

CITY COUNCIL

MEETING MINUTES

FEBRUARY 03, 2025, 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Controller Danielle Stanford, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.

Jon Watson, with BrooksWatson & Co., provided a presentation and overview of the financial audit.

Discussion ensued regarding the utilization of ARPA funds, transfers, adjustments, and rotating the auditing team.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Items 11 & 12 to make minor adjustments.

Discussion ensued regarding Items 5 & 6 as to any agreement revisions.

Discussion ensued regarding Item 10, in which the City Manager provided an overview of the amendment.

Discussion ensued regarding the recommendation to deny the plat action items due to comments not being satisfied.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:47 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:02 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Municipal Court Administrator Angelica Tobis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Employee Recognition and Appreciation.

Mayor Muir read the Certificate of Appreciation given to Mrs. Shani Bradshaw, extending the Council's personal gratitude and sincere appreciation for your tireless efforts working with Randall's Food and Drugs, LP, to bring Tom Thumb Grocery to the City of Sanger. Councilmember Bilyeu presented Mrs. Bradshaw with a mounted shovel from the groundbreaking ceremony.

CONSENT AGENDA

3. Consideration, acknowledgement, and acceptance of the annual financial report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.
4. Consideration and possible action on Resolution 2025-03, appointing Municipal Deputy Court Clerk.
5. Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Softball Association, and authorize the City Manager to execute said agreement.
6. Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Youth Sports Association, and authorize the City Manager to execute said agreement.
7. Consideration and possible action on allowing the Police Department to surplus six (6) Taser X2 units and dispose of them via donation to the Valley View Police Department.
8. Consideration and possible action to purchase two new Ford F150 Patrol Trucks from Silsbee Ford utilizing TIPS Purchasing Cooperative with the costs not to exceed \$149,000.00.
9. Consideration and possible action on authorizing staff to issue a Request for Proposal (RFP) for pricing for Concrete and Asphalt Labor and Materials.
10. Consideration and possible action on Ordinance 02-03-25, amending the budget for the 2024-2025 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.

11. Consideration and possible action on the minutes from the December 19, 2024, meeting.
12. Consideration and possible action on the minutes from the January 6, 2025, meeting.
13. Consideration and possible action on the minutes from the January 21, 2025, meeting.

Mayor Muir requests Items 11 and 12 be removed from the consent agenda.

Motion to approve Items 3-10 and Item 13 made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Items 11 and 12 revisions were discussed and clarified.

Motion to approve both Items 11 and 12, as discussed, made by Councilmember Dillon, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

14. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 66, TR 67 & 68(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

Mayor Muir opened the public hearing at 7:13 p.m.

Director Hammonds provided an overview of the item, the housing mix, outstanding comments, and stating that staff and Planning & Zoning recommend denial of the request.

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

ACTION ITEMS

15. Consideration and possible action on Ordinance 02-04-25 a zoning change from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

Discussion ensued regarding denying the request and the fact that there must be substantial changes before returning to the City Council.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

Director Hammonds provided an overview stating that all the comments were not satisfied.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

17. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

Director Hammonds provided an overview stating that all the comments were not satisfied.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

18. Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.

Director Hammonds provided an overview stating that all the comments were not satisfied.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None
Motion passed unanimously.

19. Consideration and possible action on the Final Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

Director Hammonds provided an overview stating that all the comments were not satisfied.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

20. Consideration and possible action on the Final Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Discussion ensued regarding the completion of the construction and drainage comments.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

21. Consideration and possible action on approving the 90% construction plans and bid documents to repair leaks to the Porter Sports Park Pond provided by Halff Associates.

Director Nolting provided an overview and timeline of the project.

Jacob Hays, Halff Associates, provided a presentation and overview of the project, the completion of the project plans, and the pond rehabilitation being included in the Porter Park Phase II project.

Discussion ensued regarding ongoing monitoring of the pond and the deduction from the Task Order.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None
Motion passed unanimously.

22. Consideration and possible action on Change Order No. 2 in the amount of \$236,664.00 with Ana Site Construction, LLC for the additional work on water lines and authorize the City Manager to execute said Change Order No. 2.

Director Bolz provided an overview of the Change Order and the total costs of the project.

Discussion ensued regarding the costs being reimbursable.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu mentioned future items of discussion for work sessions prior to the Council retreat.

INFORMATIONAL ITEMS

23. Rider GCR - Rate Filing under Docket No. 10170 - January 28, 2025
24. Financial Statements for November 2024 and December 2024.
25. Disbursements Report December 2024.

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 551.071. CONSULTATION WITH ATTORNEY

For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

A. Allied Waste Systems, Inc. dba Republic Services of Lewisville

B. Housing Discrimination Complaint of Zach Ipour and Sanger Laguna Azure, LLC, v City of Sanger, Texas

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.

Property acquisition for future City offices

Council convened into executive session at 8:03 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 8:41 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:41 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary