

CITY COUNCIL MEETING MINUTES

MAY 04, 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 Muir called the work session to order at 6:03 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Newton
Councilmember, Place 3	Josh Burrus
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

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 Stormwater Fee Study.

Director Gray introduced Chris Ekrut, NewGen Strategies & Solutions

Mr. Ekrut provided a presentation and an overview of the 2022 study.

Discussion ensued regarding stormwater management, areas impacted by the lack of infrastructure during heavy rains, the use of funds collected for drainage improvements, and a defensible methodology for calculating the fees.

Staff direction to provide an updated presentation to Council in September.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 5.

City Manager Noblitt addressed the question sent by Councilmember Newton.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:52 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 Newton
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Allen Chick
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, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Police Chief Tyson Cheek, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATION AND ANNOUNCEMENTS

2. Salvation Army Red Kettle Challenge

Mayor Muir moved on to the Consent Agenda.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the April 13, 2026, meeting.
4. Consideration and possible action on the minutes from the April 20, 2026, meeting.
5. Consideration and possible action on Ordinance 05-18-26, Adopting the City of Sanger Personnel Manual, repealing Ordinance 01-01-08, and rescinding all other personnel policies.
6. Consideration and possible action authorizing a one-time payment to employees of accrued comp time balances.
7. Consideration and possible action on Interlocal Cooperation Agreement Between Denton County and the City of Sanger to reconstruct a portion of Metz Road beginning FM 455 stopping at Denton County Line.
8. Consideration and possible action on Ordinance 05-17-26, amending the budget for the 2025-2026 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; and establishing an effective date.

Motion to approve the consent agenda as presented.

Motion: Barrett

Second: Gann

Ayes: Bilyeu, Burrus, Chick, Gann, and Newton.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

9. Conduct a public hearing on a request for a variance from APX SR Sign Regulations, Article 3.1400, Section 7 "Business, Industrial, and Agricultural Zoning Districts" to allow a variance from the required On-Premise Sign and to allow for a sign with no On-Premise building for a lot located at 307 Bolivar Street.

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

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:08 p.m.

ACTION ITEMS

10. Consideration and possible action on a request for a variance from APX SR Sign Regulations, Article 3.1400, Section 7 "Business, Industrial, and Agricultural Zoning Districts" to allow a variance from the required On-Premise Sign and to allow for a sign with no On-Premise building for a lot located at 307 Bolivar Street.

Motion to approve.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, Gann and Newton.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

No additional items.

INFORMATIONAL ITEMS

11. Republic Services Waste Report March 2026
12. Financial Report February and March 2026
13. Disbursement Report March 2026

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.

- Property currently identified as Riley Ranch

Council convened into executive session at 7:18 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 7:54 p.m.

Motion to authorize the City Manager to execute the letter of intent with Centurion and proceed with negotiations.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:55 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary