

CITY COUNCIL

MEETING MINUTES

OCTOBER 07, 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
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 2	Gary Bilyeu
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Planning Technician Stefani Dodson, Building Official Jack Hooten, Assistant Fire Chief Casey Welborn, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Discussion regarding the Update to the International Building and Fire Codes, and National Electric Code with local amendments.

City Manager Noblitt provided an overview of the item.

Discussion ensued regarding the strictness of the newer Code, currently permitted projects, any pushback from builders or contractors, the amendments, and the version of the Code adopted by surrounding municipalities.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding the various RFPs on the consent agenda.

Discussion ensued regarding Item 21 - alignment of Belz Road at the railroad crossing and crediting the impact fee.

Discussion ensued regarding Item 14 - strategically funding additional payments.

Discussion ensued regarding Item 9 – the last year of the current agreement.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:01 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 2 Gary Bilyeu

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Planning Technician Stefani Dodson, Building Official Jack Hooten Marketing and Civic Engagement Director Donna Green, Assistant Fire Chief Casey Welborn, Library Director Laura Klenke, Police Chief Tyson Cheek, and Police Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Charles Kessler spoke regarding the Bolivar Masonic Lodge's commercial rate for utilities, asking if there could be a separate designation for nonprofit organizations that provide for the residential rate structure.

Tommy Barnes spoke in support of a designation for nonprofit organizations regarding utility rates.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the September 16, 2024, meeting.
3. Consideration and possible action on the minutes from the September 18, 2024, meeting.
4. Consideration and possible action on the minutes from the September 23, 2024, meeting.
5. Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.
6. Consideration and possible action on the Final Plat of Sanger Circle Phase 7, being approximately 14.908 acres of land described as A0029A R. BEEBE, TR 72B(2A), within the City of Sanger, and generally located on the west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.
7. Consideration and possible action on the Preliminary Plat of Sanger Industrial 2, being 93.159 acres of land described as A0029A R. BEEBE, TR 110, OLD DCAD SHT 3, TR 13, A0029A R. BEEBE, TR 111 TR 15, and A0029A R. BEEBE, TR 112, OLD DCAD SHT 3, TR 14, located in the City of Sanger, generally located east of Stemmons Freeway and approximately 938.8 feet south of Lois Road.
8. Consideration and possible action on adopting new library operating hours.
9. Consideration and possible approval of Fireworks Addendum 2025.
10. Consideration and possible approval on Holiday Lighting Addendum 2024.
11. Consideration and possible action on authorizing staff to issue a Request For Proposal for Sound, Lighting, and Stage for Special Events.
12. Consideration and possible action on authorizing staff to issue a Request For Proposal for fireworks.

13. Consideration and possible action on authorizing staff to issue a Request For Proposal for Videography, Photography, and Podcast Production.
14. Consideration and possible action to approve making an additional payment to TMRS.

Motion to approve including the modification to Item 4 made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Dillon, and Gann.

Nays: Chick

Motion passed 3-1-0

PUBLIC HEARING ITEMS

15. Conduct a Public Hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant use for Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Mayor Muir opened the public hearing at 7:14 p.m.

Planning Technician Dodson provided an overview of the item.

Glenn Midkiff, applicant stated he would answer any questions.

Mayor Muir closed the public hearing at 7:16 p.m.

16. Conduct a public hearing on adopting Ordinance No.10-17-24 to amend Chapter 5 of the Code of Ordinances, Article 5.2 "International Fire Code".

Mayor Muir opened the public hearing at 7:16 p.m.

Planning Technician Dodson provided an overview of the item.

Mayor Muir closed the public hearing at 7:17 p.m.

17. Conduct a public hearing on adopting Ordinance No. 10-16-24 to amend Chapter 3 of the Code of Ordinances, Article 3.100 "Building Inspection Department", Article 3.200 "Building Code", Article 3.300 "Plumbing Code", Article 3.400 "Mechanical Code", Article 3.500 "Electrical Code", Article 3.600 "Residential Code", Article 3.2200 "Regulating Placement of Gas and Electric Meters on All Single Family Residential Buildings". Article 3.2500 "Energy Conservation Code", Article 3.2600 "Fuel Gas Code", Article 3.2700 "Existing Building Code", and Article 3.2900 "Swimming Pool and Spa Code".

Mayor Muir opened the public hearing at 7:18 p.m.

Planning Technician Dodson provided an overview of the item.

Mayor Muir closed the public hearing at 7:19 p.m.

ACTION ITEMS

18. Consideration and possible action on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batch Plant use for Lane Ranch Phase 1, being approximately 43.821 acres of land described as A0029A R BEEBE, 65B, and A0029A R. BEEBE, TR 65(PT), OLD DCAD SHT 2, TR 4, within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Planning Technician Dodson stated they had not received any opposition for the item.

Glen Midkiff confirmed there would not be any outside sales.

Discussion ensued regarding the location, hours of operation, lighting on the site, and entry to the plant.

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

Ayes: Barrett, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

19. Consideration and possible action on Ordinance No. 10-16-24 amending Chapter 3 of the Code of Ordinances, Article 3.100 "Building Inspection Department", Article 3.200 "Building Code", Article 3.300 "Plumbing Code", Article 3.400 "Mechanical Code", Article 3.500 "Electrical Code", Article 3.600 "Residential Code", Article 3.2200 "Regulating Placement of Gas and Electric Meters on All Single Family Residential Buildings". Article 3.2500 "Energy Conservation Code", Article 3.2600 "Fuel Gas Code", Article 3.2700 "Existing Building Code", and Article 3.2900 "Swimming Pool and Spa Code".

Discussion ensued regarding the volume of amendments presented and updating the Code as other surrounding municipalities.

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

Ayes: Barrett, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

20. Consideration and possible action on Ordinance No. 10-17-24 amending Chapter 5 of the Code of Ordinances, Article 5.2 "International Fire Code".

Discussion ensued regarding Fire Watch responsibilities by the business owner, structural changes, and sprinkler requirements.

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

Ayes: Barrett, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

21. Consideration and possible action on an Impact Fee Credit Agreement with STG 2WG, LLC and STC DH, LLC for Stephens Towne Crossing, being approximately 119.86 acres of land described as REUBEN BEEBE SURVEY, ABSTRACT NO. 29, within the City of Sanger, generally located on west side of Sanger Circle Addition and West of Montecristo Lane and Bridle Path Lane.

Discussion ensued regarding public improvements in large developments and the alignment of Belz Road.

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

Ayes: Barrett, Chick, Dillon, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

No future items were provided to Staff.

INFORMATIONAL ITEMS

22. Disbursements Report August 2024
23. Financial Report July 2024
24. Rider GCR - Rate Filing under Docket No. 10170 - 09-25-2024

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:36 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary