

CITY COUNCIL MEETING MINUTES

MAY 20, 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Sylvia Vega Human Resources Generalist, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Overview and Explanation of the 2024 Compensation Study completed by Public Sector Personnel Consultants.

Director Staton-Hemb introduced Sam Heinz of Public Sector Personnel Consultants.

Mr. Heinz provided a presentation and overview of the compensation study performed.

Discussion ensued regarding the percentage of positions not at the Market Rate, the utilization of the proposed ranges, positions that are currently above the minimum on the proposed study, salary for contracted positions, step programs for Public Safety

employees, and impacts on the budget.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:08 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:17 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 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Assistant Fire Chief Casey Welborn, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

Terri Cornwell introduced herself and other board members of the Sullivan Center, discussing revitalizing the programs offered for seniors.

Don Coxsey spoke about the fees for retrieving stray cats trapped on his property and the lack of handicapped parking provided at the Church to attend City Council meetings.

REPORTS

2. Sanger Area Chamber of Commerce update.

Chamber President Meghann Cross provided an update regarding growing the membership base, the lunch-and-learns' success, obtaining accreditation for the Chamber, drafting a strategic plan, HOT tax received, needs, and the Chamber taking on more events.

3. Annual presentation and overview of the Marketing Department.

Director Green provided a presentation and overview of the Marketing Department.

4. Presentation from Public Works and Customer Service Departments on water meters.

Director Bolz showed the Council the new larger meter box being installed, the meter mechanism placed inside the box, and the radio receiver puck.

Discussion ensued regarding complaints received, the location of some meter boxes in subdivisions placed by the builders, the locations of older meter boxes, the robustness of the devices, the equipment allowing for remote disconnects and reconnects, gaining back manpower for department projects, the protocol for the collection of fees for tampering or damage, and providing additional educational information about the meters to the citizens.

CONSENT AGENDA

5. Consideration and possible action on the minutes from the May 6, 2024, meeting.
6. Consideration and possible action on the Preliminary Plat of Sanger High School, being 55.886 acres described as A0029A R. BEEBE TR 64A(PT), 65A, 65(PT)A, and 65B(1) located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.
7. Consideration and possible action on the purchase of Mobile Modular building to house the Fire Department.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Consideration and possible action on adopting Ordinance No. 05-09-24 to extend the boundaries of Planned Development (PD 04-11-22) to include 21.17 acres of tract described as A0029A R BEEBE, 65B and rezone said tract from (A) Agricultural to PD Planned Development, and to further amend certain development requirements with the Planned Development, located within the City of Sanger, and generally located south of FM 455 and east of Indian Lane, and to further amend certain requirements within the Planned Development.

Mayor Muir opened the public hearing at 8:33 p.m.

Director Hammonds provided an overview of the proposed amendments to the Planned Development.

Mayor Muir closed the public hearing at 8:44 p.m.

ACTION ITEMS

9. Consideration and possible action on adopting Ordinance No. 05-09-24 to extend the boundaries of Planned Development (PD 04-11-22) to include 21.17 acres of tract described as A0029A R BEEBE, 65B and rezone said tract from (A) Agricultural to PD Planned Development, and to further amend certain development requirements with the Planned Development, located within the City of Sanger, and generally located south of FM 455 and east of Indian Lane.

Discussion ensued regarding the variation of the proposed amendments from the previously approved development, reasons for the proposed amendments, the need for reducing the setbacks, and per housing type inventory.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Mayor Muir stated the Council would take a brief recess.

10. Consideration and possible action on the Final Plat of lots 1-12 & LOT 13X, BLOCK 1; LOTS 1-4 & LOT 5X, BLOCK B; LOTS 1-78 & LOT 8X, BLOCK C of Lakeside Estates Addition, being 68.028 acres described as A0790A C. MANCHACA, TR 5A, 6A, and 7A located in the City of Sanger's ETJ, and generally located on the north side of McReynolds Road approximately 120 feet northeast of the intersection of McReynolds Road and FM 455.

Director Hammonds stated that staff recommends denial due to comments that have not been satisfied.

Motion to deny made by Councilmember Barrett, Seconded by Councilmember Bilyeu.
Ayes: Barrett, Bilyeu, Dillon, and Gann.
Nays: None
Motion passed unanimously.

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

Mayor Muir opened the floor for a motion.

Motion to nominate Gary Bilyeu made by Councilmember Dillon, Seconded by Councilmember Barrett.
Ayes: Barrett, Bilyeu, Dillon, and Gann.
Nays: None
Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Gann requested an update regarding Solid Waste services provided by Republic Services.

Councilmember Barrett requested a work session to discuss the roles of City Council and how those roles work within the function of the city.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:44 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary