

CITY COUNCIL

MEETING MINUTES

JUNE 05, 2023, 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, and City Attorney Hugh Coleman.

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 551.072. 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.

- Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

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.

- Municipal Utility District No. 12 (MUD 12)

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS;

This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- 125 Bolivar Street, Sanger, TX 76262

Council convened into executive session at 6:02 p.m.

RECONVENE INTO WORK SESSION

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

Council reconvened into the work session at 7:23 p.m.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:23 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:23 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, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, and Planning Technician Stefani Dodson.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Sherry Knighton, 2311 Autumn Breeze, thanked the Council for their support regarding the Seniors, then asked about the retail planned for the Sanger Preserve development and TxDOT's plans for the traffic at the intersection of Keaton and Cowling.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. Honoring Mike Prater for his 25 years of service with the City of Sanger.

Mayor Muir read the proclamation regarding Mike Prater's service with the city.

The Mayor thanked Mike for his service and thanked Mike and the Electric Department for their diligence during the winter storm.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the May 15, 2023, meeting.
3. Consideration and possible action on the minutes from the May 16, 2023, meeting.
4. Consideration and possible action on Ordinance 06-11-23, authorizing the termination of Campaign Treasurer appointments by the City Secretary of inactive candidates and inactive political committees.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Dillon.
Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Gann.
Motion passed unanimously.

ACTION ITEMS

5. Consideration and possible action to electing a Mayor Pro-Tem in accordance with the Charter, Article III, City Council, Section 3.02.

Mayor Muir read the item and asked for a nomination.

Motion to nominate Councilmember Bilyeu made by Councilmember Chick, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Barrett, Councilmember Gann.

Abstaining: Councilmember Bilyeu.

Motion passed 4-0-1.

6. Consideration and possible action on the Preliminary Plat of Belz Road Retail Addition being 129.25 acres, described as A1241A TIERWESTER. TR 56, TR 57, and TR 40 and generally located along Chapman Drive and I-35 approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Planning Technician Dodson provided an overview of the item, stating that the comments had not been satisfied and staff recommended denial.

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

Voting Yea: Councilmember Bilyeu, Councilmember Dillon, and Councilmember Gann.

Motion passed unanimously.

7. Consideration and possible action on a Professional Services Reimbursement Agreement with Triple T Farms LTD for reimbursement of expenses spent during consideration of a potential Public Improvement District and authorizing the City Manager to execute.

Planning Technician Dodson provided an overview of the item.

Discussion ensued regarding the property located within the Extra Territorial Jurisdiction.

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

Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Gann.
Motion passed unanimously.

8. Consideration and possible action on the Final Plat of Palomino Bay Addition, being 54.34 acres, located in the City of Sanger's ETJ, and generally located on the west side of Jones Road approximately 782 feet north of the intersection of FM 1190 and Jones Road.

Planning Technician Dodson provided an overview of the item, stating that the Planning & Zoning Commission recommended approval.

Discussion ensued regarding the separation of the development.

Clint Baker, the applicant, spoke regarding the housing mix, including the Estate lots and the property located in the County.

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

Voting Yea: Councilmember Barrett, Councilmember Dillon, and Councilmember Chick.
Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Barrett requested a discussion and overview of the Code Enforcement process and procedures.

City Manager Nobitt introduced Tyson Cheeck, who will be sworn in as the Intermin Police Chief.

Councilmember Bilyeu inquired if there would be a work session item to discuss the Waste Service contract, including recycling services.

EXECUTIVE SESSION

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body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- 125 Bolivar Street, Sanger, TX 76262

Council convened into executive session at 7:57 p.m.

RECONVENE INTO REGULAR SESSION

Reconvene into Regular session and take any action deemed necessary as a result of Executive Session.

Council reconvened into open session at 8:12 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:13 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary