

CITY COUNCIL

MEETING MINUTES

AUGUST 17, 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 Bilyeu called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton arrived at 6:04 p.m.
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Council training and discussion on municipal government operations; the roles and responsibilities of the council and staff; the Texas Open Meetings Act (TOMA); the Texas Public Information Act (TPIA); and communication.

Courtney Morris, Nichols Jackson provided a presentation regarding municipal operations and responded to questions.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

Mayor Bilyeu adjourned the work session at 6:58 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the regular meeting to order at 7:05 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
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

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Fire Chief David Pennington, Electric Director Ronnie Grace, Library Director Laura Klenke, Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Nehemiah Herrera, address on file, spoke about mosques.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Proclamation recognizing the program partnership with Excel High School

Mayor Bilyeu read the proclamation and presented the certificate of recognition to Ashley Needham.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the July 20, 2026, meeting.
4. Consideration and possible action on the minutes from the August 3, 2026, meeting.
5. Consideration and possible action on an agreement with CORE on the remodel of the Downtown Fire Station, with total project not to exceed the approved budget of \$5,200,000.00, and authorize the City Manager to execute the agreement.
6. Consideration and possible action on Ordinance No. 08-24-26, an amendment to Chapter 13, Utilities, Article 13.1.301, Installation of Underground Electrical Service, of the Code of Ordinances.
7. Consideration and possible action on authorizing the City Manager to execute a Professional Services Reimbursement Agreement with Centurion American Acquisitions, LLC for reimbursement of expenses spent during consideration of a potential Public Improvement District.

Motion to approve the consent agenda as presented.

Motion: Newton

Second: Burrus

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

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Conduct a public hearing for the City of Sanger's proposed property tax rate.

Mayor Bilyeu opened the public hearing at 7:15 p.m.

No one requested to speak.

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

9. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2026-2027.

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

No one requested to speak.

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

ACTION ITEMS

10. Consideration and possible action on Resolution No. 2026-10 directing staff to prepare an annexation service plan and call a public hearing for property known as R BEBEE SURVEY, A-29 and J. MORTON SURVEY, A-792 being approximately 387.515 acres of land and generally located on the north side of FM 455 and east of Union Hill Road.

Director Hammonds requested this item be pulled from the agenda.

No Action Taken.

Mayor Bilyeu announced the City Council will vote on the property tax rate and the annual budget for fiscal year 2026-2027 on September 8, 2026, at 7:00 p.m.

FUTURE AGENDA ITEMS

No requests for future items.

INFORMATIONAL ITEMS

11. Atmos - Rider GCR - Rate Filing under Docket No. OS-24-00019196 July 29, 2026
12. Atmos - Annual Gas Cost Reconciliation Filing for the period ended June 30, 2026,

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 7:21 p.m.

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary