

CITY COUNCIL

MEETING AGENDA

SEPTEMBER 08, 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

DISCUSSION ITEMS

1. Presentation and discussion regarding Special Financing Districts, including Public Improvement Districts (PIDs).

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

**The Regular Meeting will begin following the Work Session
but not earlier than 7:00 p.m.**

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on any matter. Comments related to public hearings will be heard when the specific hearing begins. Citizens are allowed 3 minutes to speak. Each speaker must complete the Speaker's Form and include the topic(s) to be presented. Citizens who wish to address the Council with regard to matters on the agenda will be received at the time the item is considered. The Council is not allowed to converse, deliberate or take action on any matter presented during citizen input.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayoral proclamations, presentations of awards and certificates, and other acknowledgments of significant accomplishments or service to the community.

2. Proclamation declaring September 2026 as United is The Way Month

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional

discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

3. Consideration and possible action on the minutes from the August 10, 2026, meeting.
4. Consideration and possible action on the minutes from the August 17, 2026, meeting.
5. Consideration and possible action on Right of Way (ROW) Warranty Deed with Tommy Garland for the acquisition of property necessary for the Belz Road Reconstruction Project, and authorize the City Manager to execute said agreement.
6. Consider and possible action on Supplemental Agreement No. 1 with the Texas Department of Transportation (TxDOT) for the FM 455 utility relocation project, and authorize the City Manager to execute said agreement.
7. Consideration and possible action on Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System between Denton County and the City of Sanger Police and Fire Departments.
8. Consideration and possible action on Interlocal Cooperation Agreement between Denton County the City of Sanger Police and Fire Departments for the use of Denton County Radio Communications System.
9. Consideration and possible action on Four-Day Operational Schedule for City Administrative Offices.

PUBLIC HEARING ITEMS

10. Conduct a public hearing on a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.
11. Conduct a Public Hearing on Ordinance No. 09-30-26 an amendment to Ordinance No. 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

ACTION ITEMS

12. Consideration and possible action on Ordinance No. 09-29-26 a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.
13. Consideration and possible action on Ordinance No. 09-30-26 an amendment to Ordinance No, 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.
14. Consideration and possible action on Resolution No. 2026-10 accepting a petition to create the Triple T Ranch Public Improvement District within the extraterritorial

jurisdiction of the City of Sanger, Texas, calling a public hearing; and authorizing the issuance of notice regarding the public hearing.

15. Consideration and possible action to accept the written request for annexation from Triple T Farms, LLC for approximately 387 acres of land in the R. BEBEE SURVEY, A-29 and the J. MORTON SURVEY, A-792, generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190, and south of Lake Ray Roberts Drive, and call a City Council annexation public hearing to be held on October 5, 2026.
16. Consideration and possible action on Ordinance 09-25-26, Approving the Property Tax Roll.
17. Consideration and possible action on Ordinance 09-26-26, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2026, and ending September 30, 2027, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.
18. Consideration and possible action on Ordinance 09-27-26, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.
19. Consideration and possible action on Ordinance 09-28-26 ratifying the property tax increase reflected in the fiscal year 2026-2027 budget.
20. Consideration and possible action on Resolution 2026-11 amending the fee schedule.

FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and Councilmembers to bring forward items they wish to discuss at a future meeting, A Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.

INFORMATIONAL ITEMS

Information Items are for informational purposes only. No action may be taken on items listed under this portion of the agenda.

21. Republic Services Waste Report July 2026
22. Docket Compliance, OS-24-00019196, FASB ASC 740-10 (Fin48) Refund
23. Financial Report - July 2026

24. Disbursements Report - July 2026

25. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - August 25, 2026

ADJOURN

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on September 1, 2026, by 3:00 PM.

/s/Christy Middleton

Christy Dyer, Executive Administrative Assistant
to the City Manager

The Historical Church is wheelchair accessible. Request for additional accommodations or sign interpretation or other special assistance for disabled attendees must be requested 48 hours prior to the meeting by contacting the City Secretary's Office at 940.458.7930.

TAXPAYER IMPACT STATEMENT

Estimated Taxable Value of Median-Valued Homestead Property in the City: \$294,745
Estimated Property Tax Bill for the Current Fiscal Year: \$1,965
Estimated Property Tax Bill for the Upcoming Fiscal Year: \$2,033 (Calculation based on current tax rate. Tax rate for the upcoming fiscal year has not yet been proposed).

The Texas Government Code section 551.043(a) requires a Taxpayer Impact Statement posted with the City Council agenda for a meeting at which a governmental body will discuss or adopt a budget for the governmental body. The statute requires the specific items presented above to be included in this statement.

PROPOSED

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026–27, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

Median Taxable Homestead Value
Prior Year (FY 2025-2026): \$297,424
Current Year (FY 2026-2027): \$291,689

Tax Rates
Adopted Tax Rate (2025-2026): \$0.689747

No-New-Revenue Tax Rate (2026-2027): \$0.686583

Proposed Tax Rate (2026-2027): \$0.689747

Estimated Annual Tax Bill Comparison

The estimated property tax bill for 2025-2026: \$2,051

Under the no-new-revenue rate, the estimated bill for 2026-2027: \$2,003

Under the proposed tax rate, the estimated bill for 20226-2027: \$2,012