Molly Erwin, Jon Canon, Lisa Duty, and
Shirley Stratton.

Mayor Pro Tem Newton acknowledged Travis Lewis's form in opposition.

Mayor Pro Tem Newton closed the public hearing at 10:10 p.m.

Mayor Pro Tem Newton moved to Item 11 of the agenda.

ACTION ITEMS

10. Consideration and action on a request for Ordinance No. 09-31-26 for a Rezoning from Planned Development (PD) to Light Industrial (LI) of approximately 202.45 acres of land described as part of A0029A R. BEEBE, TR 107. Generally located South of Lois Road, approximately 1200 feet west of the intersection of Marion Rd and Lois Rd East. Property ID: 59829

Motion to approve deny.

Motion: Gann

Second: Bulger

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

Mayor Pro Tem Newton recessed the meeting, then moved back to Item 6 of the agenda.

11. Consideration and possible action on a CCN Transfer Agreement with Bolivar Water Supply Corporation for the transfer of the water certificate of convenience and necessity (CCN) to the City of Sanger for approximately 387 acres in the R. BEBEE Survey, A-29 and the J. Morton Survey, A-792 generally located north of FM 1190 and east of Union Hill Road.

Motion to deny.

Motion: Gann

Second: Burrus

Ayes: Bulger, Burrus, and Gann.

Nays: Newton and Tisdale

Motion passed unanimously.

12. Consideration and possible action on Ordinance No. 09-32-26 a request for an amendment to the Future Land Use Map of the City of Sanger Comprehensive Plan from Ranch/Estate Residential to Medium Residential for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Mayor Pro Tem Newton requested to move into Executive Session under 551.071 and 551.072 at 10:18 p.m.

The Council reconvened into regular session at 10:54 p.m. and moved back to Item 12 of the agenda.

Motion to table the item until January 19, 2027.

Motion: Gann
Second: Tisdale
Ayes: Bulger, Burrus, Gann, and Tisdale.
Nays: Newton
Motion passed unanimously.

13. Consideration of and possible action on a Development Agreement with Triple T Farms, LTD. governing approximately 387 acres in the R. BeBee Survey, A-29 and the J. Morton Survey, A-792 generally located north of FM 1190 and east of Union Hill Road including the form of public improvement district reimbursement agreement.

Motion to table the item until January 19, 2027.

Motion: Gann
Second: Tisdale
Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.
Nays: None
Motion passed unanimously.

14. Consideration and possible action on Resolution No. R2026-14 of the City of Sanger, Texas, authorizing and creating the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, in accordance with Chapter 372 of the Texas Local Government Code.

Motion to table the item until January 19, 2027.

Motion: Gann
Second: Tisdale
Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.
Nays: None
Motion passed unanimously.

15. Consideration and possible action on Ordinance No. 09-33-26 annexing for full purposes approximately 387 acres of land described as R. BEBEE SURVEY, A-29, and J. MORTON SURVEY. A-792 generally located north of FM 1190 and east of Union Hill Road, as well as approximately 0.75 acres of adjacent right-of-way owned by the Texas Department of Transportation.

Motion to table the item until January 19, 2027.

Motion: Gann

Second: Tisdale

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on Ordinance No. 09-34-26 establishing Planned Development (PD) zoning for approximately 387 acres in the R. Bebee Survey, A-29, and the J. Morton Survey, A-792, generally located north of FM 1190 and east of Union Hill Road.

Motion to table the item until January 19, 2027.

Motion: Gann

Second: Tisdale

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt stated that staff would add an item regarding the creation of Public Improvement Districts.

INFORMATIONAL ITEMS

17. Republic Services Waste Report August 2026

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 10:59 p.m.

Marissa Newton, Mayor Pro Tem

Kelly Edwards, City Secretary