

CITY COUNCIL

MEETING MINUTES

AUGUST 04, 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 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3 Josh Burrus

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Police Chief Tyson Cheek, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Presentation of Utility Rate Study.

Director Gray introduced Chris Ekrut, NewGen Strategies and Solutions.

Mr. Ekrut provided a presentation and overview of the utility rate study.

Discussion ensued regarding the business costs, the Electric rate design for non-profit businesses, municipal comparisons, and economies of scale.

Mr. Ekrut also answered questions regarding the rates to supply the services to those moving into the community.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 17. The Mayor provided an overview of the board appointments.

Discussion ensued regarding Item 19. Councilmember Chick asked questions, which City Manager Noblitt provided an overview.

Discussion ensued regarding Item 13. Councilmember Bilyeu clarified that the SUP is for one three-year period. Director Hammonds confirmed.

Discussion ensued regarding Item 14. Director Hammonds provided an overview of the updated Exhibit A for the Zoning Change request.

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 7:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus
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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 Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Rich Wilson, spoke regarding the additional property tax revenues proposed in the 2025-2026 Fiscal Year budget, would like the Council to look at opportunities to lower the tax rate.

CONSENT AGENDA

2. Consideration and possible action on the minutes from the July 21, 2025, meeting.
3. Consideration and possible action on a Replat of Sanger South Subdivision being approximately 0.662 acres of land described as A0071A BURLESON, TR 8 and Sanger South, BLK 3, Lot 15 within the City of Sanger, generally on the west side of Cowling Road and across from the Cowling Road and Quail Crossing intersection.
4. 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.
5. 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.
6. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 1, being approximately 38.769 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
7. Consideration and possible action on a Final Plat of Lois Road Estates Subdivision Filing No. 2, being approximately 29.228 acres of land described as A0029A R. BEEBEE, TR, within the City of Sanger, generally located on the south side of Lois Rd approximately 1219 feet west of the intersection of Marion Rd and Lois Rd.
8. Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2024-2025 due to a change in radio/contract.

9. Consideration and possible action to amend the Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System for Fiscal Year 2025-2026 due to a change in radio/contract.
10. Consideration and possible action on entering into an agreement with KSA Engineers, Inc to perform a groundwater resource evaluation, water storage and pumping site modeling, and preparation of conceptual design documents and authorize the City Manager to execute said agreement.

Motion to approve the consent agenda as presented.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

11. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Office Use, on the south end 3.935 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

Mayor Muir opened the public hearing at 7:06 p.m.

Director Hammonds provided an overview of the item

Mayor Muir closed the public hearing at 7:07 p.m.

12. Conduct a public hearing on a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(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 7:08 p.m.

Director Hammonds provided an overview of the item.

Jerry Sylo, representing the applicant, would answer any questions regarding the development.

Charles Wood, provided an overview of his concerns with the development.

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

ACTION ITEMS

13. Consideration and possible action on Ordinance No. 08-21-25 a request for a Specific Use Permit (SUP) for Office Use, on the south end .26 acres of land described as A0029AR BEEBE, TR 132 and known as 207 Chapman Dr, zoned as Industrial 1 (I-2) and generally located on the north side of Chapman Dr approximately 525 feet east of the intersection of Chapman Dr and 5th St.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

14. Consideration and possible action on Ordinance No. 08-22-25 a request for a zoning change from Agriculture A to Planned Development PD for approximately 130.907 acres of land, 60 acres described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Motion to approve the Exhibit A, Development Standards as presented tonight, with the following changes which would include that the parks must be completed after one hundred (100) homes, that the recirculating trail for park Area A be completed prior to the neighborhood build-out, and there be a 15 foot setback if it an outdoor area is attached to the house, and a 5 foot setback allowed if it is an accessory structure.

Motion: Bilyeu

Second: Barrett

Ayes: Barrett, Bilyeu

Nays: Chick and Gann

Motion tied 2-2-0. The Mayor voted due to the tie, and the motion passed 3-2-0 with Mayor Muir voting in favor.

15. Consideration and possible action on Change Order No. 4 in the amount of \$11,406.00 with Ana Site Construction, LLC for the additional work on water and sewer lines and authorize the City Manager to execute said Change Order No. 4.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on Resolution No. 2025-10 accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2025-2026 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2025-2026 budget; and providing for publication of public hearing notices as provided by the Texas law.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

17. Consideration and possible action on Resolution No. 2025-11, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Parks and Recreation / Keep Sanger Beautiful Board; Board of Adjustment; Library Board; Planning and Zoning Commission, Capital Improvements, and Sanger Cultural Education Facilities Finance Corporation.

Motion to approve.

Motion: Gann

Second: Bilyeu

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

City Manager Noblitt stated the following:

- The public hearing for the tax rate would be held at 7:00 PM on August 18, 2025.
- The September 2, 2025, Council work session at 6:00 PM will include a presentation of the Marion Road project plans, which have reached 30% completion.
- The Texas Commission on Environmental Quality (TCEQ) will hold a public hearing regarding the Laguna Azure permit on August 14, 2025, at 7:00 PM at the Denton Civic Center.
- The Special Council meeting for August 11, 2025, has been cancelled.

INFORMATIONAL ITEMS

18. Republic Services Waste Report - June 2025
19. The Metropolitan Transportation Plan for North Central Texas - Mobility 2050
20. Atmos Energy Mid-Tex Division Rate Tariffs – Rate Schedule – August 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:09 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary