

CITY COUNCIL

MEETING MINUTES

AUGUST 03, 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 6:02 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 1 Marissa Newton

STAFF MEMBERS PRESENT:

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

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

There being no further business, Mayor Bilyeu adjourned the work session at 7:00 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the regular meeting to order at 7:09 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 1 Marissa Newton

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, Electric Director Ronnie Grace, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

Councilmember Bulger gave the Invocation. The Pledge of Allegiance was led by Councilmember Burrus.

CITIZENS COMMENTS

Mary Falls, spoke about the speed limit sign on McReynolds needing to be replaced, vacant lots in Ranger Creek, notice to mow, and the Farm Act.

Tammy Dean, spoke in opposition to the sign ordinance requirements.

Critter McDorman, spoke in opposition to the sign ordinance requirements.

Tammy Bell, spoke in opposition to the sign ordinance requirements.

Jo DeLacruz, spoke in opposition to the sign ordinance requirements.

Richard Eubanks, spoke in opposition to the sign ordinance requirements and enforcement.

Sally Amendola, spoke in opposition to flag signs and window painting in the sign ordinance and asked the council to reconsider the ordinance.

Liz Springer, spoke in opposition to the sign ordinance.

Nancy McAlister, spoke in opposition to the sign ordinance and mentioned clarification of the violations regarding her business.

Lorenzo Rios, spoke in opposition to the sign ordinance requirements.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Recognition of Ryan Welborn as the Recipient of the Texas Water Utilities Association Statewide Operator of the Year Award

Mayor Bilyeu provided an overview of the plant and Ryan's tenure with the city. Then Mayor Bilyeu presented Ryan with a certificate of recognition.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the July 17, 2026, meeting.
4. Consideration and possible action on a Supplemental Agreement to Standard Utility Agreement with TXDOT (Executed on July 9, 2023) for the relocation of Electric utilities for the I-35 Expansion project, including the reimbursing expenses spent and authorizing the City Manager to execute the supplemental agreement and all necessary documents.
5. Consideration and possible action on Advance Funding Agreement with Texas Department of Transportation, for aesthetic noise wall panels associated with the project along Interstate 35, and authorize the City Manager to execute said agreement.
6. Consideration and possible action on Resolution 2026-09, Adopting the City Manager's Salary.
7. Consideration and possible action regarding the Old Bolivar Station Songwriters Festival special event permit to allow alcohol consumption at and during the event in downtown on October 3, 2026.

8. Consideration and possible action regarding The Altered Intentions Car and Truck Club Special Event Permit to allow alcohol consumption at and during the event downtown on September 6, 2026.

Councilmember Burrus removed Item 8 for additional discussion.

Motion to approve Items 3 through 7 of the consent agenda as presented.

Motion: Gann

Second: Bulger

Ayes: Bulger, Burrus, Gann, and Tisdale.

Nays: None

Motion passed unanimously.

Councilmember Burrus recused himself from the meeting.

Motion to approve Item 8.

Motion: Gann

Second: Tisdale

Ayes: Bulger, Gann, and Tisdale.

Nays: None

Motion passed 3-0.

PUBLIC HEARING ITEMS

9. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Sports Field for approximately 9.602 acres of land described as Rangers Elite Fields Addition, Blk A, Lot 1, within the City of Sanger and generally located approximately 490 Feet South West of the Intersection of FM 455 and Union Hill Road.

Mayor Bilyeu opened the public hearing at 8:08 p.m.

Director Hammonds provided an overview of the item.

Mayor Bilyeu closed the public hearing at 8:10 p.m.

ACTION ITEMS

10. Consideration and action on a request for a Specific Use Permit (SUP) for a Sports Field for approximately 9.602 acres of land described as Rangers Elite Fields Addition, Blk A, Lot 1, within the City of Sanger and generally located approximately 490 Feet South West of the Intersection of FM 455 and Union Hill Road.

Motion to deny.

Motion: Gann

Second: Bulger

Ayes: Bulger, Burrus, and Gann.

Nays: Tisdale

Motion passed 3-1.

11. Consideration and possible action on Resolution No. 2026-08 accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2026-2027 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2026-2027 budget; and providing for publication of public hearing notices as provided by the Texas law.

Motion to approve.

Motion: Gann

Second: Burrus

Ayes: Bulger, Burrus, Gann, and Tisdale.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

No additional items requested.

INFORMATIONAL ITEMS

12. Republic Services Waste Report June 2026
13. Financial Report June 2026
14. Disbursements Report June 2026

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 8:33 p.m.

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary