

CITY COUNCIL

MEETING AGENDA

AUGUST 17, 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. Council training and discussion on municipal government operations; the roles and responsibilities of the council and staff; the Texas Open Meetings Act (TOMA); the Texas Public Information Act (TPIA); and communication.

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 recognizing the program partnership with Excel High School

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 July 20, 2026, meeting.
4. Consideration and possible action on the minutes from the August 3, 2026, meeting.
5. Consideration and possible action on an agreement with CORE on the remodel of the Downtown Fire Station, with total project not to exceed the approved budget of \$5,200,000.00, and authorize the City Manager to execute the agreement.
6. Consideration and possible action on Ordinance No. 08-24-26 an amendment to Chapter 13, Utilities, Article 13.1.301, Installation of Underground Electrical Service, of the Code of Ordinances.
7. Consideration and possible action on authorizing the City Manager to execute a Professional Services Reimbursement Agreement with Centurion American Acquisitions, LLC for reimbursement of expenses spent during consideration of a potential Public Improvement District.

PUBLIC HEARING ITEMS

8. Conduct a public hearing for the City of Sanger's proposed property tax rate.
9. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2026-2027.

ACTION ITEMS

10. Consideration and possible action on Resolution No. 2026-10 directing staff to prepare an annexation service plan and call a public hearing for property known as R BEBEE SURVEY, A-29 and J. MORTON SURVEY, A-792 being approximately 387.515 acres of land and generally located on the north side of FM 455 and east of Union Hill Road.

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.

11. Atmos - Rider GCR - Rate Filing under Docket No. OS-24-00019196 July 29, 2026
12. Atmos - Annual Gas Cost Reconciliation Filing for the period ended June 30, 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 August 11, 2026, by 3:00 PM.

/s/Kelly Edwards

Kelly Edwards, City Secretary

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 2026-2027: \$2,012