



**MINUTES
CITY COUNCIL REGULAR MEETING
MONDAY, APRIL 18, 2022
7:00 PM
HISTORIC CHURCH BUILDING
403 N 7TH STREET SANGER, TEXAS**

COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir and Councilmembers: Gary Bilyeu, Allen Chick, Dennis Dillon, and Victor Gann.

COUNCIL MEMBERS ABSENT:

Marissa Barrett

STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Parks & Recreation Superintendent Ryan Nolting, Director of Development Ramie Hammonds, Director of Public Works Jim Bolz, Director of Economic Development Shani Bradshaw, and Chief of Police Waylan Rhodes.

1. CALL THE REGULAR MEETING TO ORDER, ESTABLISH A QUORUM, INVOCATION, AND PLEDGE

Mayor Muir called the Regular Session to order at 7:07 p.m.

The invocation given by Councilmember Dillon the Pledge of Allegiance was led by Councilmember Gann.

2. CITIZEN INPUT:

No one addressed the Council.

Mayor Muir moved to the Consent Agenda.

3. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

A. PROCLAMATION - MENTAL HEALTH MONTH

Proclaiming May 2022 as Mental Health Month and May 7th, 2022 as Children's Mental Health Awareness Day.

Ms. Julie Wright, Program Manager for Denton & Wise Counties, thanked the Council for the proclamation supporting and bringing awareness to Mental Health

Mayor Muir moved to **Item 6A** of the agenda.

4. CONSENT AGENDA:

A. MINUTES WORK SESSION

Consider the work session minutes from the April 4, 2022, meeting.

B. MINUTES REGULAR SESSION

Consider the regular session minutes from the April 4, 2022, meeting.

C. CONTRACT FOR THE EMERGENCY REPAIR OF WATER WELL No. 8

Consider Resolution No. 2022-4 ratifying the approval of a contract with THI Water Well, LLC for the emergency repair of Water Well No. 8 in the amount of \$89,232.53; making findings of an emergency exempting the contract from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code, and authorize the City Manager to execute said contract. (Bolz)

D. MAPLE STREET ASSIGNMENT

Consider the Assignment of a Development Agreement from CWP Denton, LLC, a Texas limited liability company to Sanger Lodging, LLC, a Texas limited liability company, and authorize the Mayor to execute said agreement. (Hammonds)

E. EASEMENT DEDICATION AND AGREEMENT

Consider an Easement Dedication and Agreement between Stucky Family Limited Partnership and the City of Sanger for property located on Chapman Road for the FM 455 Construction Project and authorize the Mayor to execute the agreement. (Noblitt)

F. PEST CONTROL SERVICES

Consider awarding a bid to Adams Extermination Co. for pest control services for Sanger Facilities for an amount not to exceed \$5,709, and authorize the City Manager to execute the contract. (Nolting)

Motion made by Councilmember Bilyeu to approve the consent agenda. Councilmember Dillon seconded the motion. Motion passed unanimously.

Mayor Muir moved to back to **Item 3** of the agenda.

5. REGULAR AGENDA - ACTION ITEMS

A. LANE RANCH - ZONING CHANGE - PH

Conduct a Public Hearing regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

B. LANE RANCH - ZONING CHANGE

Consider Ordinance No. 04-11-22 regarding a zoning change from A (Agricultural) to PD (Planned Development) for approximately 326 acres of tracts described as A0029A R. BEEBE, TR 56, 56A, 56B, 60, 61 and 65, generally located on the south side of FM 455 and approximately 330 feet east of the intersection of Marion Road and FM 455 and continuing south to McReynolds Rd. (Hammonds)

Discussion ensued regarding the language for park benches, self-storage, and boat storage.

Applicant Casey McGinnis, JTWSCM Development LLC, answered the Council's questions regarding lot sizes, home sizes, roadway connections, access points, parkland, Bolivar CCN, and the location of housing types located near the commercial development.

The City Council took no action.

Mayor Muir moved to **Item 6B** of the agenda.

6. INFORMATION ITEMS:

A. DECORP (DANNENBAUM) CONSTRUCTION UPDATE

Construction update regarding the IH-35 / FM 455 Expansion Project

B. ECONOMIC DEVELOPMENT UPDATE

Presentation and discussion on Economic Development. (Bradshaw)

Director Bradshaw provided a presentation and update regarding the development in the city.

C. ATMOS RATE FILING - RIDER GCR

Atmos Energy Rider GCR Docket No. 10170 - March 28, 2022

D. FINANCIAL STATEMENT - FEBRUARY 28, 2022

E. CAPITAL PROJECTS RECAP - APRIL 6, 2022

F. DISBURSEMENTS REPORT - MARCH 2022

G. ALL AMERICAN DOGS REPORT - MARCH 2022

7. FUTURE AGENDA ITEMS:

None.

8. ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 9:00 p.m.

Thomas E. Muir

Thomas Muir, Mayor

Kelly Edwards

Kelly Edwards, City Secretary

