

CITY COUNCIL

MEETING MINUTES

NOVEMBER 04, 2024, 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 6:01 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, City Attorney Hugh Coleman, Police Chief Tyson Cheek, and Police Lt. Justin Lewis.

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 551.071. 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.

- North Central Denton County Municipal Utility District No. 1 (MUD 1)

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

RECONVENE INTO WORK SESSION

Council reconvened into open session at 7:24 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 7:24 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:24 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, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Assistant Fire Chief Casey Welborn, Library Director Laura Klenke, Police Lt. Justin Lewis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the October 21, 2024, meeting.
2. Consideration and possible action on an Interlocal Agreement for Library Services between Denton County and the City of Sanger.
3. Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.
4. Consideration and possible action to purchase two new Ford F150 Patrol Trucks from Silsbee Ford utilizing TIPS Purchasing Cooperative with the costs not to exceed \$147,000.00.
5. Consideration and possible action on the purchase of Dodge 5500 Chassis for the remount of Rescue 671 not to exceed \$71,000.00.
6. Consideration and possible action to renew the annual mowing contract with D&D Commercial Landscape Management.
7. Consideration and possible action on an Interlocal Agreement for mutual access to OCLC Cloudlibrary digital resources to enable the sharing of electronic and digital library materials among participating libraries and authorizing the City Manager to execute the agreement.

Mayor Muir pulled Item 1 for additional discussion.

Motion to approve Items 2-7 made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Councilmember Bilyeu amended his motion to approve Items 2, 3, 5, and 6, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

Item 4 was pulled for additional discussion.

Discussion ensued regarding the estimated time to receive the trucks and the number of vehicles that have been replaced in the police fleet.

Motion to approve Item 4 made by Councilmember Chick, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

Discussion ensued regarding Item 1, in which Mayor Muir requested that the October 21st minute reflect additional information regarding the City Manager employment discussion.

City Secretary Edwards will make the revisions as discussed and place the minutes on the agenda for November 18, 2024.

PUBLIC HEARING ITEMS

8. Conduct a public hearing on Ordinance No. 11-20-24 to amend the Planned Development (PD 12-32-22) language for side yard windows adjacent a street for land described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Mayor Muir opened the public hearing at 7:37 p.m.

Director Hammonds provided an overview of the item.

Mayor Muir closed the public hearing at 7:39 p.m.

ACTION ITEMS

9. Consideration and possible action on Ordinance No. 11-20-24 to amend Planned Development (PD 12-32-22) language for side yard windows adjacent a street for land described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Director Hammonds provided information regarding the request from the applicant to allow decorative hardware on garage doors to count towards the 15-point scoring criteria requirement.

TJ Moore, applicant, addressed the Council's questions regarding the request.

Motion to approve the amendment additionally approving a carriage-styled door with decorative hardware be allowed for 4 points for the 15 point requirement as discussed made by Councilmember Barrett, Seconded by Councilmember Dillon.

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

Nays: None

Motion passed unanimously.

10. Consideration and possible action selecting a layout concept for Porter Park Phase II.

Director Nolting provided an overview of the item.

Lane Olivo, Project Manager Halff & Associates, provided a presentation and overview of the project process and two concept designs.

Discussion ensued regarding the location of fields, modification of the selected concept plan due to final topography, connecting the walking (sidewalk) trail allowing for access to both sides of the park under I-35 and TxDOT's knowledge of that access, parking for the Miracle League field, and the use options of the multi-purpose sports court.

Motion to approve Concept 2 option as presented in the presentation made by Councilmember Dillon Seconded by Councilmember Barrett.

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

Nays: None

Motion passed unanimously.

11. Consideration and possible action on Ordinance No. 11-21-24 to amend the Exterior Façade Design Criteria Manual referenced in the Code of Ordinances, Chapter 3 Building Regulations, Article 3.2100 Exterior Façade Design Criteria Manual, Section 3.2101, (a) Design Criteria Manual.

Director Hammonds provided an overview of the item.

Discussion ensued regarding the types of allowable tree species.

Motion to approve with the revision of item e, in addition, one 3-inch caliper native Texas tree species by the Director of Development Services, made by Councilmember Chick, Seconded by Councilmember Gann.

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

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Barrett would like to discuss options to broadcast or livestream Council meetings.

INFORMATIONAL ITEMS

12. Financial reports August and September 2024

13. Disbursements report September 2024

14. Atmos Rider GCR - Rate Filing under Docket No. 10170 - September 25, 2024

15. Atmos Rider GCR - Rate Filing under Docket No. 10170 - October 24, 2024

Councilmember Dillion inquired about

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- North Central Denton County Municipal Utility District No. 1 (MUD 1)

Council did not convene into executive session.

RECONVENE INTO REGULAR SESSION

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:50 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary