

CITY COUNCIL

MEETING AGENDA

FEBRUARY 06, 2023, 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

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

1. Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2022.

DISCUSSION ITEMS

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.

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.

2. Consideration and possible action on the minutes from the January 17, 2023, meeting.
3. Consideration and possible action to issue the notice to proceed with South Manor Court cul-de-sac project.

- [4.](#) Consideration, Acknowledgement, and Acceptance of the Annual Financial Report and Related Audit by BrooksWatson & Co. for the Fiscal Year Ending September 30, 2022.
- [5.](#) Consideration and possible action on an Inter-Local Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System.
- [6.](#) Consideration and possible action on Ordinance 02-03-23, amending the budget for the 2022-2023 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.
- [7.](#) Consideration and possible action acknowledging no responses to the Request for Qualifications (RFQ) for the update to the Roadway Impact Fee Study were received; and proceeding with reposting the Request for Qualifications (RFQ) for the same.

PUBLIC HEARING ITEMS

- [8.](#) Conduct a public hearing regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

ACTION ITEMS

- [9.](#) Consideration and possible action on Ordinance No. 02-02-23 regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.
- [10.](#) Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- [11.](#) Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.
- [12.](#) Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.
- [13.](#) Consideration and possible action on the Final Plat of the Sanger Storage Addition, being 9.325 acres, located in the City of Sanger, and generally located on the west side of Stemmons Road approximately 192 feet south of Duck Creek 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.

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 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person specifically, Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

INFORMATIONAL ITEMS

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

- [14.](#) TML denial letter regarding a claim from Kumar Mainali

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 February 3, 2022, at 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.



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2022.

SUMMARY:

Overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2022.

FISCAL INFORMATION:

Budgeted: N/A

RECOMMENDED MOTION OR ACTION:

- The City is required under the Texas Local Government Code and City Charter to have an audit of its financial statements each year. An independent Certified Public Accountant must conduct this audit.
- The audit was performed by BrooksWatson & Co. and was conducted in accordance with governmental accounting standards and fulfills the requirements set in state law.
- The audit resulted in an unmodified ("clean") opinion indicating that the financial statements are presented fairly, in all material aspects, in accordance with generally accepted financial principles.

ATTACHMENTS:

- Annual Financial Report for the period ending September 30, 2022

ANNUAL FINANCIAL REPORT

of the

City of Sanger, Texas

**For the Year Ended
September 30, 2022**

City of Sanger, Texas

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September 30, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Sanger, Texas:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Sanger, Texas (the "City") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Sanger, Texas, as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of City of Sanger, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Emphasis of Matter

As discussed in Note IV.G to the financial statements, during 2022, the City adopted new accounting guidance Governmental Accounting Standard Board "GASB" Statement No. 87, Leases. As such, the City restated beginning net position/fund balance for governmental activities, the general fund, and the

internal service fund due to the implementation of this new accounting pronouncement. In addition, the City restated beginning net position for governmental activities due to corrections to accumulated depreciation in the prior year. Our opinion is not modified with respect to these matters.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of changes in net pension liability and related ratios, schedule of employer contributions to pension plan, schedule of changes in other postemployment benefits liability and related ratios, and general fund budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Sanger, Texas's basic financial statements. The combining schedule by department for the proprietary fund is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The combining schedule by department for the proprietary fund is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Brooks Watson & Co.
Certified Public Accountants
Houston, Texas
January 25, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

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City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS (MD&A)

September 30, 2022

As management of the City of Sanger, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2022.

Financial Highlights

- The City's total combined net position is \$60,267,084 at September 30, 2022. Of this, \$27,650,198 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$19,784,542, an increase of \$4,096,757.
- As of the end of the year, the unassigned fund balance of the general fund was \$11,963,602 or 149% of total general fund expenditures.
- The City had an overall increase in net position of \$5,556,730, which is due to revenues exceeding expenses for both governmental and business-type activities.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, liabilities, and deferred inflows/outflows with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses

City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2022

are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, and culture and recreation. The business-type activities of the City include water, sewer and electric operations.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate Sanger Industrial Development Corporation ("4A") and the Sanger Texas Development Corporation ("4B"), for which the City is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government itself.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City of Sanger. They are usually segregated for specific activities or objectives. The City of Sanger uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The two categories of City funds are governmental and proprietary.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as *on balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City of Sanger maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues,

City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2022

expenditures, and changes in fund balances for the general, debt service, and capital projects funds. The general and capital projects funds are considered to be major funds.

The City of Sanger adopts an annual appropriated budget for all funds. A budgetary comparison schedule has been provided to demonstrate compliance with the general fund budget.

Proprietary Funds

The City maintains two different types of proprietary funds. Proprietary funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses a proprietary fund to account for its public utilities. All activities associated with providing such services are accounted for in these funds, including administration, operation, maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for administrative support services to other funds of the City.

Component Units

The City maintains the accounting and financial statements for two component units. The 4A and the 4B are both discretely presented component units displayed on the government-wide financial statements.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI that GASB Statement No. 34 requires is a budgetary comparison schedule for the general fund and schedules for the City's Defined Pension Plan. RSI can be found after the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Sanger, assets and deferred outflows exceeded liabilities and deferred inflows by \$60,267,084 as of September 30, 2022, in the primary government.

City of Sanger, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*
September 30, 2022

The largest portion of the City's net position, \$26,640,909, reflects its investments in capital assets (e.g., land, city hall, police station, streets, and drainage systems, as well as the public works facilities), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, \$5,975,977, represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$27,650,198 is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

Current and other assets of governmental activities as of September 30, 2022 and September 30, 2021 were \$20,922,562 and \$16,866,005, respectively. The increase of \$4,056,557 was primarily due to greater cash on hand resulting from operating surpluses during the year.

Current and other assets of business-type activities as of September 30, 2022 and September 30, 2021 were \$30,161,908 and \$34,474,502, respectively. The decrease of \$4,312,594 was primarily attributable to funds being spent on capital investments during the year.

Current liabilities for business-type activities as of September 30, 2022 and September 30, 2021 were \$3,682,692 and \$2,739,080, respectively. The increase of \$943,612 is primarily attributable to outstanding retainage payables for construction improvements in-progress as of yearend.

Total long-term liabilities as of September 30, 2022 and September 30, 2021 were \$39,264,051 and \$41,394,069, respectively. The decrease of \$2,130,018 was primarily due to debt principal payments made during the year.

City of Sanger, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2022

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	2022			2021		
	Governmental Activities	Business-Type Activities	Total	Governmental Activities	Business-Type Activities	Total
Current and other assets	\$ 20,922,562	\$ 30,161,908	\$ 51,084,470	\$ 16,866,005	\$ 34,474,502	\$ 51,340,507
Long-term assets	17,576,543	35,897,245	53,473,788	18,057,203	30,574,110	48,631,313
Total Assets	38,499,105	66,059,153	104,558,258	34,923,208	65,048,612	99,971,820
Deferred Outflows of Resources	433,177	196,269	629,446	403,316	197,052	600,368
Other liabilities	1,196,098	3,682,692	4,878,790	1,311,570	2,739,080	4,050,650
Long-term liabilities	1,770,803	37,493,248	39,264,051	2,644,081	38,749,988	41,394,069
Total Liabilities	2,966,901	41,175,940	44,142,841	3,955,651	41,489,068	45,444,719
Deferred Inflows of Resources	698,075	169,792	867,867	350,219	66,896	417,115
Net Position:						
Net investment in capital assets	15,919,490	10,721,419	26,640,909	15,815,746	11,026,958	26,842,704
Restricted	4,349,932	1,626,045	5,975,977	3,001,389	1,520,819	4,522,208
Unrestricted	15,087,972	12,562,226	27,650,198	12,203,519	11,141,923	23,345,442
Total Net Position	\$ 35,357,394	\$ 24,909,690	\$ 60,267,084	\$ 31,020,654	\$ 23,689,700	\$ 54,710,354

City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued

September 30, 2022

Statement of Activities:

The following table provides a summary of the City's changes in net position:

	For the Year Ended September 30, 2022			For the Year Ended September 30, 2021		
	Governmental Activities	Business-Type Activities	Total Primary Government	Governmental Activities	Business-Type Activities	Total Primary Government
Revenues						
Program revenues:						
Charges for services	\$ 2,256,243	\$ 13,597,561	\$ 15,853,804	\$ 2,360,472	\$ 13,022,244	\$ 15,382,716
Grants and contri.	1,567,144	-	1,567,144	1,488,548	30,000	1,518,548
General revenues:						
Property taxes	5,768,857	-	5,768,857	5,242,753	-	5,242,753
Sales taxes	1,450,256	-	1,450,256	1,292,326	-	1,292,326
Franchise & local taxes	424,614	-	424,614	323,503	-	323,503
Investment income	278,570	247,377	525,947	17,249	468,643	485,892
Other revenues	341,653	-	341,653	409,542	-	409,542
Total Revenues	12,087,337	13,844,938	25,932,275	11,134,393	13,520,887	24,655,280
Expenses						
General government	2,703,118	-	2,703,118	2,347,224	-	2,347,224
Public safety	3,357,133	-	3,357,133	2,930,532	-	2,930,532
Public works	1,590,864	-	1,590,864	1,530,906	-	1,530,906
Culture and recreation	820,872	-	820,872	831,322	-	831,322
Interest & fiscal chrgs.	43,373	1,027,070	1,070,443	74,009	1,149,964	1,223,973
Water, sewer, & electric	-	10,833,115	10,833,115	-	9,696,559	9,696,559
Total Expenses	8,515,360	11,860,185	20,375,545	7,713,993	10,846,523	18,560,516
Change in Net Position						
Before Transfers	3,571,977	1,984,753	5,556,730	3,420,400	2,674,364	6,094,764
Transfers	764,763	(764,763)	-	1,040,599	(1,040,599)	-
Total	764,763	(764,763)	-	1,040,599	(1,040,599)	-
Change in Net Position	4,336,740	1,219,990	5,556,730	4,460,999	1,633,765	6,094,764
Beginning Net Position	31,020,654	23,689,700	54,710,354	26,559,655	22,055,935	48,615,590
Ending Net Position	\$ 35,357,394	\$ 24,909,690	\$ 60,267,084	\$ 31,020,654	\$ 23,689,700	\$ 54,710,354

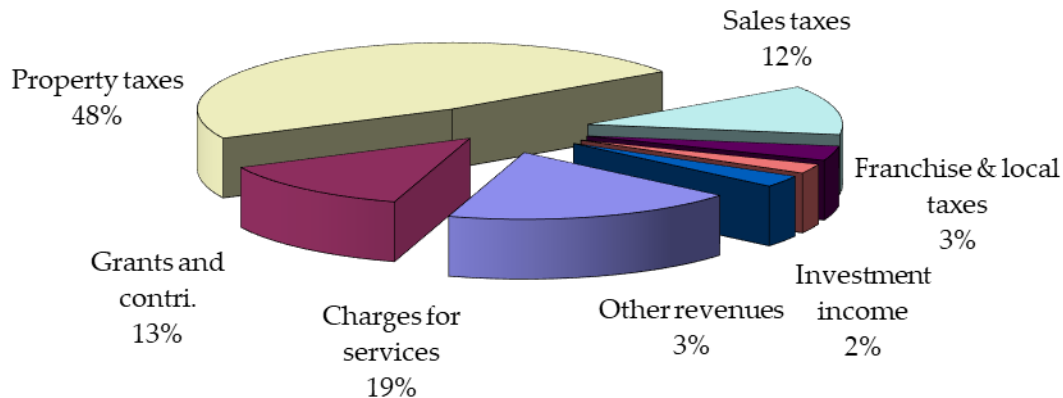
City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2022

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.

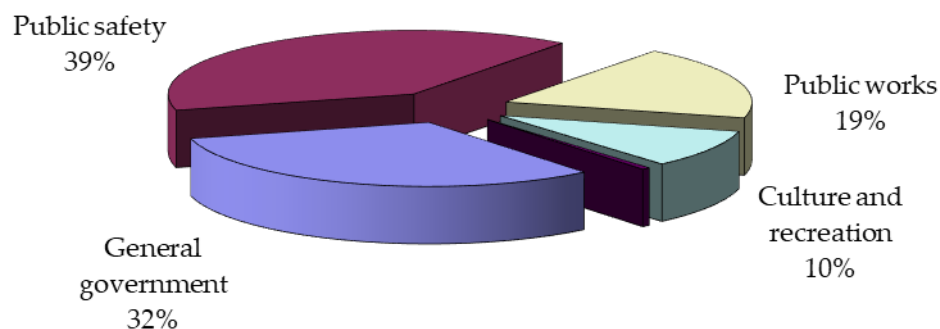
Governmental Activities - Revenues



For the year ended September 30, 2022, revenues from governmental activities totaled \$12,087,337. Property tax, charges for services, and grants/contributions are the City's largest revenue sources. Property tax increased by \$526,104 or 10% due to greater appraised property values. Sales and franchise taxes increased by \$157,930 or 12% and \$101,111 or 31%, respectively, due to economic growth fueled by local purchases. Investment income increased by \$261,321 primarily due to an increase in interest rates over the course of the year. Other revenues decreased by \$67,889 or 17% primarily due to a reduction in roadway impact fees in the current year. All other revenues remained relatively stable when compared to the previous year.

This graph shows the governmental function expenses of the City:

Governmental Activities - Expenses



For the year ended September 30, 2022, expenses for governmental activities totaled \$8,515,360. This represents an increase of \$801,367 or 10% from the prior year. The City's largest functional expense is public safety of \$3,357,133, which primarily includes costs for the police department, animal control, fire department, and EMS services. Public safety expenses increased by \$426,601 or 15% primarily due to greater personnel costs resulting from the hiring of new police officers and firefighters. General

City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

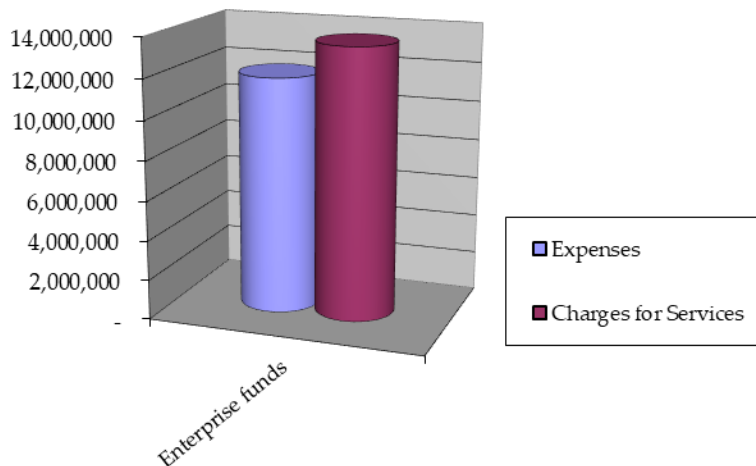
September 30, 2022

government expenses increased by \$355,894 or 15% primarily due to greater administrative and technical support services for various city events throughout the year. Interest and fiscal charges decreased by \$30,636 or 41% primarily due to long-term debt approaching maturity. All other expenditures remained relatively consistent with the previous year.

Business-type activities are shown comparing operating costs to revenues generated by related services.

For the year ended September 30, 2022, charges for services by business-type activities totaled \$13,597,561. This represents an increase of \$575,317 or 4% from the previous year, which is considered minimal.

Business-Type Activities - Revenues and Expenses



Utility service expenses increased by \$1,136,556 or 12% primarily due to greater personnel costs, water purchases, and wastewater infrastructure depreciation over the course of the year. Interest and fiscal charges decreased by \$122,894 or 11% due to outstanding debt approaching maturity.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

As of the end of the year the general fund reflected a total fund balance of \$15,976,126. Of this, \$15,856 is restricted for municipal court, \$149,895 is restricted for tourism, \$105,557 is restricted for library improvements, \$85,198 for public safety, \$11,837 is restricted for parks, \$2,167,759 is restricted for the

City of Sanger, Texas

MANAGEMENT'S DISCUSSION AND ANALYSIS, *Continued*

September 30, 2022

A.R.P. COVID grant, and \$1,352,429 is restricted for roadway impact fees. In addition, \$123,993 is committed for employee benefits. Unassigned fund balance totaled \$11,963,602 as of yearend. The general fund increased by \$3,028,427 primarily as a result of greater than anticipated revenues and other financing sources and fewer than anticipated expenditures.

The capital projects fund reflected an ending balance of \$3,347,015, an increase of \$1,070,731. This increase is primarily attributed to significant interfund transfers from the general fund, offset by limited capital outlay expenditures in the current year.

There was an increase in governmental fund balance of \$4,096,757 over the prior year. The increase was primarily due to revenues and other financing sources exceeding current year expenditures.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

GENERAL FUND BUDGETARY HIGHLIGHTS

There was a total positive budget variance of \$3,081,922 in the general fund. This is a combination of a positive revenue variance of \$2,034,508, a positive expenditure variance of \$679,205, and a positive variance of \$368,209 in other financing sources and uses. The most significant revenue variances were for intergovernmental revenue, sales tax, and other revenue.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$17,576,543 in a variety of capital assets and infrastructure, net of accumulated depreciation. Depreciation is included with the governmental capital assets as required by GASB Statement No. 34. The City's business-type activities funds had invested \$35,897,245 in a variety of capital assets and infrastructure, net of accumulated depreciation.

Major capital asset events during the current year include the following:

- Investments in the 2021-2022 street rehabilitation program for \$119,142.
- Asphalt street repairs totaling \$84,850.
- Purchased SCBA mask accessories for \$203,926.
- Purchased five Chevy Tahoes for police department totaling 290,174.
- Purchased Laserfiche software system for \$113,768.
- Investment in FM 455 utility and I-35 relocation totaling for \$5,740,267 and \$319,694, respectively.

City of Sanger, Texas
MANAGEMENT'S DISCUSSION AND ANALYSIS, Continued
September 30, 2022

- Purchased bar screens for wastewater treatment plant \$213,565.
- Investments for water line bolivar infrastructure for \$167,095.
- Well #7 improvements for \$72,138.

More detailed information about the City's capital assets is presented in note IV. D to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City had total long-term debt (including premiums) outstanding of \$39,981,843. The City made principal payments on outstanding bonds and leases of \$1,052,873. More detailed information about the City's long-term liabilities is presented in note IV. E to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Mayor and City Council are committed to maintaining and improving the overall wellbeing of the City of Sanger and improving services provided to their public citizens. The City is considering budgeting conservatively for the upcoming year and planning to maintain similar services.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Sanger's finances for all those with an interest in the City's finances. Questions concerning this report or requests for additional financial information should be directed to the City Manager at the City of Sanger City Hall at 502 Elm Street, Sanger, Texas 76266.

FINANCIAL STATEMENTS

City of Sanger, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
September 30, 2022

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
<u>Assets</u>			
Current assets:			
Cash and cash equivalents	\$ 19,431,833	\$ 27,054,158	\$ 46,485,991
Investments	549,030	727,465	1,276,495
Receivables, net	875,651	1,498,720	2,374,371
Other assets	1,780	-	1,780
Inventory	-	811,017	811,017
Due from component units	134,816	-	134,816
Internal balances	(70,548)	70,548	-
Total Current Assets	20,922,562	30,161,908	51,084,470
Noncurrent assets:			
Lease receivable, noncurrent portion	90,088	-	90,088
Capital assets			
Non-depreciable	1,065,933	8,771,791	9,837,724
Net depreciable capital assets	16,510,610	27,125,454	43,636,064
Total Noncurrent Assets	17,666,631	35,897,245	53,563,876
Total Assets	38,589,193	66,059,153	104,648,346
<u>Deferred Outflows of Resources</u>			
Deferred charge on refunding	10,512	77,088	87,600
Pension outflows	393,729	111,052	504,781
OPEB outflows	28,936	8,129	37,065
Total Deferred Outflows of Resources	433,177	196,269	629,446

See Notes to Financial Statements.

Component Units	
Sanger Industrial Dev. Corp. (4A)	Sanger Texas Dev. Corp. (4B)
\$ 2,617,405	\$ 2,032,319
95,851	284,621
123,693	123,693
-	-
-	-
-	-
-	-
2,836,949	2,440,633
-	-
-	-
605,365	-
605,365	-
3,442,314	2,440,633
-	-
-	-
-	-
-	-

City of Sanger, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
September 30, 2022

	Primary Government		
	Governmental	Business-Type	
	Activities	Activities	Total
<u>Liabilities</u>			
Current liabilities:			
Accounts payable and			
accrued liabilities	\$ 709,165	\$ 1,692,310	\$ 2,401,475
Accrued interest payable	9,761	444,619	454,380
Customer deposits	-	491,501	491,501
Due to primary government	-	-	-
Compensated absences - current	134,306	77,262	211,568
Long term debt due within one year	342,866	977,000	1,319,866
Total Current Liabilities	1,196,098	3,682,692	4,878,790
Noncurrent liabilities:			
Debt due in more than one year	1,304,599	37,357,378	38,661,977
Compensated absences - noncurrent	14,922	8,585	23,507
OPEB liability	153,010	43,157	196,167
Net pension liability	298,272	84,128	382,400
Total Noncurrent Liabilities	1,770,803	37,493,248	39,264,051
Total Liabilities	2,966,901	41,175,940	44,142,841
<u>Deferred Inflows of Resources</u>			
OPEB inflows	5,349	1,509	6,858
Pension inflows	596,639	168,283	764,922
Lease related	96,087	-	96,087
Total Deferred Inflows of Resources	698,075	169,792	867,867
<u>Net Position</u>			
Net investment in capital assets	15,919,490	10,721,419	26,640,909
Restricted for:			
Debt service	461,401	-	461,401
A.R.P. grant	2,167,759	-	2,167,759
Parks	11,837	-	11,837
Economic development	-	-	-
Roadway impact fees	1,352,429	-	1,352,429
Capital improvements	-	1,626,045	1,626,045
Other purposes	356,506	-	356,506
Unrestricted	15,087,972	12,562,226	27,650,198
Total Net Position	\$ 35,357,394	\$ 24,909,690	\$ 60,267,084

See Notes to Financial Statements.

Component Units	
Sanger Industrial Dev. Corp. (4A)	Sanger Texas Dev. Corp. (4B)
\$ 3,146	\$ 12,072
-	-
-	-
67,408	67,408
-	-
-	-
70,554	79,480
-	-
-	-
-	-
-	-
-	-
70,554	79,480
-	-
-	-
-	-
-	-
605,365	-
-	-
-	-
-	-
2,766,395	2,361,153
-	-
-	-
-	-
\$ 3,371,760	\$ 2,361,153

City of Sanger, Texas
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	\$ 2,703,118	\$ 1,453,850	\$ -	\$ 21,000
Public safety	3,357,133	802,393	1,333,644	-
Public works	1,590,864	-	-	-
Culture and recreation	820,872	-	-	-
Interest and fiscal charges	43,373	-	212,500	-
Total Governmental Activities	8,515,360	2,256,243	1,546,144	21,000
Business-Type Activities				
Water	1,807,084	2,438,070	-	-
Sewer	1,867,190	2,748,247	-	-
Electric	7,146,692	8,341,482	-	-
Utility administration	1,039,219	69,762	-	-
Total Business-Type Activities	11,860,185	13,597,561	-	-
Total Primary Government	\$ 20,375,545	\$ 15,853,804	\$ 1,546,144	\$ 21,000
Component Units				
Sanger Ind. Dev. Corp. (4A)	138,083	-	-	-
Sanger Texas Dev. Corp. (4B)	314,880	-	-	-
	\$ 452,963	\$ -	\$ -	\$ -

General Revenues:

Taxes

Property taxes

Sales taxes

Franchise and local taxes

Investment income

Other revenues

Insurance recoveries

Transfers**Total General Revenues and Transfers****Change in Net Position**

Beginning Net Position

Ending Net Position

See Notes to Financial Statements.

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	Sanger Industrial Dev. Corp. (4A)	Sanger Texas Dev. Corp. (4B)
\$ (1,228,268)	\$ -	\$ (1,228,268)	\$ -	\$ -
(1,221,096)	-	(1,221,096)	-	-
(1,590,864)	-	(1,590,864)	-	-
(820,872)	-	(820,872)	-	-
169,127	-	169,127	-	-
(4,691,973)	-	(4,691,973)	-	-
-	630,986	630,986	-	-
-	881,057	881,057	-	-
-	1,194,790	1,194,790	-	-
-	(969,457)	(969,457)	-	-
-	1,737,376	1,737,376	-	-
(4,691,973)	1,737,376	(2,954,597)	-	-
			(138,083)	-
			-	(314,880)
			(138,083)	(314,880)
5,768,857	-	5,768,857	-	-
1,450,256	-	1,450,256	718,151	718,151
424,614	-	424,614	-	-
278,570	247,377	525,947	28,844	36,105
337,672	-	337,672	5,000	900
3,981	-	3,981	-	-
764,763	(764,763)	-	-	-
9,028,713	(517,386)	8,511,327	751,995	755,156
4,336,740	1,219,990	5,556,730	613,912	440,276
31,020,654	23,689,700	54,710,354	2,757,848	1,920,877
\$ 35,357,394	\$ 24,909,690	\$ 60,267,084	\$ 3,371,760	\$ 2,361,153

City of Sanger, Texas

BALANCE SHEET GOVERNMENTAL FUNDS September 30, 2022

	General	Capital Projects Fund	Nonmajor Debt Service
<u>Assets</u>			
Cash and cash equivalents	\$ 15,314,966	\$ 3,357,035	\$ 461,377
Investments	549,030	-	-
Receivables, net	850,476	-	8,752
Lease receivables	106,511	-	-
Other assets	1,780	-	-
Due from component units	134,816	-	-
Total Assets	\$ 16,957,579	\$ 3,357,035	\$ 470,129
<u>Liabilities</u>			
Accounts payable and accrued liabilities	\$ 556,496	\$ 10,020	\$ -
Due to other funds	70,548	-	-
Total Liabilities	627,044	10,020	-
<u>Deferred Inflows of Resources</u>			
Unavailable revenue			
Property taxes	68,816	-	8,728
EMS revenue	189,506	-	-
Lease related	96,087	-	-
Total Deferred Inflows of Resources	354,409	-	8,728
<u>Fund Balances</u>			
Restricted for:			
Municipal court	15,856	-	-
Tourism	149,895	-	-
Library	105,557	-	-
Public safety	85,198	-	-
Debt service	-	-	461,401
A.R.P. grant	2,167,759	-	-
Parks	11,837	-	-
Roadway impact fees	1,352,429	-	-
Committed for:			
Capital projects	-	3,347,015	-
Employee benefits	123,993	-	-
Unassigned reported in:			
General fund	11,963,602	-	-
Total Fund Balances	15,976,126	3,347,015	461,401
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 16,957,579	\$ 3,357,035	\$ 470,129

See Notes to Financial Statements.

**Total
Governmental
Funds**

\$	19,133,378
	549,030
	859,228
	106,511
	1,780
	134,816
\$	20,784,743

\$	566,516
	70,548
	637,064

	77,544
	189,506
	96,087
	363,137

	15,856
	149,895
	105,557
	85,198
	461,401
	2,167,759
	11,837
	1,352,429
	3,347,015
	123,993
	11,963,602
	19,784,542
\$	20,784,743

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City of Sanger, Texas

RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION GOVERNMENTAL FUNDS

September 30, 2022

Fund Balances - Total Governmental Funds	\$ 19,784,542
Adjustments for the Statement of Net Position:	
Capital assets used in governmental activities are not current financial resources and, therefore, not reported in the governmental funds.	
Capital assets - non-depreciable	1,065,933
Capital assets - net depreciable	16,400,490
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	
Property tax receivable	77,544
EMS receivable	189,506
Deferred outflows (inflows) of resources, represent a consumption (acquisition) of net position that applies to a future period(s) and is not recognized as an outflow (inflow) of resources (expense/ expenditure) (revenue) until then.	
Deferred charge on refunding	10,512
Pension contributions	179,342
OPEB contributions	1,055
Pension outflows	108,383
Pension inflows	(436,005)
OPEB outflows	20,122
OPEB inflows	(3,909)
Internal service funds are used by management to charge the cost of internal services to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.	
Net position - governmental activities	56,962
Some liabilities, including bonds payable and deferred charges, are not reported as liabilities in the governmental funds.	
Accrued interest	(9,761)
Compensated absences	(112,654)
Bond premium	(60,961)
Net pension liability	(217,968)
OPEB liability	(111,815)
Non-current liabilities due in one year	(340,286)
Non-current liabilities due in more than one year	(1,243,638)
Net Position of Governmental Activities	\$ 35,357,394

See Notes to Financial Statements.

City of Sanger, Texas

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS

For the Year Ended September 30, 2022

		Capital	Nonmajor
	General	Projects Fund	Debt
			Service
<u>Revenues</u>			
Property tax	\$ 5,518,833	\$ -	\$ 161,891
Sales tax	1,450,256	-	-
Franchise and local taxes	424,614	-	-
License and permits	336,051	-	-
Charges for services	1,117,799	-	-
Fire and rescue	663,254	-	-
Contributions and donations	5,396	-	-
Intergovernmental	1,328,248	-	212,500
Fines and forfeitures	139,139	-	-
Investment income	218,370	51,631	8,569
Other revenue	337,672	-	-
Total Revenues	11,539,632	51,631	382,960
<u>Expenditures</u>			
Current:			
General government	2,528,483	66,501	1,250
Police department	1,785,204	-	-
Municipal court	204,612	-	-
Fire and EMS	1,413,267	-	-
Parks and recreation	563,541	-	-
Public works	935,093	-	-
Debt service:			
Principal	53,546	-	275,100
Interest	4,759	-	57,476
Capital outlay	524,468	232,910	-
Total Expenditures	8,012,973	299,411	333,826
Excess of Revenues Over (Under) Expenditures	3,526,659	(247,780)	49,134
<u>Other Financing Sources (Uses)</u>			
Transfers in	816,298	1,318,511	-
Transfers (out)	(1,318,511)	-	(51,535)
Insurance recoveries	3,981	-	-
Total Other Financing Sources (Uses)	(498,232)	1,318,511	(51,535)
Net Change in Fund Balances	3,028,427	1,070,731	(2,401)
Beginning fund balances	12,947,699	2,276,284	463,802
Ending Fund Balances	\$ 15,976,126	\$ 3,347,015	\$ 461,401

See Notes to Financial Statements.

Total Governmental Funds	
<hr/>	
\$	5,680,724
	1,450,256
	424,614
	336,051
	1,117,799
	663,254
	5,396
	1,540,748
	139,139
	278,570
	337,672
	<hr/>
	11,974,223
	<hr/>
	2,596,234
	1,785,204
	204,612
	1,413,267
	563,541
	935,093
	328,646
	62,235
	757,378
	<hr/>
	8,646,210
	<hr/>
	3,328,013
	2,134,809
	(1,370,046)
	3,981
	<hr/>
	768,744
	<hr/>
	4,096,757
	15,687,785
	<hr/>
\$	19,784,542
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City of Sanger, Texas

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended September 30, 2022

Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental funds	\$ 4,096,757
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay	844,586
Depreciation expense	(1,344,960)
Capital asset contributions	21,000
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
EMS receivable	99,049
Property tax receivable	(10,916)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	(5,182)
Accrued interest	5,084
Pension expense	137,882
OPEB expense	(12,889)
The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when they are first issued; whereas, these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	
Principal payments	328,646
Amortization of deferred charges	(908)
Amortization of bond premium	14,686
Internal service funds are used by management to charge the cost of internal services to individual funds. The City reports the net gain (loss) of internal service funds within governmental activities.	
	163,905
Change in Net Position of Governmental Activities	\$ 4,336,740

See Notes to Financial Statements.

City of Sanger, Texas
STATEMENT OF NET POSITION (Page 1 of 2)
PROPRIETARY FUND
September 30, 2022

	Water, Sewer & Electric	Governmental Activities Internal Service
<u>Assets</u>		
<u>Current Assets</u>		
Cash and cash equivalents	\$ 27,054,158	\$ 298,455
Investments	727,465	-
Receivables, net	1,498,720	-
Inventory	811,017	-
Due from other funds	70,548	-
Total Current Assets	30,161,908	298,455
<u>Noncurrent Assets</u>		
Capital assets:		
Non-depreciable	8,771,791	-
Net depreciable capital assets	27,125,454	110,120
Total Noncurrent Assets	35,897,245	110,120
Total Assets	66,059,153	408,575
<u>Deferred Outflows of Resources</u>		
Deferred charge on refunding	77,088	-
Pension outflows	111,052	106,004
OPEB outflows	8,129	7,759
Total Deferred Outflows of Resources	196,269	113,763

City of Sanger, Texas
STATEMENT OF NET POSITION (Page 2 of 2)
PROPRIETARY FUND
September 30, 2022

	Water, Sewer & Electric	Governmental Activities Internal Service
<u>Liabilities</u>		
<u>Current Liabilities</u>		
Accounts payable and accrued liabilities	\$ 1,692,310	\$ 142,649
Accrued interest	444,619	-
Customer deposits	491,501	-
Lease liability	-	2,580
Compensated absences - current	77,262	32,917
Bonds and capital leases payable - current	977,000	-
Total Current Liabilities	3,682,692	178,146
<u>Noncurrent Liabilities</u>		
Compensated absences - noncurrent	8,585	3,657
Net pension liability	84,128	80,304
OPEB liability	43,157	41,195
Bonds and capital leases payable - noncurrent	37,357,378	-
Total Liabilities	41,175,940	303,302
<u>Deferred Inflows of Resources</u>		
OPEB inflows	1,509	1,440
Pension inflows	168,283	160,634
Total Deferred Inflows of Resources	169,792	162,074
<u>Net Position</u>		
Net investment in capital assets	10,721,419	107,540
Restricted for capital improvements	1,626,045	-
Unrestricted	12,562,226	(50,578)
Total Net Position	\$ 24,909,690	\$ 56,962

See Notes to Financial Statements.

City of Sanger, Texas

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION PROPRIETARY FUND

For the Year Ended September 30, 2022

	Water, Sewer & Electric	Governmental Activities Internal Service
<u>Operating Revenues</u>		
Charges for services	\$ 13,104,789	\$ 3,001,649
Connection fees	53,510	-
Tap fees	369,500	-
Other revenue	69,762	-
Total Operating Revenues	13,597,561	3,001,649
<u>Operating Expenses</u>		
Salaries and wages	2,368,902	1,667,970
Contracted services	653,829	794,774
Utilities	348,695	108,545
Materials and supplies	187,730	142,845
Water and electric purchases	5,131,738	-
Repairs and maintenance	564,199	99,245
Depreciation	1,578,022	24,187
Total Operating Expenses	10,833,115	2,837,566
Operating Income (Loss)	2,764,446	164,083
<u>Nonoperating Revenues (Expenses)</u>		
Investment income	247,377	-
Interest expense	(1,027,070)	(178)
Total Nonoperating Revenues (Expenses)	(779,693)	(178)
Income (Loss) Before Transfers	1,984,753	163,905
Transfers (out)	(764,763)	-
Change in Net Position	1,219,990	163,905
Beginning net position	23,689,700	(106,943)
Ending Net Position	\$ 24,909,690	\$ 56,962

See Notes to Financial Statements.

City of Sanger, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUND (Page 1 of 2)
For the Year Ended September 30, 2022

	Water, Sewer & Electric	Governmental Activities Internal Service
<u>Cash Flows from Operating Activities</u>		
Receipts from customers	\$ 13,676,725	\$ -
Receipts from interfund charges for administrative services	-	3,001,649
Payments to suppliers	(6,492,165)	(1,100,422)
Payments to employees	(2,412,640)	(1,714,142)
Receipts from (payments to) other funds	(37,354)	-
Net Cash Provided (Used) by Operating Activities	4,734,566	187,085
<u>Cash Flows from Noncapital Financing Activities</u>		
Operating transfers (out)	(764,763)	-
Net Cash Provided (Used) by Noncapital Financing Activities	(764,763)	-
<u>Cash Flows from Capital and Related Financing Activities</u>		
Capital purchases	(6,901,157)	(22,901)
Principal paid on lease liability	-	(4,327)
Principal paid on debt	(719,900)	-
Interest paid on debt	(1,166,466)	(178)
Net Cash Provided (Used) by Capital and Related Financing Activities	(8,787,523)	(27,406)
<u>Cash Flows from Investing Activities</u>		
Purchases of investments, net	(641)	-
Interest on investments	247,377	-
Net Cash Provided by Investing Activities	246,736	-
Net Increase (Decrease) in Cash and Cash Equivalents	(4,570,984)	159,679
Beginning cash and cash equivalents	31,625,142	138,776
Ending Cash and Cash Equivalents	\$ 27,054,158	\$ 298,455

See Notes to Financial Statements.

City of Sanger, Texas
STATEMENT OF CASH FLOWS
PROPRIETARY FUND (Page 2 of 2)
For the Year Ended September 30, 2022

	<u>Water, Sewer & Electric</u>	<u>Governmental Activities Internal Service</u>
<u>Reconciliation of Operating Income</u>		
<u>to Net Cash Provided by Operating Activities</u>		
Operating Income / (Loss)	\$ 2,764,446	\$ 164,083
Adjustments to reconcile operating income / (loss) to net cash provided / (used):		
Depreciation	1,578,022	24,187
Changes in Operating Assets and Liabilities:		
(Increase) Decrease in:		
Accounts receivable	90,477	-
Inventory	(310,872)	-
Due from/to other funds	(37,354)	-
Other deferred outflows of resources - pensions	(8,656)	(8,263)
Deferred inflows of resources - pensions	103,318	98,622
Other deferred outflows of resources - OPEB	10	10
Deferred inflows of resources - OPEB	(422)	(403)
Increase (Decrease) in:		
Accounts payable and accrued liabilities	704,898	44,987
Compensated absences	4,461	(165)
Customer deposits	(11,313)	-
Net pension liability	(147,879)	(141,157)
OPEB liability	5,430	5,184
Net Cash Provided (Used) by Operating Activities	<u>\$ 4,734,566</u>	<u>\$ 187,085</u>

See Notes to Financial Statements.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS

September 30, 2022

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Description of Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

B. Reporting Entity

The City of Sanger, Texas (the “City”) was incorporated in 1886 and operates under a Council-Manager form of government. The City provides: general government, public safety, public works, culture and recreation, water, sewer, and electricity operations.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The Sanger Industrial Development Corporation (“4A fund”) and the Sanger Texas Development Corporation (“4B fund”), although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and is fiscally independent of other state and local governments.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Additionally, prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable, and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Discretely Presented Component Units

Sanger Industrial Development Corporation (4A)

The Sanger Texas Industrial Development Corporation ("4A") is governed by a board of five directors, all of whom are appointed by the City Council of the City of Sanger and any of whom can be removed from office by the City Council at its will. The 4A fund was incorporated in the state of Texas as a non-profit industrial development corporation under Section 4A of the Development Corporation Act of 1979. The purpose of the 4A fund is to promote economic development within the City of Sanger. Discrete presentation is appropriate because the District's Board is not substantially the same as the City.

Sanger Texas Development Corporation (4B)

The Sanger Texas Development Corporation ("4B") is governed by a board of seven directors, all of whom are appointed by the City Council at its will. The 4B fund was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4B of the Development Corporation Act of 1979. The purpose of the 4B fund is to promote economic and community development within the City of Sanger. Discrete presentation is appropriate because the District's Board is not substantially the same as the City.

C. Basis of Presentation Government-Wide and Fund Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds and the proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

interfund services provided and other charges between the government's water and transit functions and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

The fund financial statements provide information about the government's funds. Separate statements for each fund category—governmental and proprietary are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The government reports the following major governmental funds:

Governmental Funds

Governmental funds are those funds through which most governmental functions are typically financed.

General Fund

The general fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, parks and recreation and public works.

Capital Projects Fund

The capital projects fund is used to account for capital asset activities for governmental fund types.

The government reports the following nonmajor governmental fund:

Debt Service Fund

The debt service fund is used to account for debt service activities for governmental fund types.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Proprietary Fund Types

Proprietary funds are used to account for activities that are similar to those often found in the private sector. All assets, liabilities, equities, revenues, expenses, and transfers relating to the government's business activities are accounted for through proprietary funds. The measurement focus is on determination of net income, financial position, and cash flows. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues include charges for services. Operating expenses include costs of materials, contracts, personnel, and depreciation. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Proprietary fund types follow GAAP prescribed by the Governmental Accounting Standards Board (GASB) and all financial Accounting Standards Board's standards issued prior to November 30, 1989. Subsequent to this date, the City accounts for its enterprise funds as presented by GASB. The proprietary fund types used by the City include enterprise funds.

The government reports the following major enterprise fund:

Water, Sewer, & Electric Fund

This fund is used to account for the provision of water, sewer and electric services to the residents of the City. Activities of the fund include administration, operations and maintenance of the water production and distribution system, water collection and treatment systems, and electric services. The fund also accounts for the accumulation of resources for and the payment of long-term debt. All costs are financed through charges to utility customers.

Additionally, the government reports the following fund type:

Internal Service Fund

Revenues and expenses related to services provided to organizations inside the City on a cost reimbursement basis are accounted for in an internal service fund. The City's internal service fund was set up to provide administrative support services to other funds of the City.

During the course of operations the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

D. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the government.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

1. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

In accordance with GASB Statement No. 31, *Accounting and Reporting for Certain Investments and External Investment Pools*, the City reports all investments at fair value, except for "money market investments" and "2a7-like pools." Money market investments, which are short-term highly liquid debt instruments that may include U.S. Treasury and agency obligations, are reported at amortized costs. Investment positions in external investment pools that are operated in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940, such as TexPool, are reported using the pools' share price.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, of the Texas Governmental Code.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Fully collateralized certificates of deposit and money market accounts
- Statewide investment pools

2. Fair Value

The City has applied Governmental Accounting Standards Board ("GASB") Statement No. 72, Fair Value Measurement and Application. GASB Statement No. 72 provides guidance for determining a fair value measurement for reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "interfund receivables/payables" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds" in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as "due to/from component unit/primary government." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds are offset by a fund balance reserve account in the applicable governmental fund to indicate they are not available for appropriation and are not expendable available financial resources.

All trade receivables are shown net of any allowance for uncollectible amounts.

4. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Penalties are calculated after February 1 up to the date collected by the government at the rate of 6% for the first month and increased 1% per month up to a total of

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

12%. Interest is calculated after February 1 at the rate of 1% per month up to the date collected by the government. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

5. Inventories and Prepaid Items

The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred, (i.e., the purchase method). The inventories are valued at the lower of cost or market using the average cost method. Certain payments to vendors reflect costs applicable to future accounting periods (prepaid expenditures) are recognized as expenditures when utilized.

6. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government, as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful years.

Asset Description	Estimated Useful Life
Vehicles	5-10 years
Furniture and equipment	5 to 10 years
Infrastructure	10-30 years
Water and sewer system	10-30 years
Buildings and improvements	5-40 years

7. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/ expenditure) until then. An example is a deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The government has only one type of item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and EMS revenues. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

8. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

flow assumption must be made about the order in which the resources are considered to be applied.

9. Fund Balance Flow Assumptions

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

10. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The government itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The governing council is the highest level of decision-making authority for the government that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The governing body (council) has by resolution authorized the City Manager to assign fund balance. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

11. Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consist of unpaid, accumulated vacation balances. The liability has been calculated using the vesting method, in which leave amounts for both employees who currently are eligible to receive termination payments and other employees who are expected to become eligible in the future to receive such payments upon termination are included. Vested or accumulated vacation leave and compensated leave of government-wide and proprietary funds are recognized as an expense and liability of those funds as the benefits accrue to employees.

It is the City's policy to liquidate compensated absences with future revenues rather than with currently available expendable resources. Accordingly, the City's governmental funds recognize accrued compensated absences when it is paid.

12. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. The long-term debt consists primarily of bonds payable and accrued compensated absences.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements until due. The debt proceeds are reported as other financing sources, net of the applicable premium or discount and payments of principal and interest reported as expenditures. In the governmental fund types, issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures. However, claims and judgments paid from governmental funds are reported as a liability in the fund financial statements only for the portion expected to be financed from expendable available financial resources.

Long-term debt and other obligations, financed by proprietary funds, are reported as liabilities in the appropriate funds. For proprietary fund types, bond premiums, and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs are expensed as incurred in accordance with GASB statement no. 65.

Assets acquired under the terms of capital leases are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

expenditures in the general fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

13. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

14. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

15. Other Postemployment Benefits ("OPEB")

The City has implemented GASB Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions. This statement applies to the individual employers (TMRS cities) in the TMRS Supplemental Death Benefits (SDB) plan, with retiree coverage. The TMRS SDBF covers both active and retiree benefits with no segregation of assets, and therefore doesn't meet the definition of a trust under GASB No. 75 (i.e., no assets are accumulated for OPEB) and as such the SDBF is considered to be an unfunded OPEB plan. For purposes of reporting under GASB 75, the retiree portion of the SDBF is not considered a cost sharing plan and is instead considered a single employer, defined benefit OPEB plan. The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary, calculated based on the employee's actual earnings on which TMRS deposits are made, for the 12-month period preceding the month of death. The death benefit amount for retirees is

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

\$7,500. GASB No. 75 requires the liability of employers and nonemployer contributing entities to employees for defined benefit OPEB (net OPEB liability) to be measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position.

16. Leases

Lessee: The City is a lessee for a noncancellable lease of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Lessor: The City is a lessor for a noncancellable lease of a cell tower. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

II. RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

A. Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position.

The governmental fund balance sheet includes reconciliation between *fund balance-total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that long-term liabilities, including bonds, are not due and payable in the current period and, therefore, are not reported in the funds.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

B. Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities.

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental states that, “the issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.”

III. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental and enterprise funds.

The appropriated budget is prepared by fund, function, and department. The legal level of control is the fund level. No funds can be transferred or added to a budgeted item without Council approval. Appropriations lapse at the end of the year. Budget amendments were only re-classes at the function level and below and there was no increase in budgeted revenues or expenses by function from amendments.

IV. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

As of September 30, 2022, the primary government had the following investments:

Investment Type	Carrying Value	Average Maturity (Years)
Certificates of deposit	\$ 1,276,495	0.48
Total fair value	\$ 1,276,495	
Portfolio weighted average maturity		0.48

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

As of September 30, 2022, the 4A Component Unit had the following investments:

<u>Investment Type</u>	<u>Carrying Value</u>	<u>Average Maturity (Years)</u>
Certificates of deposit	\$ 95,851	0.50
Total fair value	<u>\$ 95,851</u>	
Portfolio weighted average maturity		0.50

As of September 30, 2022, the 4B Component Unit had the following investments:

<u>Investment Type</u>	<u>Carrying Value</u>	<u>Average Maturity (Years)</u>
Certificates of deposit	\$ 284,621	0.58
Total fair value	<u>\$ 284,621</u>	
Portfolio weighted average maturity		0.58

Interest rate risk – In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average of maturity not to exceed five years; structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations; monitoring credit ratings of portfolio position to assure compliance with rating requirements imposed by the Public Funds Investment Act; and invest operating funds primarily in short-term securities or similar government investment pools.

Credit risk – The City's investment policy limits investments to obligations of the United States, State of Texas, or their agencies and instrumentalities with an investment quality rating of not less than "A" or its equivalent, by a nationally recognized investment rating firm. Other obligations must be unconditionally guaranteed (either express or implied) by the full faith and credit of the United States Government or the issuing U.S. agency and investment pools with an investment quality not less than AAA or AAA-m, or equivalent, by at least one nationally recognized rating service.

Custodial credit risk – deposits In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. State statutes require that all deposits in financial institutions be insured or fully collateralized by U.S. government obligations or its agencies and instrumentalities or direct obligations of Texas or its agencies and instrumentalities that have a market value of not less than the principal amount of the deposits. As of September 30, 2022, the market values of pledged securities and FDIC exceeded bank balances.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Custodial credit risk – investments For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that it will seek to safekeeping securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, are executed by delivery versus payment to ensure that securities are deposited in the City's safekeeping account prior to the release of funds.

B. Receivables

- The following comprise trade receivable balances of the primary government at year end:

	General	Debt Service	Water, Sewer & Electric	Total
Property taxes	\$ 96,986	\$ 13,031	\$ -	\$ 110,017
Sales tax	247,386	-	-	247,386
Franchise & local taxes	70,490	-	-	70,490
Hotel occupancy	41,594	-	-	41,594
EMS	596,402	-	-	596,402
Accounts	186,756	-	1,540,774	1,727,530
Lease	106,511	-	-	106,511
Allowance	(389,138)	(4,279)	(42,054)	(435,471)
	<u>\$ 956,987</u>	<u>\$ 8,752</u>	<u>\$ 1,498,720</u>	<u>\$ 2,464,459</u>

- The following comprise trade receivable balances of the component units at year end:

	4A	4B	Total
Sales tax	\$ 123,693	\$ 123,693	\$ 247,386
	<u>\$ 123,693</u>	<u>\$ 123,693</u>	<u>\$ 247,386</u>

- The City is the lessor of a contract in which the City receives lease payments from AT&T for the use of an existing cell tower. The lease commenced on May 1, 2018, with a term of 120 months. Monthly lease payments of \$1,632 will be paid through April 1, 2023. The lease payments increase to \$1,795 per month for the duration of the lease term. As of September 30, 2022, the lease receivable and offsetting deferred inflows amounted to \$106,511 and \$96,087, respectively.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

The annual principal and interest payments to be received are as follows:

Year ending September 30,	Governmental Activities	
	Principal	Interest (4%)
2023	\$ 16,423	\$ 3,970
2024	18,266	3,279
2025	19,019	2,525
2026	19,794	1,750
2027	20,601	944
Thereafter	12,408	169
	<u>\$ 106,511</u>	<u>\$ 12,637</u>

C. Inventory

The following comprise the inventory balances of the primary government at year end:

Inventory type	Cost
Electric Department	\$ 756,283
Water Department	54,734
Total	<u>\$ 811,017</u>

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

D. Capital Assets

A summary of changes in governmental activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Disposals / Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 1,044,933	\$ -	\$ -	\$ 1,044,933
Construction in progress	-	21,000	-	21,000
Total capital assets not being depreciated	<u>1,044,933</u>	<u>21,000</u>	<u>-</u>	<u>1,065,933</u>
Capital assets, being depreciated:				
Infrastructure	20,352,231	221,499	-	20,573,730
Buildings and improvements	6,878,785	-	-	6,878,785
Right to use assets	16,988			16,988
Machinery and equipment	4,698,919	645,988	-	5,344,907
Total capital assets being depreciated	<u>31,946,923</u>	<u>867,487</u>	<u>-</u>	<u>32,814,410</u>
Less accumulated depreciation				
Infrastructure	8,199,887	714,774	-	8,914,661
Buildings and improvements	3,151,260	289,222	-	3,440,482
Right to use assets	-	10,729	-	10,729
Machinery and equipment	3,583,506	354,422	-	3,937,928
Total accumulated depreciation	<u>14,934,653</u>	<u>1,369,147</u>	<u>-</u>	<u>16,303,800</u>
Net capital assets being depreciated	<u>17,012,270</u>	<u>(501,660)</u>	<u>-</u>	<u>16,510,610</u>
Total Capital Assets	<u><u>\$ 18,057,203</u></u>	<u><u>\$ (480,660)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 17,576,543</u></u>

Depreciation was charged to governmental functions as follows:

General government	\$ 74,133
Police department	115,061
Public works	760,852
Culture and recreation	266,554
Fire and rescue	128,360
Internal service	24,187
Total Governmental Activities Depreciation Expense	<u><u>\$ 1,369,147</u></u>

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

A summary of changes in business-type activities capital assets for the year end was as follows:

	Beginning Balances	Increases	Disposals / Reclassifications	Ending Balances
Capital assets, not being depreciated:				
Land	\$ 496,867	\$ -	\$ -	\$ 496,867
Construction in progress	15,165,671	6,408,634	(13,299,381)	8,274,924
Total capital assets not being depreciated	15,662,538	6,408,634	(13,299,381)	8,771,791
Capital assets, being depreciated:				
Infrastructure	31,840,396	457,868	13,299,381	45,597,645
Buildings and improvements	865,245	-	-	865,245
Machinery and equipment	2,246,613	34,655	-	2,281,268
Total capital assets being depreciated	34,952,254	492,523	13,299,381	48,744,158
Less accumulated depreciation				
Infrastructure	17,584,263	1,458,783	-	19,043,046
Buildings and improvements	648,601	21,578	-	670,179
Machinery and equipment	1,807,818	97,661	-	1,905,479
Total accumulated depreciation	20,040,682	1,578,022	-	21,618,704
Net capital assets being depreciated	14,911,572	(1,085,499)	13,299,381	27,125,454
Total Capital Assets	\$ 30,574,110	\$ 5,323,135	\$ -	\$ 35,897,245

Depreciation was charged to business-type activities as follows:

Water	\$ 387,804
Sewer	963,617
Electric	214,452
Other	12,149
Total Business-type Activities Depreciation Expense	\$ 1,578,022

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

A summary of changes in component unit (4A Component Unit) capital assets for the year end was as follows:

	<u>Beginning Balances</u>	<u>Additions</u>	<u>Retirements/ Reclassifications</u>	<u>Ending Balances</u>
Capital assets, being depreciated:				
Buildings and improvements	\$ 1,080,797	\$ -	\$ -	\$ 1,080,797
Furniture and fixtures	40,950	-	-	40,950
Total capital assets being depreciated	<u>1,121,747</u>	<u>-</u>	<u>-</u>	<u>1,121,747</u>
Less accumulated depreciation				
Buildings and improvements	444,429	38,209	-	482,638
Furniture and fixtures	30,259	3,485	-	33,744
Total accumulated depreciation	<u>474,688</u>	<u>41,694</u>	<u>-</u>	<u>516,382</u>
Net capital assets being depreciated	<u>647,059</u>	<u>(41,694)</u>	<u>-</u>	<u>605,365</u>
Total Capital Assets	<u><u>\$ 647,059</u></u>	<u><u>\$ (41,694)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 605,365</u></u>

The 4A Component Unit recognized depreciation expense of \$41,694 during the year ended September 30, 2022.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

E. Long-term Debt

The following is a summary of changes in the City's total governmental long-term liabilities for the year ended. The City uses the debt service fund to liquidate governmental activities debts.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Amortization/ Payments</u>	<u>Ending Balance</u>	<u>Amounts Due within One Year</u>
Governmental Activities:					
Bonds and certificates:					
General Obligation Bonds	\$ 339,600	\$ -	\$ (6,600)	\$ 333,000	\$ 6,600
Certificates of Obligation	1,418,100	-	(268,500)	1,149,600	281,400
Less deferred amounts:					
For issuance premiums	75,647	-	(14,686)	60,961	-
	<u>1,833,347</u>	<u>-</u>	<u>(289,786)</u>	<u>1,543,561</u>	<u>288,000</u>
Other liabilities:					
Note payable	144,066	-	(46,776)	97,290	48,252
Lease liability	17,711	-	(11,097)	6,614	6,614
	<u>144,066</u>	<u>-</u>	<u>(46,776)</u>	<u>97,290</u>	<u>48,252</u>
Total Governmental Activities	\$ 1,995,124	\$ -	\$ (347,659)	\$ 1,647,465	\$ 342,866
Long-term liabilities due in more than one year				\$ 1,304,599	
Business-Type Activities:					
General Obligation Bonds	\$ 2,490,400	\$ -	\$ (48,400)	\$ 2,442,000	\$ 48,400
Certificates of Obligation	33,906,900	-	(671,500)	33,235,400	928,600
Less deferred amounts:					
For issuance premiums	2,794,715	-	(137,737)	2,656,978	-
	<u>39,192,015</u>	<u>-</u>	<u>(857,637)</u>	<u>38,334,378</u>	<u>977,000</u>
Total Business-Type Activities	\$ 39,192,015	\$ -	\$ (857,637)	\$ 38,334,378	\$ 977,000
Long-term liabilities due in more than one year				\$ 37,357,378	

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

Long-term debt at year end was comprised of the following debt issues:

	Governmental Activities	Business - Type Activities	Total
General Obligation Bonds:			
\$2,830,000 General Obligation Refunding Bond, Series 2021B, due in installments through 2033, interest at 0.25% to 2.13%	\$ 333,000	\$ 2,442,000	\$ 2,775,000
Total General Obligation Bonds	\$ 333,000	\$ 2,442,000	\$ 2,775,000
Certificates of Obligation:			
\$1,750,000 Certificates of Obligation, Series 2007, due in annual installments through 2027, interest at 4.4%	\$ 200,600	\$ 389,400	\$ 590,000
\$4,260,000 Certificates of Obligation, Series 2013, due in annual installments through 2033, interest at 2% to 3.7%	24,000	176,000	200,000
\$5,870,000 Certificates of Obligation, Series 2015, due in annual installments through 2035, interest at 3.4% to 5.5%	-	4,955,000	4,955,000
\$9,240,000 Certificates of Obligation, Series 2017, due in annual installments through 2035, interest at 3% to 4%	-	9,155,000	9,155,000
\$1,535,000 Certificates of Obligation, Series 2019, due in annual installments through 2026, interest at 3% to 4.75%	925,000	-	925,000
\$18,615,000 Certificates of Obligation, Series 2021A, due in annual installments through 2046, interest at 2% to 4%	-	18,560,000	18,560,000
Total Certificates of Obligation	\$ 1,149,600	\$ 33,235,400	\$ 34,385,000
Plus deferred amounts:			
Issuance premium	\$ 60,961	\$ 2,656,978	\$ 2,717,939
Total Deferred Amounts	\$ 60,961	\$ 2,656,978	\$ 2,717,939
Note Payable:			
\$435,000 Note payable to financial institution, due in annual installments of \$51,535 through 2024, interest at 3.346%	\$ 97,290	\$ -	\$ 97,290
Total Note Payable	\$ 97,290	\$ -	\$ 97,290
Lease Liabilities:			
Lease for use of copier; commenced May 1, 2018 with a term of 60 months; monthly payments of \$1,017; optional renewal period	6,614	-	6,614
Total Long-term Liabilities	\$ 1,647,465	\$ 38,334,378	\$ 39,981,843

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

The annual requirements to amortize governmental and business-type activities debt issues outstanding at year ending were as follows:

General Obligation Bonds

General Obligation Bonds

Year ending September 30,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 6,600	\$ 5,157	\$ 48,400	\$ 37,821
2024	31,200	5,134	228,800	37,652
2025	30,600	4,956	224,400	36,348
2026	31,200	4,690	228,800	34,395
2027	31,800	4,341	233,200	31,833
Thereafter	201,600	14,428	1,478,400	105,804
	<u>\$ 333,000</u>	<u>\$ 38,706</u>	<u>\$ 2,442,000</u>	<u>\$ 283,853</u>

Combination Tax and Revenue Certificates of Obligations

Year ending September 30,	Governmental Activities		Business-Type Activities	
	Principal	Interest	Principal	Interest
2023	\$ 281,400	\$ 73,746	\$ 928,600	\$ 1,115,439
2024	262,400	53,781	797,600	1,086,489
2025	274,100	34,135	835,900	1,061,395
2026	287,500	13,615	902,500	1,037,405
2027	44,200	1,945	935,800	1,011,425
2028	-	-	1,010,000	978,275
Thereafter	-	-	27,825,000	8,761,600
	<u>\$ 1,149,600</u>	<u>\$ 177,222</u>	<u>\$ 33,235,400</u>	<u>\$ 15,052,028</u>

General obligation bonds are direct obligations of the City for which its full faith and credit are pledged. Repayment of general obligation bonds are from taxes levied on all taxable property located within the City.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

Note payable

Year ending September 30,	Governmental Activities	
	Principal	Interest
2023	\$ 48,252	\$ 3,283
2024	49,038	1,668
	<u>\$ 97,290</u>	<u>\$ 4,951</u>

The City entered into a note payable to finance property. The property is classified as machinery and equipment with a total carrying value as of yearend for governmental activities of \$204,481. This property serves as collateral for the note payable. In the event the City were to default on the agreements the lender has the right to take possession of the property.

Lease liabilities

Year ending September 30,	Governmental Activities	
	Principal	Interest
2023	\$ 6,614	\$ 88
	<u>\$ 6,614</u>	<u>\$ 88</u>

The City entered into a lease to finance a copier machine. The property is classified as right to use asset with a total carrying value as of yearend for governmental activities of \$6,259.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

F. Other Long-term Liabilities

The following is a summary of changes in the City's other long-term liabilities for the year ended. In general, the City uses the general fund to liquidate governmental activities compensated absences.

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental Activities:					
Compensated Absences	\$ 107,472	\$ 5,182	\$ -	\$ 112,654	\$ 101,389
Compensated Absences in internal service fund	36,739	-	(165)	36,574	32,917
Total Governmental Activities	<u>\$ 144,211</u>	<u>\$ 5,182</u>	<u>\$ (165)</u>	<u>\$ 149,228</u>	<u>\$ 134,306</u>
Long-term Liabilities Due in More than One Year				<u>\$ 14,922</u>	
Business-Type Activities:					
Compensated Absences	\$ 81,386	\$ 4,461	\$ -	\$ 85,847	\$ 77,262
Total Business-Type Activities	<u>\$ 81,386</u>	<u>\$ 4,461</u>	<u>\$ -</u>	<u>\$ 85,847</u>	<u>\$ 77,262</u>
Long-term Liabilities Due in More than One Year				<u>\$ 8,585</u>	

G. Conduit Debt

Before the current year, the City issued notes payable totaling \$230,461,407 for the purpose of assisting with financing needed by not-for-profit organizations to promote their cause. The final maturities on notes payable range from March 2019 through December 2041. The notes are secured by various assets of the borrower. The City has no liability for the notes payable in the event of default by the borrowers. Accordingly, the bonds are not reported as liabilities in the City's financial statements.

H. Deferred Charge on Refunding

Deferred charges resulting from the issuance of 2021B general obligation refunding bonds have been recorded as a deferred outflow of resources and are being amortized to interest expense over the terms of the respective refunded debts. Current year balances for governmental and business-type activities totaled \$10,512 and \$77,088, respectively. Current year amortization expense for governmental and business-type activities totaled \$908 and \$9,429, respectively.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

I. Interfund Transactions

Amounts transferred between funds relate to amounts collected, various capital expenditures, annual funding, and debt payments.

Transfer In:			
Transfer Out:	General	Capital Projects	Total
General	\$ -	\$ 1,318,511	\$ 1,318,511
Debt Service	51,535	-	51,535
Water, sewer, & electric	764,763	-	764,763
	<u>\$ 816,298</u>	<u>\$ 1,318,511</u>	<u>\$ 2,134,809</u>

The internal service fund provides administrative services to the general and water, sewer, & electric funds.

Below is a summary of the amounts paid from these funds to the internal service fund for the year ended September 30, 2022:

		Received by:
		Internal Service
Paid by:		
General	\$	1,190,927
Enterprise		1,810,722
	<u>\$</u>	<u>3,001,649</u>

The compositions of interfund due to/from balances as of the year ended September 30, 2022 were as follows:

		Receivable fund:
Payable fund:		Enterprise
General	\$	70,548
	<u>\$</u>	<u>70,548</u>

As of September 30, 2022, the 4A and 4B component unit had a payable balance of \$67,408, respectively, totaling \$134,816, due to the primary government.

Interfund balances resulted from the timing difference between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2)

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

transactions are recorded in the accounting system, and (3) payments between funds are made. All balances are expected to be paid in the subsequent year.

J. Fund Equity

The City records fund balance restrictions on the fund level to indicate that a portion of the fund balance is legally restricted for a specific future use or to indicate that a portion of the fund balance is not available for expenditures.

The following is a list of fund balances restricted/committed by the City:

	Restricted Gov. Fund Balance	Committed Fund Balance
Municipal court	\$ 15,856 *	\$ -
Tourism	149,895 *	-
Library	105,557 **	-
Public safety	85,198 *	-
Debt service	461,401	-
Capital projects	-	3,347,015
Parks	11,837	-
Streets	1,352,429	-
A.R.P grant - public safety	2,167,759	-
Employee benefits	-	123,993
	<u>\$ 4,349,932</u>	<u>\$ 3,471,008</u>

* Restricted by enabling legislation

** Restricted by donor

V. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions; and natural disasters for which the City participates along with over 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools. The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

B. Contingent Liabilities

Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors.

C. Construction commitments

The government has active construction projects as of September 30, 2022. The projects include street construction and improvements, sewer plant and the construction of additional water lines and repairs.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

At year end the government's commitments with contractors are as follows:

Project	Vendor	Remaining Commitment
2020-2021 Street Rehabilitation	Reynolds Asphalt	\$ 277,043
2020-2021 Street Rehabilitation	Martinez Brothers	21,917
	Project Total	298,960
FM 455 Relocation of Utilities	Dannenbaum Engineering	128,554
FM 455 Relocation of Utilities	Power D Utility Services	20,335
FM 455 Relocation of Utilities	Quality Excavation	129,451
FM 455 Relocation of Utilities	Primoris T&D	573,519
	Project Total	851,859
Railroad Lift Station	Alan Plummer Associates	132,980
WWTP Bar screen replacement	Taknek, LLC	14,489
WWTP Bar screen replacement	Patterson Professional Services	5,000
WWTP Bar screen replacement	Alan Plummer Associates	11,961
WWTP Bar screen replacement	Kimley-Horn & Associates	285,850
WWTP Bar screen replacement	KSA Engineers	26,724
WWTP Bar screen replacement	Power-D Utility	61,000
	Project Total	405,024
New Sewer Plant	Alan Plummer Associates	23,995
	Project Total	23,995
	Total	\$ 1,712,818

D. Arbitrage

The Tax Reform Act of 1986 instituted certain arbitrage consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed correctly, a substantial liability to the City could result. The City does anticipate that it will have an arbitrage liability and performs

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

annual calculations to estimate this potential liability. The City will also engage an arbitrage consultant to perform the calculations in accordance with Internal Revenue Service's rules and regulations if indicated.

E. Defined Benefit Pension Plans

1. Plan Description

The City of Sanger, Texas participates as one of more than 920 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.com.

All eligible employees of the city are required to participate in TMRS.

2. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the city, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

Plan provisions for the City were as follows:

	<u>Plan Year 2021</u>	<u>Plan Year 2020</u>
Employee deposit rate	6.0%	6.0%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age / years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating Transfers	100% Repeating Transfers
Annuity increase (to retirees)	0% of CPI	0% of CPI

Employees covered by benefit terms

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	31
Inactive employees entitled to but not yet receiving benefits	26
Active employees	77
Total	134

3. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the city matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City of Sanger were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City of Sanger were 8.56% and 8.50% in calendar years 2021 and 2022, respectively. The City's contributions to TMRS for the year ended September 30, 2022, were \$434,276, and were equal to the required contributions.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

4. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2021, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total Pension Liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, GRS focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2022 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Public Equity	35.0%	7.55%
Core Fixed Income	6.0%	2.00%
Non-Core Fixed Income	20.0%	5.68%
Other Public/Private Markets	12.0%	7.22%
Real Estate	12.0%	6.85%
Hedge Funds	5.0%	5.35%
Private Equity	10.0%	10.00%
Total	100.0%	

Discount Rate:

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

Changes in the Net Pension Liability:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) – (b)
Balance at 12/31/20	\$ 12,479,409	\$ 11,424,832	\$ 1,054,577
Changes for the year:			
Service Cost	579,590	-	579,590
Interest (on the Total Pension Liab.)	845,902	-	845,902
Difference between expected and actual experience	70,056	-	70,056
Changes of assumptions	-	-	-
Contributions – employer	-	401,724	(401,724)
Contributions – employee	-	281,582	(281,582)
Net investment income	-	1,491,263	(1,491,263)
Benefit payments, including refunds of emp. contributions	(474,649)	(474,649)	-
Administrative expense	-	(6,891)	6,891
Other changes	-	47	(47)
Net changes	1,020,899	1,693,076	(672,177)
Balance at 12/31/21	\$ 13,500,308	\$ 13,117,908	\$ 382,400

Sensitivity of the net pension liability to changes in the discount rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

1% Decrease 5.75%	Current Single Rate Assumption 6.75%	1% Increase 7.75%
\$ 2,389,510	\$ 382,400	\$ (1,262,811)

Pension Plan Fiduciary Net Position:

Detailed information about the pension plan's Fiduciary Net Position is available in a separately-issued TMRS financial report. That report may be obtained on the internet at www.tmr.com.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

5. Pension Expense and Deferred Outflows and Inflows of Resources Related to Pensions

For the year ended September 30, 2022, the City recognized pension expense of \$192,354.

At September 30, 2022, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Difference between projected and investment earnings	\$ -	\$ (764,922)
Changes in actuarial assumptions	42,357	-
Differences between expected and actual economic experience	147,788	-
Contributions subsequent to the measurement date	314,636	-
Total	\$ 504,781	\$ (764,922)

The City reported \$314,637 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the net pension liability for the year ending September 30, 2023.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31:	
2022	\$ (72,855)
2023	(252,325)
2024	(123,335)
2025	(128,823)
2026	2,561
Thereafter	-
	\$ (574,777)

F. Postemployment Benefits Other Than Pensions

The City also participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by the Texas Municipal Retirement System (TMRS) known as the Supplemental Death Benefits Fund (SDBF). The City elected,

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an "other postemployment benefit," or OPEB.

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees' entire careers.

Employees covered by benefit terms

At the December 31, 2021 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	20
Inactive employees entitled to but not yet receiving benefits	7
Active employees	77
Total	104

The City's retiree contribution rates to the TMRS SDBF for the years ended 2022, 2021 and 2020 are as follows:

Plan/ Calendar Year	Annual Required Contribution (Rate)	Actual Contribution Made (Rate)	Percentage of ARC Contributed
2020	0.02%	0.02%	100.0%
2021	0.05%	0.05%	100.0%
2022	0.05%	0.05%	100.0%

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

The City's contributions to the TMRS SDBF for the years ended 2022, 2021, and 2020 were \$1,991, \$1,764, and \$746, respectively, which equaled the required contributions each year.

Total OPEB Liability

The City's Postemployment Benefits Other Than Pensions Liability (OPEB) was measured as of December 31, 2021, and the Total OPEB Liability was determined by an actuarial valuation as of that date.

Actuarial assumptions:

The Total OPEB Liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	3.5% to 11.5%, including inflation per year
Discount rate	1.84%
Retirees' share of benefit-related costs	\$0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment, with male rates multiplied by 109% and female rates multiplied by 103%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender-distinct RP2000 Combined Healthy Mortality Tables with Blue Collar Adjustment are used with males rates multiplied by 109% and female rates multiplied by 103% with a 3-year set-forward for both males and females. In addition, a 3% minimum mortality rate is applied to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements subject to the 3% floor.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

Discount Rate:

The discount rate used to measure the Total OPEB Liability was 1.84%. The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2021.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 1.84%, as well as what the City's total OPEB liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (.84%) or 1-percentage-point higher (2.84%) than the current rate:

1% Decrease (.84%)	Current Single Rate Assumption 1.84%	1% Increase (2.84%)
\$ 243,025	\$ 196,167	\$ 159,688

Changes in the Total OPEB Liability:

	Total OPEB Liability
Balance at 12/31/20	\$ 171,483
Changes for the year:	
Service Cost	16,895
Interest	3,575
Change in benefit terms	-
Difference between expected and actual experience	81
Changes of assumptions	6,480
Benefit payments	(2,347)
Net changes	24,684
Balance at 12/31/21	\$ 196,167

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2022, the City recognized OPEB expense of \$26,161.

City of Sanger, Texas

NOTES TO FINANCIAL STATEMENTS, *Continued*

September 30, 2022

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB liability from the following sources:

	Deferred Outflows of Resources	Deferred (Inflows) of Resources
Differences between expected and actual economic experience	\$ -	(6,858)
Changes in assumptions	35,301	-
Contributions subsequent to measurement date	1,764	-
Total	\$ 37,065	\$ (6,858)

The City reported \$1,764 as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date that will be recognized as a reduction of the OPEB liability for the year ending September 30, 2023.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in pension expense as follows:

Year ended December 31:		
2022	\$	5,691
2023		5,691
2024		4,905
2025		5,876
2026		5,395
Thereafter		885
	\$	28,443

G. Restatements

Due to the implementation of GASB Statement No. 87, *Leases*, the City restated beginning net position/fund balance for governmental activities, the general fund, and the internal service fund. In addition, the City restated beginning net position of governmental activities to correct prior year accumulated depreciation on capital assets.

City of Sanger, Texas
NOTES TO FINANCIAL STATEMENTS, Continued
September 30, 2022

The restatement of beginning fund balance/net position is as follows:

	Governmental Activities	General	Internal Service Fund
Prior year ending net position/fund balance, as reported	\$ 31,052,935	\$ 12,939,232	\$ (106,661)
Correction to accumulated depreciation	(40,025)	-	-
Adoption of GASB 87 - lessor	8,467	8,467	-
Adoption of GASB 87 - lessee	(723)	-	(282)
Restated beginning net position/fund balance	<u>\$ 31,020,654</u>	<u>\$ 12,947,699</u>	<u>\$ (106,943)</u>

H. Subsequent Events

On January 17, 2023 the City issued a Limited Tax Note, Series 2023 for \$5,065,000. The proceeds of the note will be used primarily to pay for costs of new vehicles and equipment, purchase three pieces of property for use by the City, improvements for street and utility improvements, and pay costs of issuing the note. The note bears interest at 3.7% per annum and will be repaid over 8 years.

The City entered into a contract for the purchase of an ambulance for \$348,777 and fire truck for \$1,793,532.

There were no other subsequent events warranting disclosure through January 25, 2023, the date the financial statements were available to be issued.

I. New Accounting Pronouncements

The City has adopted the provision of Governmental Accounting Standard Board (GASB) Statement No. 87, entitled *Leases*. Due to the implementation of GASB 87 in the current year, the City recorded right to use assets, lease liabilities, lease receivables, and related deferred inflows for lease revenue.

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REQUIRED SUPPLEMENTARY INFORMATION

City of Sanger, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL- GENERAL FUND (Page 1 of 2) For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget
<u>Revenues</u>				
Property tax	\$ 5,393,999	\$ 5,393,999	\$ 5,518,833	\$ 124,834
Sales tax	1,200,000	1,200,000	1,450,256	250,256
Franchise and local taxes	308,700	308,700	424,614	115,914
License and permits	424,000	424,000	336,051	(87,949)
Charges for services	1,202,625	1,202,625	1,117,799	(84,826)
Fire and rescue	635,000	635,000	663,254	28,254
Contributions and donations	-	-	5,396	5,396
Intergovernmental	-	-	1,328,248	1,328,248
Fines and forfeitures	153,300	153,300	139,139	(14,161)
Investment income	100,000	100,000	218,370	118,370
Other revenue	87,500	87,500	337,672	250,172
Total Revenues	9,505,124	9,505,124	11,539,632	2,034,508
<u>Expenditures</u>				
Current:				
General government	2,689,757	2,694,757	2,528,483	166,274
Police department	1,803,243	1,803,243	1,785,204	18,039
Municipal court	239,400	239,400	204,612	34,788
Fire and EMS	1,599,164	1,599,164	1,413,267	185,897
Parks and recreation	764,292	764,292	563,541	200,751
Public works	1,215,798	1,215,798	935,093	280,705
Debt service:				
Principal	46,690	46,776	53,546	(6,770)
Interest	4,845	4,759	4,759	-
Capital outlay	323,989	323,989	524,468	(200,479)
Total Expenditures	8,687,178	8,692,178	8,012,973	679,205
Revenues Over (Under)				
Expenditures	\$ 817,946	\$ 812,946	\$ 3,526,659	\$ 2,713,713

City of Sanger, Texas

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES *IN FUND BALANCE - BUDGET AND ACTUAL- GENERAL FUND (Page 2 of 2)* For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget
<u>Other Financing Sources (Uses)</u>				
Transfers in	\$ 816,298	\$ 821,298	\$ 816,298	\$ (5,000)
Transfers (out)	(1,634,244)	(1,687,739)	(1,318,511)	369,228
Insurance recoveries	-	-	3,981	3,981
Total Other Financing Sources				
(Uses)	(817,946)	(866,441)	(498,232)	368,209
Net Change in Fund Balance	\$ -	\$ (53,495)	3,028,427	\$ 3,081,922
Beginning fund balance			12,947,699	
Ending Fund Balance			\$ 15,976,126	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

City of Sanger, Texas

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS Years ended December 31,

	2021	2020	2019
Total pension liability			
Service cost	\$ 579,590	\$ 547,534	\$ 498,768
Interest (on the Total Pension Liability)	845,902	780,457	709,455
Changes in benefit terms	-	-	-
Differences between expected and actual experience	70,056	38,473	89,057
Changes of assumptions	-	-	92,583
Benefit payments, including refunds of participant contributions	(474,649)	(351,235)	(373,476)
Net change in total pension liability	1,020,899	1,015,229	1,016,387
Total pension liability - beginning	12,479,409	11,464,180	10,447,793
Total pension liability - ending (a)	\$ 13,500,308	\$ 12,479,409	\$ 11,464,180
Plan fiduciary net position			
Contributions - employer	\$ 401,724	\$ 359,731	\$ 321,275
Contributions - members	281,582	264,509	243,698
Net investment income	1,491,263	787,844	1,365,511
Benefit payments, including refunds of participant contributions	(474,649)	(351,235)	(373,476)
Administrative expenses	(6,891)	(5,093)	(7,705)
Other	47	(199)	(231)
Net change in plan fiduciary net position	1,693,076	1,055,557	1,549,072
Plan fiduciary net position - beginning	11,424,832	10,369,275	8,820,203
Plan fiduciary net position - ending (b)	\$ 13,117,908	\$ 11,424,832	\$ 10,369,275
Fund's net pension liability - ending (a) - (b)	\$ 382,400	\$ 1,054,577	\$ 1,094,905
Plan fiduciary net position as a percentage of the total pension liability	97.17%	91.55%	90.45%
Covered payroll	\$ 4,693,038	\$ 4,408,488	\$ 4,061,633
Fund's net position as a percentage of covered payroll	8.15%	23.92%	26.96%

Notes to schedule:

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

2018	2017	2016	2015	2014	¹
\$ 462,521	\$ 438,324	\$ 408,943	\$ 369,950	\$ 340,004	
648,013	590,632	545,333	521,853	476,571	
-	-	-	-	-	
93,857	38,794	(78,516)	(89,808)	47,610	
-	-	-	47,847	-	
(251,071)	(208,451)	(230,245)	(260,514)	(204,026)	
953,320	859,299	645,515	589,328	660,159	
9,494,473	8,635,174	7,989,659	7,400,331	6,740,172	
\$ 10,447,793	\$ 9,494,473	\$ 8,635,174	\$ 7,989,659	\$ 7,400,331	
\$ 294,606	\$ 276,169	\$ 240,177	\$ 231,097	\$ 211,283	
226,912	217,171	202,113	195,568	187,821	
(264,466)	1,040,205	461,955	9,831	350,203	
(251,071)	(208,451)	(230,245)	(260,514)	(204,026)	
(5,106)	(5,387)	(5,214)	(5,988)	(3,656)	
(267)	(273)	(281)	(296)	(301)	
608	1,319,434	668,505	169,698	541,324	
8,819,595	7,500,161	6,831,656	6,661,957	6,120,633	
\$ 8,820,203	\$ 8,819,595	\$ 7,500,161	\$ 6,831,655	\$ 6,661,957	
\$ 1,627,590	\$ 674,878	\$ 1,135,013	\$ 1,158,004	\$ 738,374	
84.42%	92.89%	86.86%	85.51%	90.02%	
\$ 3,781,589	\$ 3,619,524	\$ 3,368,554	\$ 3,259,471	\$ 3,130,346	
43.04%	18.65%	33.69%	35.53%	23.59%	

City of Sanger, Texas

SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Years Ended:

	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
Actuarially determined employer contributions	\$ 434,276	\$ 377,301	\$ 341,109	\$ 320,019
Contributions in relation to the actuarially determined contribution	\$ 434,276	\$ 377,301	\$ 341,109	\$ 320,019
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Annual covered payroll	\$ 5,099,265	\$ 4,462,235	\$ 4,209,793	\$ 4,060,365
Employer contributions as a percentage of covered payroll	8.52%	8.46%	8.10%	7.88%

1) This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

NOTES TO SCHEDULE OF EMPLOYER CONTRIBUTIONS TO PENSION PLAN

Valuation Date:

Notes

Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	23 years
Asset Valuation Method	10 Year smoothed market; 12% soft corridor
Inflation	2.5%
Salary Increases	3.5% to 11.5% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014 - 2018
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.

Other Information:

Notes

There were no benefit changes during the year.

<u>9/30/2018</u>	<u>9/30/2017</u>	<u>9/30/2016</u>	<u>9/30/2015</u> ¹
\$ 287,348	\$ 266,753	\$ 247,432	\$ 225,111
<u>\$ 287,348</u>	<u>\$ 266,753</u>	<u>\$ 247,432</u>	<u>\$ 225,111</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 3,706,912	\$ 3,549,724	\$ 3,475,512	\$ 3,130,346
7.75%	7.51%	7.12%	7.19%

City of Sanger, Texas

SCHEDULE OF CHANGES IN POSTEMPLOYMENT BENEFITS OTHER THAN PENSION (OPEB) LIABILITY AND RELATED RATIOS TEXAS MUNICIPAL RETIREMENT SYSTEM

Years ended December 31,

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB liability				
Service cost	\$ 16,895	\$ 12,785	\$ 8,529	\$ 9,076
Interest (on the Total OPEB Liability)	3,575	3,799	3,938	3,691
Changes in benefit terms	-	-	-	-
Differences between expected and actual experience	81	(468)	(3,932)	(9,264)
Changes of assumptions	6,480	24,053	22,174	(7,993)
Benefit payments, including refunds of participant contributions	(2,347)	(882)	(812)	(377)
Net changes	<u>24,684</u>	<u>39,287</u>	<u>29,897</u>	<u>(4,867)</u>
Total OPEB liability - beginning	<u>171,483</u>	<u>132,196</u>	<u>102,299</u>	<u>107,166</u>
Total OPEB liability - ending	<u><u>\$ 196,167</u></u>	<u><u>\$ 171,483</u></u>	<u><u>\$ 132,196</u></u>	<u><u>\$ 102,299</u></u>
 Covered payroll	 \$ 4,693,038	 \$ 4,408,488	 \$ 4,061,633	 \$ 3,781,859
Total OPEB Liability as a percentage of covered payroll	 4.18%	 3.89%	 3.25%	 2.70%

Notes to schedule:

¹ This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

² No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB statement No. 75 to pay related benefits.

<u>2017</u> ¹	
\$	7,601
	3,432
	-
	-
	9,310
	(363)
	<u>19,980</u>
	<u>87,186</u>
\$	<u><u>107,166</u></u> ²
\$	3,619,524
	2.96%

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OTHER SUPPLEMENTARY INFORMATION

City of Sanger, Texas

COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND

NET POSITION

PROPRIETARY FUNDS - BY DEPARTMENT

For the Year Ended September 30, 2022

	Water	Sewer	Electric
<u>Operating Revenues</u>			
Charges for services	\$ 2,285,070	\$ 2,531,747	\$ 8,287,972
Connection fees	-	-	53,510
Tap fees	153,000	216,500	-
Other revenue	-	-	-
Total Operating Revenues	2,438,070	2,748,247	8,341,482
<u>Operating Expenses</u>			
Salaries and wages	679,377	380,716	1,308,809
Contracted services	134,091	78,324	441,414
Utilities	161,705	184,235	2,755
Materials and supplies	39,848	69,804	78,078
Water and electric purchases	154,537	-	4,977,201
Repairs and maintenance	249,722	190,494	123,983
Depreciation	387,804	963,617	214,452
Total Operating Expenses	1,807,084	1,867,190	7,146,692
Operating Income (Loss)	630,986	881,057	1,194,790
<u>Nonoperating Revenues (Expenses)</u>			
Investment income	-	-	-
Interest expense	-	-	-
Total Nonoperating Revenues (Expenses)	-	-	-
Income (Loss) Before Transfers	630,986	881,057	1,194,790
Transfers (out)	-	-	(669,763)
Change in Net Position	\$ 630,986	\$ 881,057	\$ 525,027

<u>Administration</u>	<u>Total</u>
\$ -	\$ 13,104,789
-	53,510
-	369,500
69,762	69,762
<u>69,762</u>	<u>13,597,561</u>
-	2,368,902
-	653,829
-	348,695
-	187,730
-	5,131,738
-	564,199
12,149	1,578,022
<u>12,149</u>	<u>10,833,115</u>
57,613	2,764,446
247,377	247,377
<u>(1,027,070)</u>	<u>(1,027,070)</u>
<u>(779,693)</u>	<u>(779,693)</u>
(722,080)	1,984,753
<u>(95,000)</u>	<u>(764,763)</u>
<u>\$ (817,080)</u>	<u>\$ 1,219,990</u>



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the January 17, 2023, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the January 17, 2023, meeting.

ATTACHMENTS:

01-17-2022 City Council minutes

CITY COUNCIL

MEETING MINUTES

JANUARY 17, 2023, 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 6:02 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, and Chief of Police Waylan Rhodes.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Mayor Muir moved to executive session.

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 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee - City Attorney

Council convened into executive session at 6:03 p.m.

RECONVENE INTO THE WORK SESSION

Reconvene into Work Session - No action will be taken. Any action deemed necessary as a result of Executive Session will be made during the Regular Session.

RECONVENE INTO THE WORK SESSION

Council reconvened into open session at 7:35 p.m.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 7:35 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the work session to order at 7:35: 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, Finance Director Clayton Gray, Municipal Court Clerk Christy Dyer, Chief of Police Waylan Rhodes, Fire Chief David Pennington, and Fire Marshal Casey Welborn.

INVOCATION AND PLEDGE

Councilmember Dillon gave the invocation, the Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

1. American Legion Post 268 presenting the awards for Police Officer and Firefighter/Paramedic of the year for 2022.

Mr. Clint Smith announced that Jacob Lewis was nominated Firefighter/Paramedic of the year for 2022 and read a letter of recommendation.

Mr. Clint Smith announced that Officer Reece Dunn and Detective Justin Lewis were nominated Police Officers of the year for 2022 and read about an operation completed by the officers.

REPORTS

2. Presentation and update on Municipal Court.

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

Director Dyer provided a presentation and overview of Municipal Court.

Councilmember Bilyeu said he would like to visit and tour the Municipal Court offices.

3. Construction update from DEC Engineering, Dannenbaum, regarding the IH-35 / FM 455 Expansion Project.

Joe Garcia provided an update regarding the project providing the locations of bores completed at the QuikTrip location and on 3rd Street, testing and staking for the fire hydrant, the site of the concrete batch plant for the project, the tentative date scheduled for the Pre-construction meeting, mobilization, reimbursements, and providing as-builts.

Mayor Muir moved back to **Item 2** of the agenda.

CONSENT AGENDA

4. Consideration and possible action on the minutes from the January 3, 2023, meeting.
5. Consideration and possible action on Ordinance 01-01-23, Calling and ordering the May 6, 2023, General Election to elect three Councilmembers for Places 1, 3, and 5, for a two-year term.
6. Consideration and possible action on a 6.6% rate increase from Waste Connections, Inc. for solid waste and recycling services.
7. Consideration and possible action on an Encroachment Agreement with QT South, LLC, a Texas limited liability company, and authorization for the City Manager to execute the agreement.

Councilmember Bilyeu requested **Item 7** of the consent agenda be removed for discussion.

Councilmember Dillon asked about recycling collection pertaining to **Item 6** of the consent agenda.

Motion to approve **Items 4, 5, and 6** made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Voting Yea: Councilmember Barrett and Councilmember Councilmember Gann.

Motion passed unanimously.

Motion to approve **Item 7** made by Councilmember Bilyeu Seconded by Councilmember Gann.

Voting Yea: Councilmember Barrett and Councilmember Gann.

Motion passed unanimously.

FUTURE AGENDA ITEMS

No discussion.

INFORMATIONAL ITEMS

8. Atmos Rider GCR - Rate Filing Docket No 10170 - December 16, 2022
9. Financial Statements October 2022 and November 2022
10. Disbursement Report October 2022
11. Disbursement Report November 2022
12. Disbursement Report December 2022

EXECUTIVE SESSION

Council did not convene into executive session.

Section 551.074. PERSONNEL MATTERS

For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee - City Attorney

RECONVENE INTO REGULAR SESSION

Reconvene into Regular Session and take any action deemed necessary as a result of Executive Session.

Motion to approve an employment agreement with the City Attorney and a four percent (4%) increase as discussed in executive session made by Councilmember Bilyeu,
Seconded by Councilmember Dillon.
Voting Yea: Councilmember Barrett and Councilmember Gann.
Motion passed unanimously.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:22 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action to issue the notice to proceed with South Manor Court cul-de-sac project.

SUMMARY:

- Item was sent to Council by staff due to the amount of project
- The City of Sanger is currently in a contract with Martinez Brothers Concrete and Landscaping, LLC, for concrete work at a fixed per unit cost
- Funds for this project have been budgeted

FISCAL INFORMATION:

Budgeted: YES

Amount: \$84,166.25

GL Account: 30-5360

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- Quote from Martinez Brothers for work being done on South Manor Court cul-de-sac

1000 Cruise St, Denton TX, 76207

(214) 256-8287 (940) 735-6431

Name: City of Sanger
Add: 201 Bolivar St
Sanger TX, 76266
Attn: John Henderson

DATE: 6/21/2022

Job Loc.: South Manor Ct

PROPOSAL# 2250

ITEM NO.	TYPE OF CONSTR	EST QUANT.	UNIT	UNIT PRICE	EXTENSION
1	6" concrete with 4000 psi concrete and #4 rebar	7.239	S/F	\$7.25	\$52,482.75
2	at 18" on centers each way				\$0.00
3	Curb remove	345	L/F	\$10.00	\$3,450.00
4	New curb	345	S/F	\$24.00	\$8,280.00
5	36'x30' asphalt street replace with 6" concrete	1,080	S/F	\$10.75	\$11,610.00
6	rebar #4 at 18" on centers				\$0.00
7	Approachs of total 6 remove and replace	814	S/F	\$10.25	\$8,343.50

SUB TOTAL \$84,166.25

Sales Tax on materila only

TOTAL ESTIMATE \$84,166.25

- ** PRICE MAY CHANGE IF PRICE ON MATERIALS INCREASE!
- ** CONCRETE PUMP IS NOT INCLUDED ON ANY ESTIMATES IF IS NOT LISTED
- ** Assumes proposed Elevations are such that Proper Drainage can be achieved
- ** Excludes all sprinkler lines and heads.
- ** Excludes piers and bores.
- ** Permits and license by others.
- ** Removal of debris and excess materials by others.
- ** Excludes import or export of all fill materials unless noted, No time estimated for grading!
- ** Excludes light standards, bollards and frairage flume.

1. Excludes limestabilization, waterproofing of slab, paving, and slab hardeners, stains and colors.
2. Excludes rock excavation of any kind (i.e. piers, grade beams, SOG, etc.) Casing (i.e. piers)
3. Excludes repairs to damaged underground utilities caused by normal construction and utility adjustments.
4. Excludes any grading, back fill, or compaction of electrical, sprinkler irrigation and/or landscape work.
5. Price includes 1 move in. Additional moves billed at \$1200.00 each.
6. Excludes Permits, fees, testing, bonding, engineering and layouts.
7. Excludes all utilities and drainage structures (i.e. curb inlets, area drains, manholes, ect.)
8. **Items not included in description are EXCLUDED from proposal.**

Approved

Company: _____

Date: _____

Sign: _____

Prepare by: Daniel Martinez



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration, Acknowledgement, and Acceptance of the Annual Financial Report and Related Audit by BrooksWatson & Co. for the Fiscal Year Ending September 30, 2022.

SUMMARY:

- The City is required under the Texas Local Government Code and City Charter to have an audit of its financial statements each year. An independent Certified Public Accountant must conduct this audit.
- The audit was performed by BrooksWatson & Co. and was conducted in accordance with governmental accounting standards and fulfills the requirements set in state law.
- The audit resulted in an unmodified ("clean") opinion indicating that the financial statements are presented fairly, in all material aspects, in accordance with generally accepted financial principles.
- The auditors presented the report and their findings in City Council Work Session.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends that the City Council accept the annual audit for the Fiscal Year Ending September 30, 2022.

ATTACHMENTS:

Financial Report for the year ended September 30, 2022



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Waylan Rhodes, Chief of Police

AGENDA ITEM: Consideration and possible action on an Inter-Local Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County Radio Communications System.

SUMMARY:

- Inter-local agreement will allow for both the Police and Fire Departments to continue using the Denton County radio system for the purpose of performing governmental functions and services to the citizens of Sanger.
- The use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness to the citizens of Sanger.
- The advantages of a regional approach to providing police and fire services include increased services provided and increased consistency and efficiency in policing efforts.
- Utilizing regionalized police and fire services, from the consolidation of shared needs to the merger of local departments, is a viable solution that allows local cities to meet the challenges of providing quality services to their communities while providing the law enforcement profession with a sustainable future.

FISCAL INFORMATION:

Budgeted: YES	Amount: \$2,880.00 (Fire Department)	GL Account: 24-5460
Budgeted: YES	Amount: \$1,776.00 (Police Department)	GL Account: 20-5430

RECOMMENDED MOTION OR ACTION:

Staff recommends Council authorize this inter-local agreement between the City of Sanger Police and Fire Departments and Denton County as proposed.

ATTACHMENTS:

- Inter-Local Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of the Denton County radio communication system.

**INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND
THE CITY OF SANGER POLICE AND FIRE DEPARTMENTS FOR THE USE OF THE
DENTON COUNTY RADIO COMMUNICATIONS SYSTEM**

This Inter-Local Agreement (“Agreement”) is entered into by and between the County of Denton, Texas (“the County”) and the City of Sanger, Texas, both entities being located in Denton County, Texas (collectively, the “Parties” or separately as a “Party”). The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act:

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agencies; and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended “the Act” provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city (“System”) for the purpose of providing radio communications in support of its governmental operations; and

WHEREAS, Sanger wishes to use certain portions of the System for its governmental operations; and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties; and

WHEREAS, Sanger and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I.

DEFINITIONS

“Assignee” means the City employee assigned to a specific Subscriber Unit.

“Communications System” or *“System”* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties.

“Coordinating Committee” means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System.

“Infrastructure Management Committee” means the committee that is responsible for the administration and operation of the Communications System.

“Subscriber Units” means mobile radios, portable radios or any similar devices used for communicating over the Communications System.

“Talk Group” means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources.

“Technical Committee” means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System.

“User” means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System.

II.

TERM

2.1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October, 2022, and ending on the 30th day of September, 2023. unless terminated earlier pursuant to Section 7.1.

2.2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party’s governing body.

III.

OBLIGATIONS OF CITY OF SANGER

3.1 Sanger shall use the System in accordance with this Agreement to provide integration of communications by Sanger between its Users on the System for governmental operations.

3.2 When using the System, Sanger shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System. When Sanger uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Sanger will also abide by the User rules of those Talk Groups.

3.3 Sanger must provide a written request to the Denton County Radio System Manager ("System Manager") or his designee, to activate radios ("Subscriber Units") on the System. Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit.

3.4 Sanger is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units. Sanger is responsible for all programming of City-owned Subscriber Units.

3.5 Sanger shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider. The County shall not be responsible for maintenance of any City-owned equipment.

3.6 Depending on the equipment that will be purchased and installed by Sanger, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades.

3.7 Sanger shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available.

3.8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3.5, 3.6, and 3.7 above.

IV.

OBLIGATIONS OF THE COUNTY

4.1 The County will allow Sanger to use County provided Talk Groups, which are a primary level of communication for Users on the System ("Talk Group"), comparable to a channel on a conventional radio system, for the exclusive use of Sanger. Talk Groups will be established for the City by the County.

4.2 The System Manager will not activate radios on the Sanger Talk Groups nor make changes to the Sanger radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference.

4.3 The County is solely responsible for:

- (1) Coordinating Talk Groups among System Users;
- (2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City; and
- (3) The operation, maintenance, and control of the System

V.

FEES

5.1 The fees payable for the term of this Agreement are set out in **Exhibit B** and **Exhibit C**, which are attached and incorporated for all purposes.

5.2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year's fees. The County will provide ninety (90) days' notice to Sanger before increasing the fees.

5.3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year. This amount is subject to change when the City adds or deletes the number of Subscriber Units in service. The City must notify the System Manager in writing of any addition or deletion of Subscriber Units.

5.4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s).

5.5 Deletions - No refunds for deletions will be made for the City's deletion of Subscriber Units during the period of the Agreement. The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year.

5.6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year.

VI.

PAYMENT DUE

6.1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice. Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice. All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party.

VII.

TERMINATION

7.1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice. The City shall pay for all fees incurred through the effective date of termination. If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year.

VIII.

RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT. IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF LIABILITY.

IX.**IMMUNITY**

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

X.**ASSIGNMENT**

The City agrees to retain control and to give full attention to the fulfillment of this Agreement. The City cannot assign or sublet this Agreement without the prior written consent of the County. Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County. Sanger also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement.

XI.**ENTIRE AGREEMENT**

This Agreement represents the entire and integrated agreement between Denton County and Sanger and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Sanger. This Agreement may be amended only by written instrument signed by Denton County and Sanger.

XII. NOTICES

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Sanger Fire and Police Departments
Contact Person	Finance Department
Address	P. O. Box 1729
City, State, Zip	Sanger, TX 76266
Telephone	940-458-7930
Email	finance@sangertexas.org

XIII. AUTHORITY TO SIGN

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV. SEVERABILITY

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV.**VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas.

XVI.**INTERPRETATION OF AGREEMENT**

Although this Agreement is drafted by the County, this is a negotiated document. Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party.

XVII.**REMEDIES**

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

XVIII.**SUCCESSORS AND ASSIGNS**

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract. Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties.

EXECUTED duplicate originals on the dates indicated below:

SIGNED AND AGREED BY THE CITY OF SANGER, TEXAS:

BY:

Thomas E. Muir, Mayor

City of Sanger

P. O. Box 1729


Sanger, TX 76266

940-458-7930

Date: _____

Approved as to content:

David Pennington, Fire Chief


Waylan Rhodes, Chief of Police

Approved as to form:

Attorney for Agency

**APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON
COUNTY, TEXAS:**

BY:

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Date: _____

Approved as to content:

Denton County Sheriff's Office

Approved as to form:

Assistant District Attorney
Counsel to the Sheriff

Exhibit B
Denton County Sheriff's Office
Radio Communications System Agreement
FY22-23 Agency Payment Worksheet/Invoice

Agency:	City of Sanger Fire Department				
Payment Contact Person:	John Noblitt, City Manager and/or Kelly Edwards, City Secretary				
Phone Number:	940-458-7930				
Email(s):	jnoblitt@sangertexas.org and/or kedwards@sangertexas.org				
Address:	502 Elm Street / PO Box 1729				
City, State, Zip	Sanger, Texas 76266				
Agency Should Include this Worksheet with Each Payment Sent to Denton County.					
Make checks payable to:	Denton County				
Mail payments to:	Radio Communications Systems Agreement Payments Denton County Auditor 1 Courthouse Drive, Ste 2000 Denton, Texas 76208				
Please select one of the following options:					
<u>Tier 1</u>			<u>Tier 3</u>		
Radio User <i>ONLY</i> - \$4 each per month			Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - \$6 each per month		
FD Radio Subscribers	40	\$1,920.00	FD Radio Subscribers	40	\$2,880.00
Total Amt Per Year =		<u>\$1,920.00</u>	Total Amt Per Year =		<u>\$2,880.00</u>
<i>BILLED ANNUALLY</i>					

Please make your Tier selection, sign and date below.

Circle One: Tier 1 / Tier 3

Signature of Agency Representative

Title

Date

Exhibit C
Denton County Sheriff's Office
Radio Communications System Agreement
FY22-23 Agency Payment Worksheet/Invoice

Agency:	City of Sanger Police Department	
Payment Contact Person:	John Noblitt, City Manager and/or Kelly Edwards, City Secretary	
Phone Number:	940-458-7930	
Email(s):	jnoblitt@sangertexas.org and/or kedwards@sangertexas.org	
Address:	502 Elm Street / PO Box 1729	
City, State, Zip	Sanger, Texas 76266	
Agency Should Include this Worksheet with Each Payment Sent to Denton County.		
Make checks payable to:		Denton County
Mail payments to:		Radio Communications Systems Agreement Payments Denton County Auditor 1 Courthouse Drive, Ste 2000 Denton, Texas 76208
<u>Tier 1</u>		
Radio User Only - \$4.00 each per month		
PD Radio Subscribers 37 = \$1,776.00		
Total Amt Per Year = \$1,776.00		
<i>BILLED ANNUALLY</i>		

Please sign and date below.

Signature of Agency Representative

Title

Date



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Ordinance 02-03-23, amending the budget for the 2022-2023 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

SUMMARY:

- The Police Department recently engaged Gayla Robinson Consulting to audit and purge the Department's property and evidence room.
- The total cost for these services was \$9,800.
- This cost was not budgeted in this fiscal year.
- The Police Department will use a cost savings of \$3,907 from the budgeted purchase of evidence lockers will be used to fund a portion of the cost
- The Police Department would like to transfer \$5,893 from the Forfeited Property Fund to the General Fund to pay for the remainder of the expense.

FISCAL INFORMATION:

Budgeted: NO

Amount: \$5,893.00

GL Account: See "Exhibit A"

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 02-03-23

ATTACHMENTS:

- Ordinance 02-03-23
- Memorandum from Police Chief Waylan Rhodes

CITY OF SANGER, TEXAS

ORDINANCE 02-03-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, (BUDGET AMENDMENT 1) AMENDING ORDINANCE #09-23-22, WHICH WILL AMEND THE BUDGET FOR THE 2022-2023 FISCAL YEAR AND AUTHORIZING AMENDED EXPENDITURES AS PROVIDED; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council approved Ordinance 09-23-22 adopting the budget for the 2022-2023 Fiscal Year on September 19, 2022; and

WHEREAS, this amendment was prepared and presented to the City Council, and after consideration, it is the consensus of the City Council to amend the approved budget ordinance; and

WHEREAS, the City Council finds that the passage of this Resolution is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That the annual budget for the 2022-2023 Fiscal Year is hereby amended to increase expenditures in the Forfeited Property Fund by \$5,893 and increase revenues and expenditures in the General Fund by \$5,893, as shown in **Exhibit “A”**.

SECTION 2. Expenditures during the 2022-2023 Fiscal Year shall be made in accordance with the amended budget approved herein, unless otherwise authorized by a duly enacted ordinance of the City, and said budget document shall be on file for public inspection in the office of the City Secretary.

SECTION 3. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 4. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same

would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 5. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 6th day of February, 2023.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney

EXHIBIT A
Ordinance #02-03-23

FORFEITED PROPERTY FUND

Expenditures

G/L Account	Account Name	Original Budget	Increase	Decrease	Amended Budget
480-74-7401	Transfer to General Fund	0.00	5,893.00	0.00	5,893.00
Net Change to Expenditures				5,893.00	

GENERAL FUND

Revenues

G/L Account	Account Name	Original Budget	Increase	Decrease	Amended Budget
001-00-4992	Transfer from Forfeited Property Fund	0.00	5,893.00	0.00	5,893.00
Net Change to Revenues				5,893.00	

Expenditures

G/L Account	Account Name	Original Budget	Increase	Decrease	Amended Budget
001-20-5420	Capital Equipment	96,845.00	0.00	(3,907.00)	92,938.00
001-20-5420	Contractual Services	0.00	9,800.00	0.00	9,800.00
Net Change to Expenditures				5,893.00	



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action acknowledging no responses to the Request for Qualifications (RFQ) for the update to the Roadway Impact Fee Study were received; and proceeding with reposting the Request for Qualifications (RFQ) for the same.

SUMMARY:

- Council gave consent to issue a RFQ for an ordinance rewrite on January 3, 2023
- Staff issued an RFQ for the update to the Roadway Impact Fee Study on January 4, 2023 with a due date of January 24, 2023
- Staff did not receive any responses to the RFQ request
- Staff is requesting to reissue RFQ on February 7, 2023 with a new due date of March 3, 2023

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends motion to cancel bid award due to lack of qualified responses and to reissue RFQ

ATTACHMENTS:

RFQ Request



**CITY OF SANGER, TEXAS
REQUEST FOR QUALIFICATIONS (RFQ)
UPDATE ROADWAY IMPACT FEE STUDY**

PROPOSAL DUE DATE:

12:00 Noon Central Time

Tuesday, March 3, 2023

ISSUED BY:

**CITY OF SANGER
DEVELOPMENT SERVICES DEPARTMENT
201 BOLIVAR STREET
SANGER, TX 76266**

CITY OF SANGER, TEXAS
REQUEST FOR QUALIFICATIONS (RFQ)
UPDATE ROADWAY IMPACT FEE STUDY

SECTION 1. INTRODUCTION:

Purpose

The City of Sanger, Texas is seeking the assistance of a professional consultant to update the Roadway Impact Fee Study. Which must include a Land Use Assumption Plan and Impact Fee Capital Improvement Plan.

SECTION 2. COMMUNITY PROFILE:

City Overview

The City of Sanger, Texas, with a population of approximately 9,000 is located in North Texas within Denton County and located along both sides of I-35 and north and south of FM 455. Sanger is comprised of nearly twelve (12) square miles and is neighbored by Denton to the south, Valley View to the north, Lake Ray Roberts and Pilot Point to the east, and an unincorporated area to the west. Major transportation corridors include I-35 and FM 455.

The city is comprised of a mix of residential, commercial, and industrial land uses as well as a vibrant downtown area.

SECTION 3. PROJECT BACKGROUND:

The current Roadway Impact Fee Study was completed in 2016 and implemented in 2017. The City recently adopted a new comprehensive plan called Sanger 2040 Comprehensive Plan. This plan is meant to be a guideline for future development. The updated study needs to reflect the increase in residential, commercial, and industrial development.

SECTION 4. SCOPE OF SERVICES AND DELIVERABLES:

The selected consultant shall prepare the updated Roadway Impact Fee Study in accordance with the Local Government Code. The study shall include a Land Use Assumptions Plan and Impact Fee Capital Improvement Plan. In addition to the study, the consultant shall provide the City with an updated Fee Collection Rate and attend all meetings related to the adoption of the updated study and fees.

SECTION 5. INFORMATION PROVIDED BY THE CITY:

The Code of Ordinances of the City of Sanger is available at Franklin Legal Publishing via a link at the City's website. This includes all development regulations. Any regulations adopted but not yet codified will be available from the City of Sanger.

SECTION 6. TIMELINE:

It is expected that a contract will be executed between the City and the selected consulting firm within forty-five (45) days of the due date for proposals. It is anticipated that the project will be completed within nine (9) months from the signing of the contract.

SECTION 7. SUBMISSION DETAILS:

Statement of Qualifications

The consultant shall submit a Statement of Qualifications. The statement, at minimum, should address each of the specific topics listed below (additional information may be included). Failure to include any of the following requested information may be cause for the proposal to be considered incomplete and thus rejected.

1. Provide a cover letter on firm letterhead and identify the project manager and key staff involved along with contact information for the project manager.
2. Written presentation of the qualifications of the firm and their understanding of the work to be performed.
3. List of services that will be provided.
4. Availability, credentials, and related experience of the firm and key staff with similar studies, preferably with municipal governments.
5. Provide copies of the resumes of the proposed project manager and key staff. Provide information on specific experiences, including roadway impact study, with successful outcomes in conducting the process and making presentations to public bodies.
6. Include with their proposals a list of at least three (3) current references for whom comparable work has been performed in the past three (3) years, specifically citing work in communities similar to Sanger. This list shall include the municipality's name, person to contact, address, telephone number, email address, and a brief, but adequately detailed description of the work performed.
7. Provide complete or partial examples of work similar in nature to this project.
8. List of anticipated sub-contractors and/or partners, if any, and their availability, credentials, and related experience.
9. Explain the methodology you propose to successfully perform the services outlined in the Scope of Work.
10. Include a statement on the anticipated time frame based on the scope of work as listed in this RFQ. Report on prior experience in delivering services within the prescribed time frame.

SECTION 8. SUBMISSION INSTRUCTIONS:

STATEMENT OF QUALIFICATIONS MUST BE RECEIVED BY

12:00 NOON (CENTRAL TIME) MARCH 3, 2023

SUBMISSIONS RECEIVED AFTER THE DEADLINE WILL NOT BE CONSIDERED

**SUBMISSIONS WILL BE PUBLICALLY OPENED AND ANNOUNCED ON MARCH 3, 2023 AT 2:00 PM
AT CITY OF SANGER CITY HALL 502 ELM ST, SANGER, TX**

Four (4) printed copies of the Statement of Qualifications in a sealed envelope should be sent to:

Ramie Hammonds
Development Services Director

City of Sanger
502 Elm Street
Sanger, TX 76266

Phone: 940-458-2059

Email: rhammonds@sangertexas.org

One (1) electronic, PDF copy of the Statement should also be included on a USB/Flash drive.

Questions should be directed to Ramie Hammonds, Development Services Director, at the contact information listed above.

SECTION 9. SELECTION PROCESS AND CRITERIA FOR CONSIDERATION OF QUALIFICATIONS:

Statements will be reviewed and evaluated by the City staff and on a number of criteria, including, but not limited to the following:

- Overall responsiveness and quality of the proposal in clearly stating an understanding of the project.
- Technical understanding of ordinance writing for a City like Sanger, Texas.
- Experience and knowledge in developing similar plans by consultant personnel who will be directly involved with the project.
- The nature and quality of the expertise the consultant possesses in a full range of required disciplines.
- The experience and availability of support staff for the project.
- The ability to complete the plan within the given timeframe.
- References.

After evaluating the proposals, the City may request additional information from any consultant identified as most responsive to this RFQ. At its discretion, the City may require any consultant to make a presentation to provide an opportunity to clarify the submission. The City will schedule any such presentations. The City will evaluate the written proposals and will select the consultant which meets the best interest of the City. The City shall be the sole judge of its own best interests, the proposals, and the resulting negotiated agreement. The City's decisions will be final. The City reserves the right to negotiate any and all elements of this proposal, including, but not limited to, the fee structure and terms of the contract, with the proposing firm selected.

A. DISCLAIMER

This RFQ does not commit the City to enter into a contract, nor does it obligate the City to pay for any costs incurred in the preparation and submission of Statements or anticipation of a contract. The City reserves the right at its sole discretion: to make selections, to reject any or all submissions, to issue subsequent RFQ, to remedy technical errors in the RFQ process, and to enter into a contract with one or more consultants for the provisions of any, all or some of the services described herein.

B. AGREEMENT FOR PROFESSIONAL SERVICES

Attached as Exhibit A is the City of Sanger's standard agreement for professional services. The agreement also indicates the insurance and indemnification requirements that the City will require of the selected firm.

C. ADDITIONAL INFORMATION:

1. A person or business that contracts with Sanger or who seeks to contract with the City must file a "Conflict of Interest Questionnaire" (FORM CIQ) which is available online at www.ethics.state.tx.us and a copy of which is attached to this guideline. The form contains mandatory disclosures regarding "employment or business relationships" with a municipal officer. Officials may be asked to clarify or interpret various portions of the questionnaire.
2. Compliance with HB 89. A person or business that contracts with Sanger or who seeks to contract with the City shall not boycott Israel at any time while providing products or services to the City of Sanger. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

☐ Yes, we agree

☐ No, we do not agree

☐ N/A

3. Respondent verifies that it does not boycott energy companies and will not boycott energy companies during the term of this contract, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

☐ Yes, we agree

☐ No, we do not agree

☐ N/A

4. Respondent verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this contract against a firearm entity or firearm trade association, as those terms are defined by Chapter 2274, Government Code. This requirement does not apply to companies with fewer than ten full-time employees; or contracts that are less than \$100,000.00.

☐ Yes, we agree

☐ No, we do not agree

☐ N/A

5. Compliance with SB 252. A person or business that contracts with Sanger or who seeks to contract with the City shall not do business with Iran, Sudan, or a foreign terrorist organization while providing products or services to the City of Sanger.

☐ Yes, we agree

☐ No, we do not agree

The undersigned affirms that he/she has read and understands the specifications, terms, and conditions, all exhibits and attachments contained herein and that they are duly authorized to execute this agreement and response to the Request for Qualifications.

Signature

Company

Date





CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business-1 to (SF-10) Single Family-10 zoning.
- The property is platted as one lot. The applicant has indicated that he would like to replat to create a second residential lot.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 156 feet and a width of approximately 209 feet. This would allow for a second lot and be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- The requested zoning conforms with the Future Land Use Map.
- The rezoning of this property provides better consistency of zoning in that area.
- Staff mailed out 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in FAVOR.
- The Planning and Zoning Commission recommended APPROVAL on 01-09-23.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

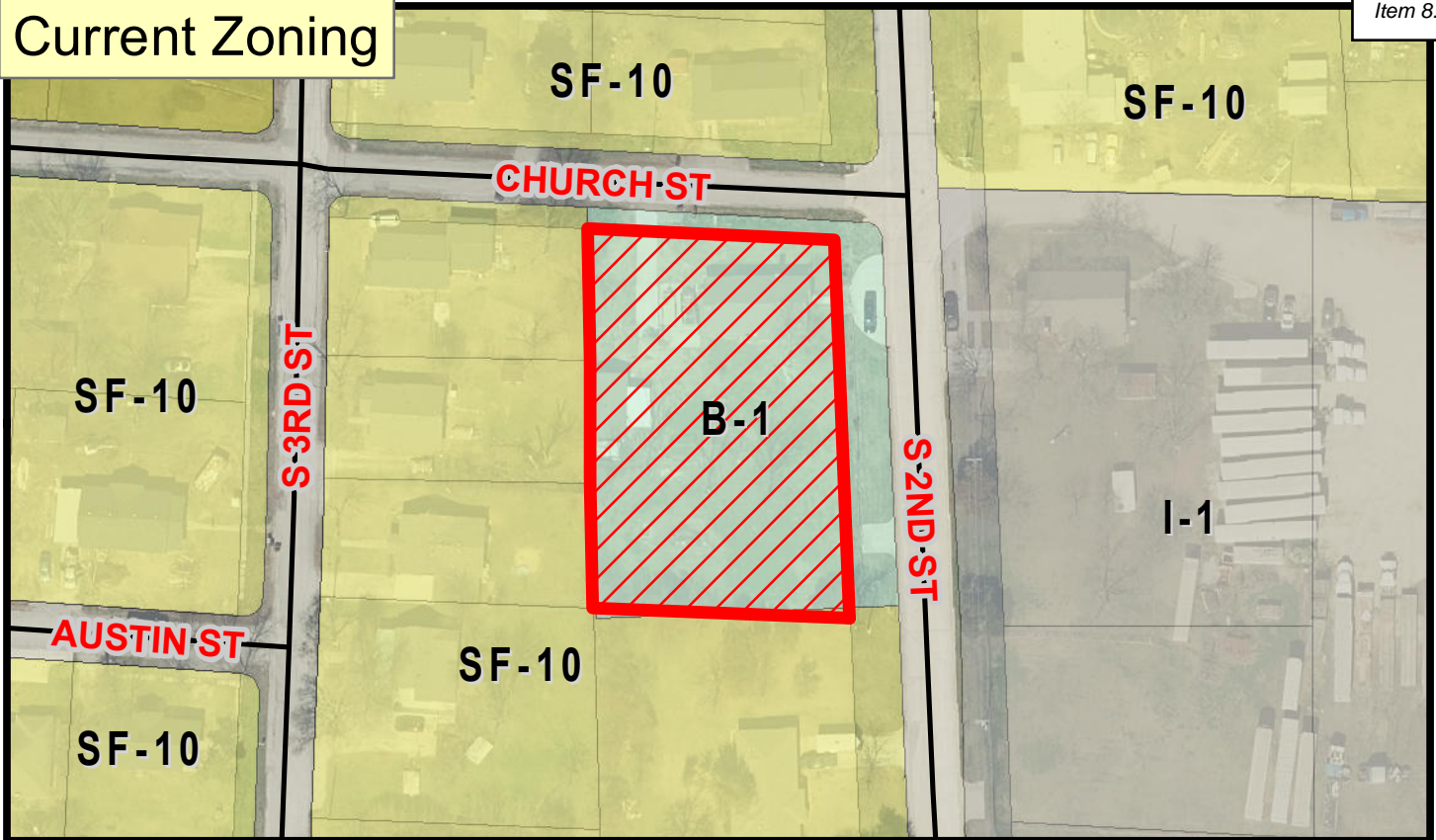
RECOMMENDED MOTION OR ACTION:

N/A

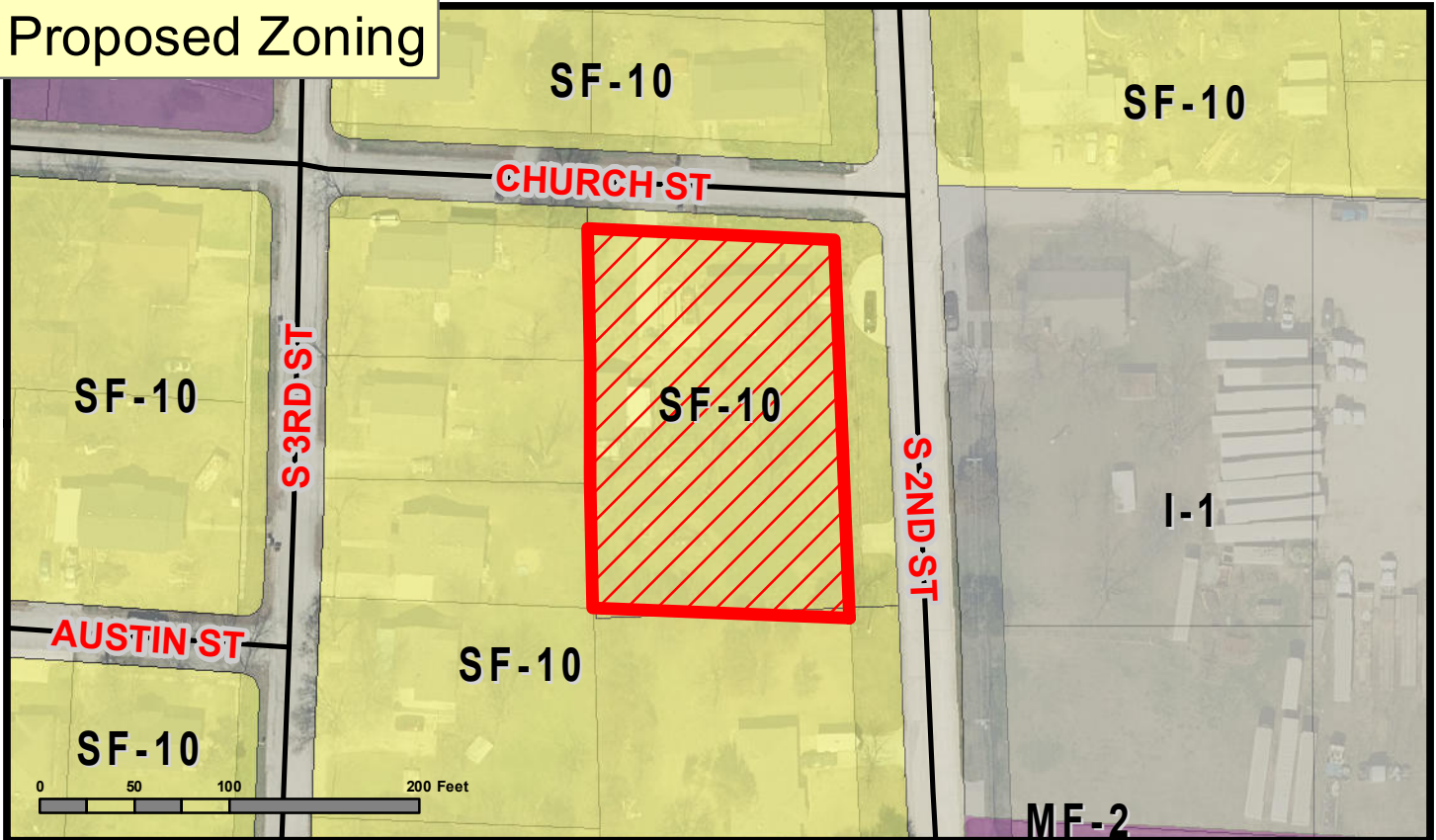
ATTACHMENTS:

Location Map

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: 503 S. 2nd St.
Zoning Change Request
Project: 22SANZON-0067

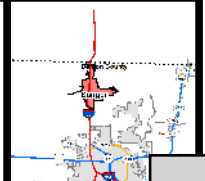


City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.





CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 02-02-23 regarding a zoning change from (B-1) Business-1 to (SF-10) Single Family-10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business-1 to (SF-10) Single Family-10 zoning.
- The applicant has indicated that he would like to plat to create two residential lots.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 138 feet and a width of approximately 200 feet. This would allow for a second lot that would be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- The requested zoning conforms with the Future Land Use Map.
- The rezoning of this property provides better consistency of zoning in that area.
- Staff mailed out 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in FAVOR.
- The Planning and Zoning Commission recommended APPROVAL on 01-09-23.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Ordinance No. 02-02-23

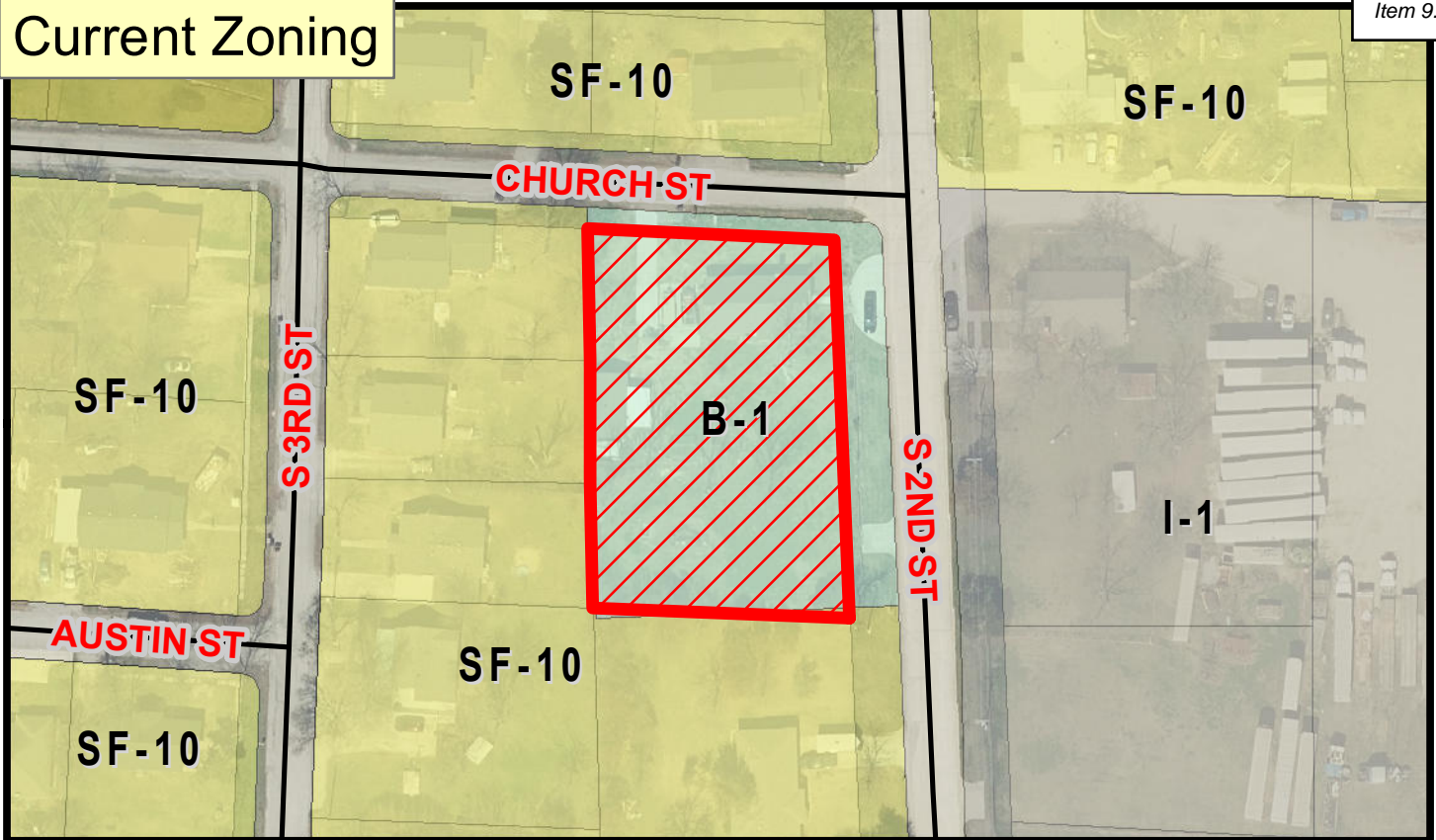
Application

Letter of Intent

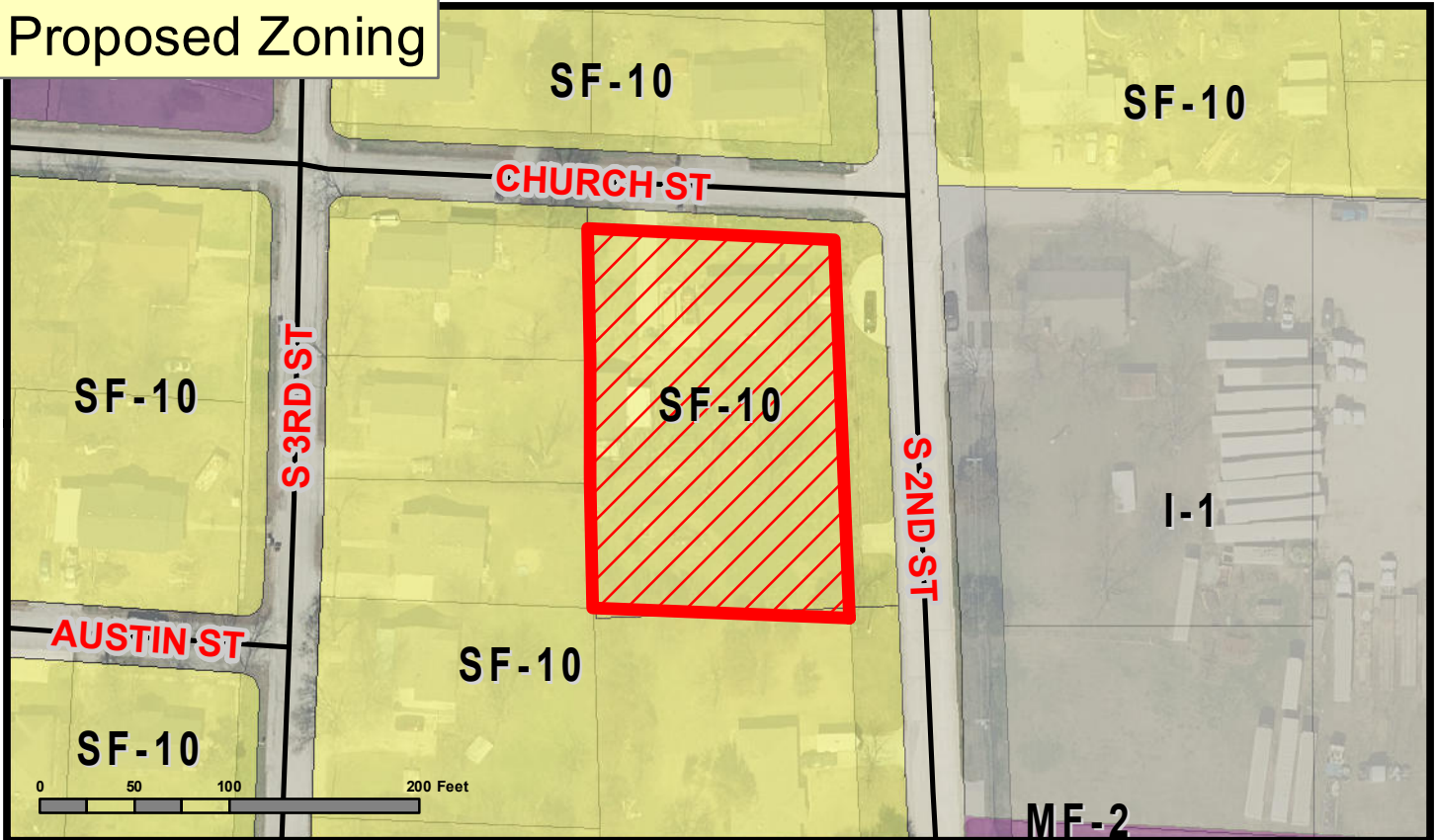
SF-10 Zoning Regulations

Response Form – In Favor

Current Zoning



Proposed Zoning



SANGER
TEXAS

Location: 503 S. 2nd St.
Zoning Change Request
Project: 22SANZON-0067



City Limits



Exhibits

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CITY OF SANGER, TEXAS

ORDINANCE 02-02-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 0.5877 ACRES OF TRACT DESCRIBED AS MARY H SHIRLEY LOT 7; FROM (B-1) BUSINESS 1 TO (SF-10) SINGLE FAMILY 10; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger (the “City”) is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City Council finds it necessary for the public health, safety, and welfare that development occur in a controlled and orderly manner; and

WHEREAS, the Planning and Zoning Commission on January 9, 2023, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, all requests for amendment to the Zoning Map were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; and

WHEREAS, the City Council finds that the passage of this Ordinance is in the best interest of the citizens of Sanger.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS:

SECTION 1. That an amendment to the Zoning Map from (B-1) Business 1 to (SF-10) Single Family 10 is hereby granted for the property generally located on the southwest corner of 2nd Street and Church St. and commonly known as 503 S 2nd Street, described in **Exhibit A**.

SECTION 2. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any

word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

SECTION 5. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 6th day of February, 2023.

APPROVED:

ATTEST:

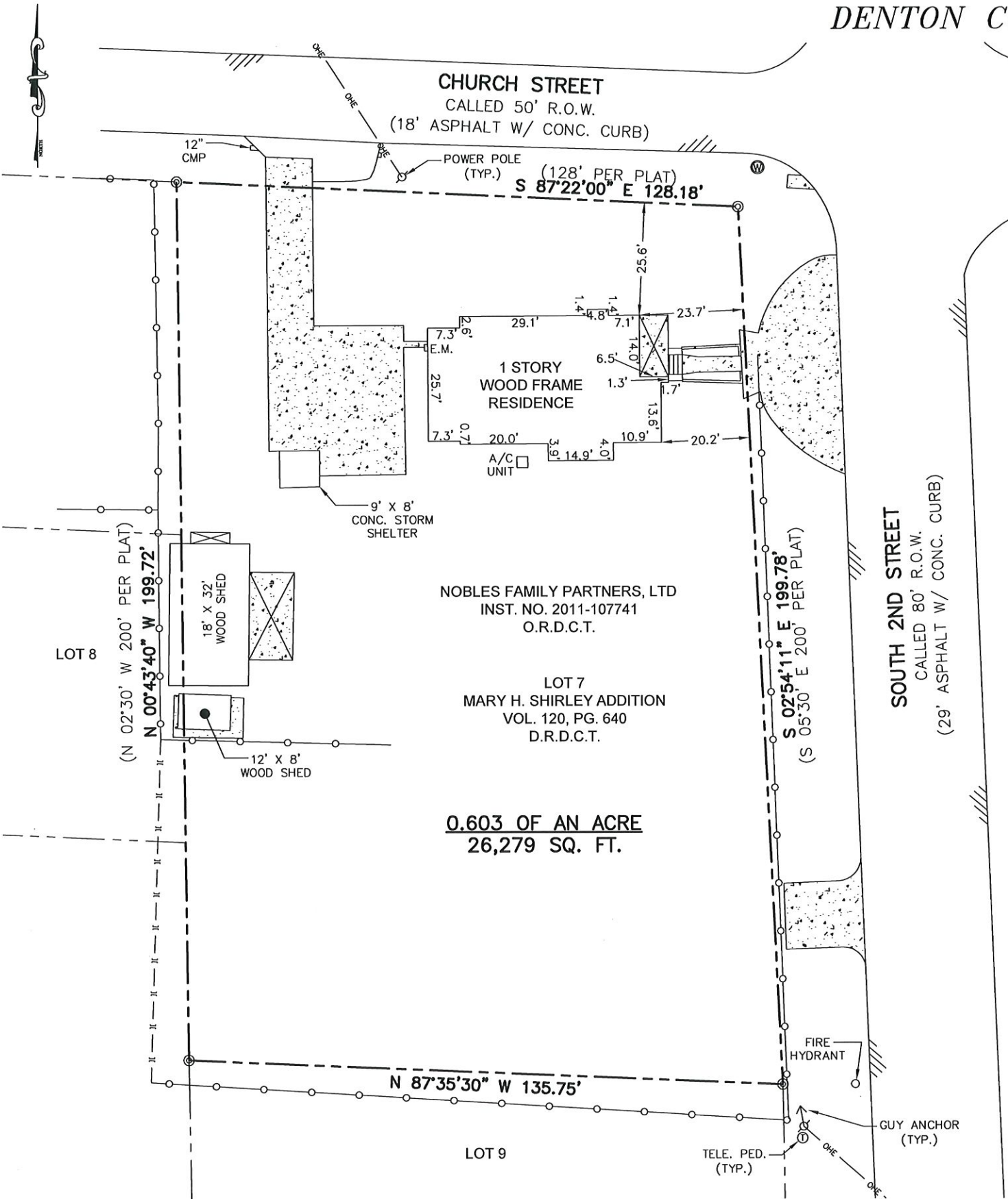
Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

APPROVED TO FORM:

Hugh Coleman, City Attorney

DENTON COUNTY, TEXAS



PROPERTY DESCRIPTION

Lot 7, of MARY H. SHIRLEY ADDITION, on Addition to the City of Sanger, Denton County, Texas, according to the Plat thereof recorded in Volume 120, Page 640, Deed Records of Denton County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 20052953DN-CS AND BEARING AN EFFECTIVE DATE OF APRIL 14, 2020.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480786 0210 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON APRIL 23, 2020.
- 2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- 3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

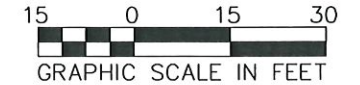
This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

[Signature]
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
APRIL 29, 2020
FIRM REGISTRATION NO. 10129300



- LEGEND
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - - - CHAIN LINK FENCE
 - - - WOOD FENCE
 - - - BARBED WIRE FENCE
 - - - OVERHEAD UTILITIES
 - = CAPPED IRON ROD SET MARKED "PLS INC"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊕ = WATER METER
 - = CONCRETE

NOTE:
LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

PLS
PIPELINE LAND SERVICES, INC.
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

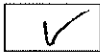
DRAWN BY:	CMW
CHECKED BY:	JCV
DATE:	4/29/20
SHEET:	1 OF 1
SCALE:	AS SHOWN

LAND TITLE SURVEY
503 SOUTH 2ND STREET
LOT 7
MARY H. SHIRLEY ADDITION
CITY OF SANGER
DENTON COUNTY, TEXAS
503 S.2ND ST

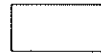


201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059 (office) www.sangertexas.org

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>Michael Morris</u>	Name: <u>Sanger</u>
Company: <u>MTM Properties</u>	Company: <u></u>
Address: <u>2000 Lodgestone dr</u>	Address: <u></u>
City, State, Zip: <u>Corinth, TX, 76210</u>	City, State, Zip: <u></u>
Phone: <u>940-465-8387</u>	Phone: <u></u>
Fax: <u></u>	Fax: <u></u>
Email: <u>Mike_morris10@yahoo.com</u>	Email: <u></u>

Submittal Checklist

<input checked="" type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Application Fee (Check Payable to City of Sanger)

I certify that I am the legal owner of the above referenced property and that to the best of my knowledge this is a true description of the property upon which I have requested the above checked action. I designate the applicant listed as my representative.

Describe the subject property (address, location, size, etc.):

503 S 2nd St 26,279 sqft lot with a
1490 sqft home on the south east corner.

Describe the proposed zoning change or Specific Use Permit (SUP):

requesting re-zone from D-1 to SF-10

Rachel Thomas
Owner Signature

12-14-2022
Date

Rachel Thomas
Applicant Signature

12-14-2022
Date

Office Use

	Fee
	Date

MJM PROPERTIES

December 8, 2022

City of Sanger Planning & Zoning

Letter of Intent: 503 S 2nd St

To Whom It May Concern,

503 S 2nd St (otherwise known as MARY H SHIRLEY LOT 7) is a 26,279 square foot lot with a 1,470 square foot residential home located on southeast corner of the lot. There is also a detached garage and storm shelter on the north side of the property.

My intent is to re-zone from the current zoning of B-1 to single-family zoning SF-10. My reason for re-zoning is to improve the current lot by adding a garage for the current home. I also plan on applying for a re-plat with the intention of building a second custom home on the southwest corner of the lot.

If you have any questions, you can contact Mike Morris at 940-465-8387 or by email at mike_morris10@yahoo.com

Sincerely,



Michael Morris

SECTION 52

“SF-10” - SINGLE-FAMILY RESIDENTIAL DISTRICT - 10

General Purpose and Description - This district was previously the Old SF-3 Single-Family Residential District - 3. The Old SF-3 was renamed in May 2010 to SF-10 to prevent confusion with the SF-3 district described in [Section 11](#) of the Zoning Ordinance.

52.1 Permitted Uses:

- A. Uses permitted in the SF-2 through SF-10 districts are outlined in the chart in [Section 30](#).

52.2 Area Regulations:

A. Size of Yards:

1. Minimum Front Yard - Twenty-five feet (25')[.]
2. Minimum Side Yard - eight feet (8'); Twenty feet (20') on corner adjacent to side street. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').
3. Minimum Rear Yard - Twenty-five feet (25')[.]

B. Size of Lots:

1. Minimum Lot Area - Six thousand five hundred (6,500) square feet[.]
2. Minimum Lot Width - Sixty feet (60')[.]
3. Minimum Lot Depth - One hundred feet (100')[.]

C. Minimum Dwelling Size: One thousand two hundred (1,200) square feet[.]

D. Maximum Lot Coverage: Forty percent (40%) by the main building; Sixty percent (60%) by the main building, accessory buildings, driveways and parking; and any other concrete work, flat work, etc.

E. Parking Regulations: Not less than two (2) off-street parking spaces shall be provided behind the front yard line. Off-street parking spaces and Loading Requirements shall be provided in [Section 32](#).

F. Other Regulations:

1. Accessory Buildings:

- a. Minimum Front Yard - Sixty feet (60')[.]
- b. Minimum Side Yard - Ten feet (10')[.]
- c. Minimum Rear Yard - Ten feet (10')[.]

(Ordinance 05-10-10 adopted 5/3/10)

Response Form

Item 9.

22SANZON-0067

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department

Attn: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: rhammonds@sangertexas.org

Fax: (940) 458-4072

Project No: 22SANZON-0067/ Zoning Change from Business 1 to Single Family 10

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

Signature

Brandie Kitchens

Printed Name

Brandie Kitchens

Mailing Address

511 N. 2nd St.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

511 N. 2nd St., Sanger



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of STC Phase 2, being 119.199 acres, located in the City of Sanger, and generally located on the west side of Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.

SUMMARY:

- The applicant is proposing to create 407 single-family lots and 9 open-space lots from 4 unplatted tracts.
- This site is located on the west side of the Sanger Circle Addition and west of Montecristo Lane and Bridle Path Lane.
- The lots have a minimum 60' width and 100' depth with a minimum sq footage of 6500 square feet.
- The subdivision will be accessed through Sanger Circle via Joshua Drive, Legend Drive, and Avion Drive.
- This subdivision is zoned SF-10 and is compatible with Sanger Circle.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL on 1-9-23.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

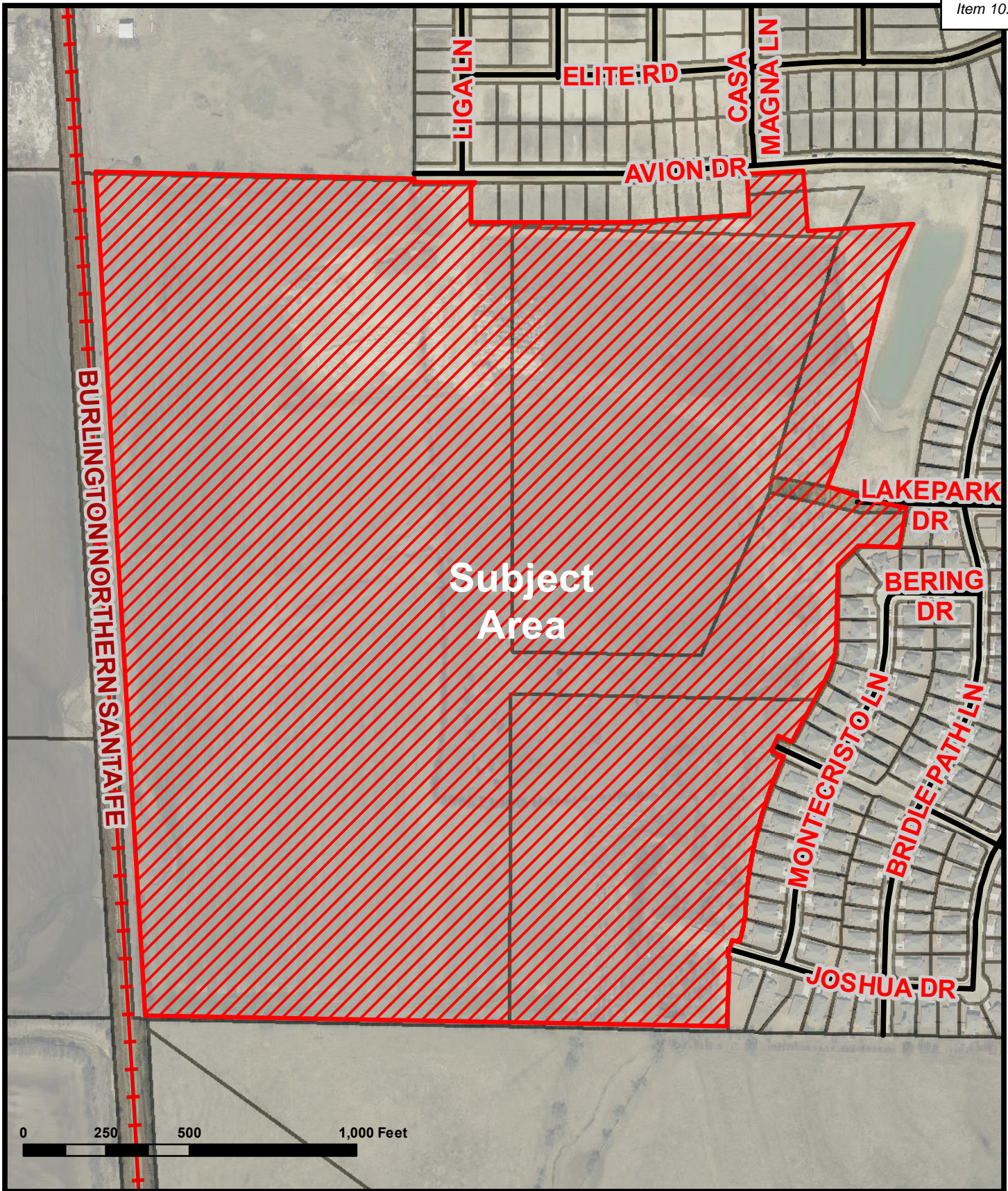
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Preliminary Plat
Application
Letter of Intent



SANGER
TEXAS

Project Name: Stephens Town
Crossing Ph 2 - Preliminary Plat
Project: 22SANZON-0061

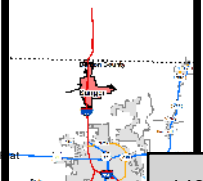


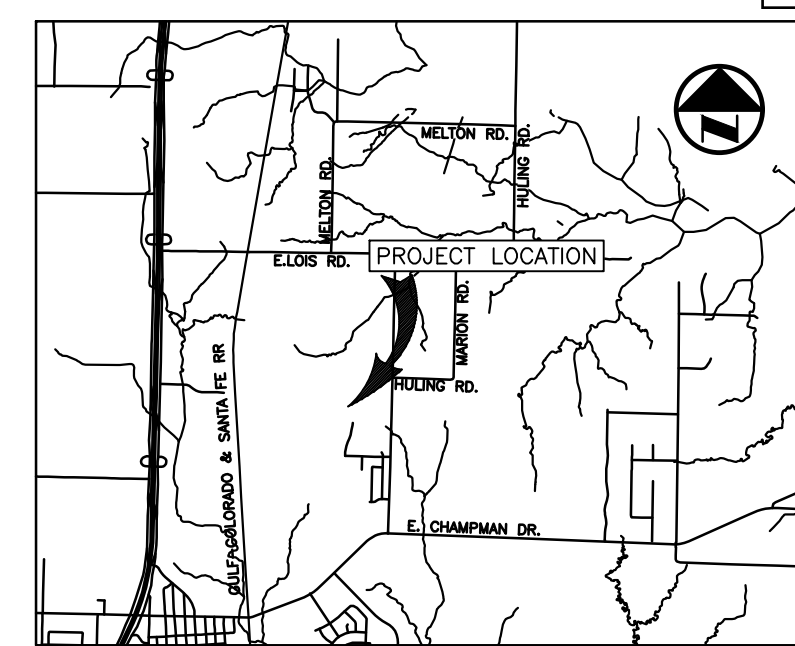
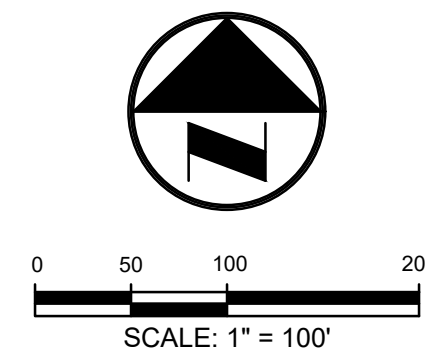
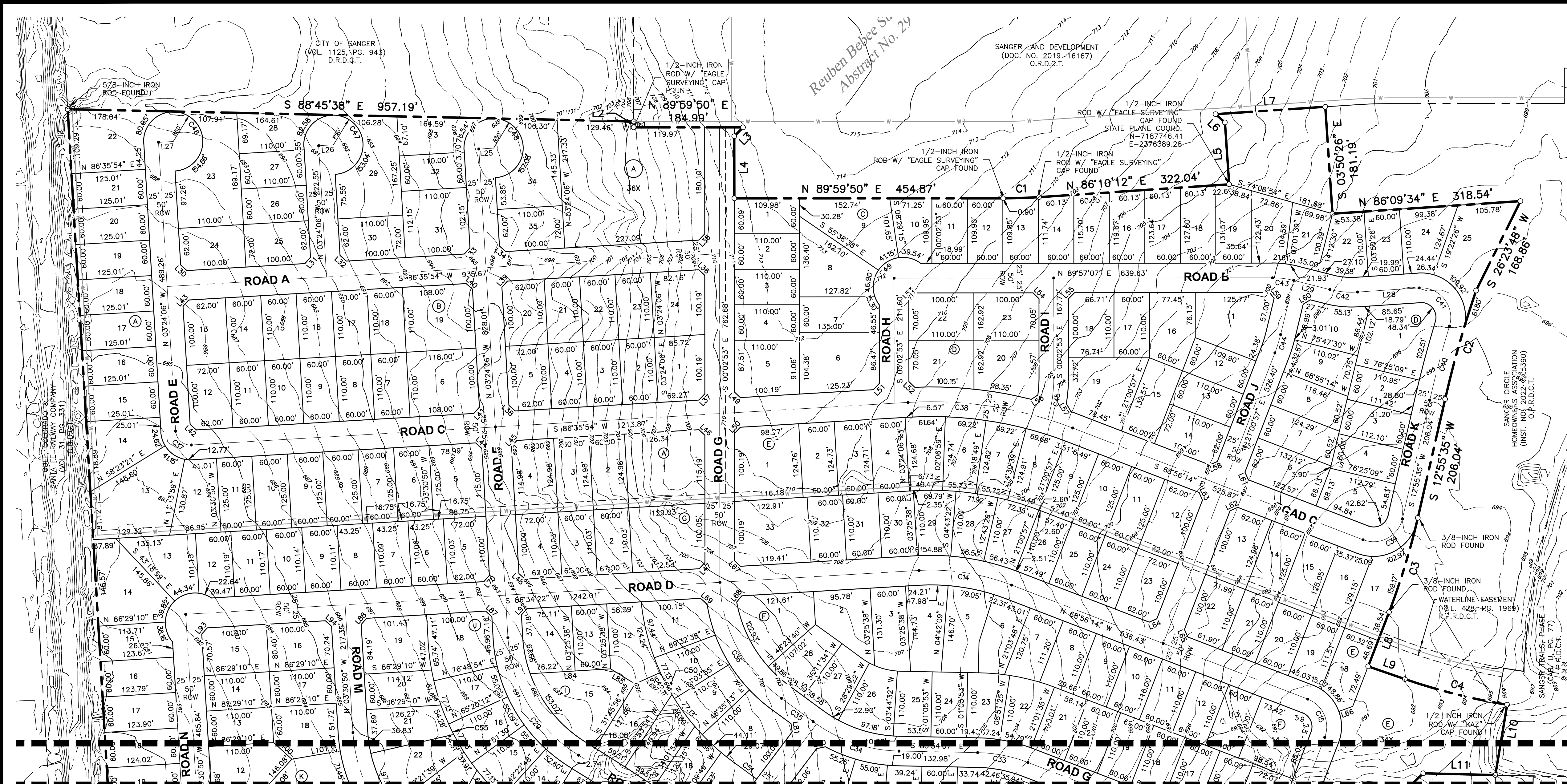
City Limits



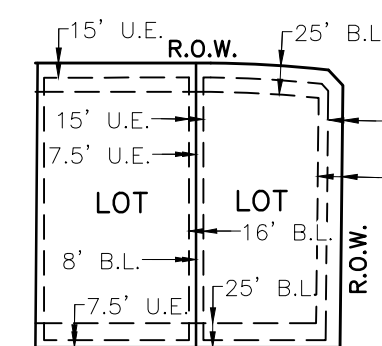
Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 11/20/2022 3:49:43 PM
Doc Name: 22SANZON-0061_STC Phase2 Preliminary Plat



VICINITY MAP
(NOT TO SCALE)

- LEGEND**
- M.R.D. MONUMENT OF RECORD DIGNITY
 - CIRS 5/8-INCH IRON ROD W/ "BGE" CAP SET
 - INST. NO. INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - PROPERTY LINE



SEE SHEET 1

NUMBER	BEARING	DISTANCE
L1	N 102°17'58" E	15.00'
L2	S 00°02'50" E	9.99'
L3	S 44°58'30" W	21.19'
L4	S 00°02'35" E	05.01'
L5	N 03°49'48" W	105.02'
L6	N 48°49'48" W	21.18'
L7	N 86°10'12" E	186.01'
L8	S 21°03'47" W	98.23'
L9	S 70°57'10" E	65.78'
L10	S 09°31'15" W	120.59'
L11	N 88°35'38" W	121.83'
L12	S 46°24'40" W	85.27'
L13	N 64°24'42" W	42.44'
L14	S 25°35'18" W	50.00'
L15	S 64°24'42" E	42.08'
L16	N 73°02'14" W	21.62'
L17	S 16°52'46" W	50.00'
L18	S 73°02'14" E	6.05'
L19	N 68°58'25" W	36.17'
L20	N 68°58'25" W	8.45'
L21	S 03°30'50" E	25.00'
L22	N 38°10'21" E	42.48'
L23	N 06°50'29" E	20.55'
L24	S 67°33'01" W	20.29'
L25	S 86°35'54" W	25.00'
L26	S 86°35'54" W	25.00'
L27	S 86°35'54" W	25.00'
L28	N 86°09'34" E	104.43'
L29	S 75°47'30" E	62.10'
L30	N 48°24'06" W	14.14'

NUMBER	BEARING	DISTANCE
L31	S 41°35'54" W	14.14'
L32	N 48°24'06" W	14.14'
L33	S 41°35'54" W	14.14'
L34	N 48°24'06" W	14.14'
L35	S 43°16'30" W	14.55'
L36	S 46°43'30" E	13.72'
L37	S 43°16'30" W	14.55'
L38	N 48°24'06" W	14.14'
L39	N 41°35'54" E	14.14'
L40	S 48°24'06" E	14.14'
L41	S 41°35'54" W	14.14'
L42	N 48°24'06" W	14.14'
L43	N 41°35'54" E	14.14'
L44	S 48°24'06" E	14.14'
L45	S 41°35'54" W	14.14'
L46	N 46°43'30" W	13.72'
L47	S 43°15'44" W	14.55'
L48	N 48°24'52" W	14.14'
L49	N 46°43'30" W	13.72'
L50	N 43°16'30" E	14.55'
L51	S 43°16'30" W	14.55'
L52	N 46°23'35" W	13.81'
L53	N 44°57'07" E	14.14'
L54	S 45°02'53" E	14.14'
L55	N 44°57'07" E	14.14'
L56	N 56°45'38" W	13.43'
L57	N 30°00'16" W	15.23'
L58	S 66°02'21" W	14.14'
L59	S 38°14°01" E	12.36'
L60	S 58°53'41" W	14.06'

NUMBER	BEARING	DISTANCE
L61	S 23°57'39" E	14.15'
L62	N 66°02'21" E	14.14'
L63	S 23°57'39" E	14.15'
L64	S 48°28'14" E	14.15'
L65	N 23°57'39" W	14.15'
L66	N 69°54'00" E	25.00'
L67	N 46°44'16" W	13.72'
L68	N 38°46'19" E	13.43'
L69	S 50°43'06" E	14.70'
L70	N 41°35'08" E	14.15'
L71	S 66°02'40" W	14.14'
L72	S 23°57'20" E	14.15'
L73	S 66°01'35" W	14.14'
L74	N 23°58'25" W	14.14'
L75	S 66°01'35" W	14.14'
L76	S 23°57'20" E	14.15'
L77	S 66°02'40" W	14.14'
L78	S 23°57'20" E	14.15'
L79	N 66°02'40" E	14.14'
L80	N 78°02'32" E	15.08'
L81	S 08°26'25" E	14.03'
L82	S 81°50'10" W	14.24'
L83	N 07°32'21" W	14.26'
L84	S 86°34'22" W	136.22'
L85	S 58°14'04" E	48.55'
L86	N 65°33'21" E	47.08'
L87	S 48°24'06" E	14.14'
L88	N 41°31'00" E	14.13'
L89	N 07°22'17" W	14.30'
L90	N 82°27'47" E	14.03'

NUMBER	BEARING	DISTANCE
L91	S 08°17'42" E	14.07'
L92	N 41°35'08" E	14.15'
L93	N 41°31'46" E	14.13'
L94	S 48°28'14" E	14.15'
L95	S 16°18'04" W	14.89'
L96	N 78°43'45" W	10.32'
L97	N 02°29'08" E	15.66'
L98	S 79°57'23" E	14.89'
L99	S 86°29'10" W	34.25'
L100	S 47°39'54" E	41.72'
L101	N 80°21'31" E	82.99'
L102	S 58°10'21" W	8.62'
L103	S 61°40'54" W	14.22'
L104	S 31°06'48" W	15.21'
L105	S 82°52'33" W	15.20'
L106	N 04°42'24" W	13.63'
L107	N 76°25'58" E	14.06'
L108	S 08°19'27" E	14.06'
L109	N 80°46'51" W	13.91'
L110	N 12°13'53" E	14.80'
L111	N 82°18'53" E	14.06'
L112	S 30°59'46" E	15.18'
L113	N 77°20'25" W	13.19'
L114	S 36°59'43" W	64.89'
L115	N 53°04'59" E	14.69'
L116	N 46°36'51" W	25.00'
L117	N 05°11'50" E	13.19'
L118	N 88°59'28" W	14.14'
L119	S 63°46'47" W	14.69'
L120	S 23°58'25" E	14.14'

NUMBER	BEARING	DISTANCE
L121	S 26°43'12" E	13.45'
L122	S 66°01'35" W	14.14'
L123	N 01°00'32" E	14.14'
L124	S 14°12'23" E	14.06'
L125	N 31°06'48" E	50.33'
L126	N 66°01'35" E	14.14'
L127	S 23°58'25" E	14.14'
L128	S 66°01'35" W	14.14'
L129	N 23°58'25" W	14.14'
L130	N 66°01'35" E	14.14'
L131	N 74°35'31" E	8.79'
L132	S 01°00'32" W	14.14'
L133	S 88°59'28" E	14.14'
L134	S 23°58'25" E	14.14'
L135	N 43°47'31" E	13.56'
L136	N 46°12'29" W	14.14'
L137	N 46°00'32" E	39.05'
L138	N 41°29'10" E	14.14'
L139	N 48°30'50" W	14.14'
L140	S 00°41'34" E	18.00'

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	3°49'38"	905.00'	N 88°05'00" E	60.44'	60.45'
C2	5°59'54"	1825.00'	S 15°55'32" W	190.97'	191.06'
C3	8°08'11"	1175.00'	S 16°59'41" W	166.72'	166.86'
C4	9°55'27"	1030.00'	S 75°54'22" E	178.18'	178.41'
C5	27°32'01"	235.00'	S 15°10'39" W	111.85'	112.93'
C6	21°04'34"	1265.00'	S 14°19'49" W	462.71'	465.33'
C7	13°09'41"	480.00'	S 10°22'22" W	110.02'	110.26'
C8	4°03'40"	250.00'	S 71°00'15" E	17.72'	17.72'
C9	2°03'13"	250.00'	S 22°03'12" W	8.96'	8.96'
C10	24°58'57"	250.00'	S 56°28'57" E	108.15'	109.01'
C11	15°54'38"	250.00'	S 36°02'09" E	69.20'	69.42'
C12	36°36'19"	690.00'	N 46°23'00" W	433.37'	440.83'
C13	61°10'19"	250.00'	S 34°06'00" E	254.42'	266.91'
C14	24°06'16"	380.00'	N 80°59'22" W	158.69'	159.87'
C15	89°57'49"	50.00'	N 23°57'20" W	70.69'	78.51'
C16	65°01'03"	250.00'	S 78°31'03" W	268.71'	283.69'
C17	45°05'21"	250.00'	N 68°33'12" E	191.70'	196.74'
C18	45°50'56"	150.00'	S 19°24'38" W	116.86'	120.03'
C19	15°50'15"	150.00'	S 50°15'13" W	41.33'	41.46'
C20	57°46'20"	250.00'	S 32°24'01" E	241.54'	252.08'
C21	11°23'41"	2715.00'	N 55°35'20" W	539.06'	539.95'
C22	39°00'38"	250.00'	S 69°23'49" E	166.95'	170.22'
C23	19°55'42"	250.00'	N 78°56'16" W	86.52'	86.95'
C24	39°10'03"	150.00'	N 26°25'30" E	100.56'	102.54'
C25	75°45'11"	250.00'	N 49°57'58" E	34.50'	34.53'
C26	11°32'29"	150.00'	N 51°46'46" E	30.16'	30.22'
C27	9°00'49"	250.00'	N 41°30'07" E	39.29'	39.33'
C28	11°13'18"	250.00'	N 36°43'27" E	48.89'	48.96'
C29	55°10'37"	250.00'	S 30°59'25" E	231.56'	240.75'
C30	6°57'39"	2985.00'	N 55°05'54" W	362.42'	362.64'
C31	37°17'03"	250.00'	S 70°15'36" E	159.83'	162.68'

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C32	19°57'53"	250.00'	N 78°55'11" W	86.67'	87.11'
C33	19°57'53"	250.00'	N 78°55'11" W	86.67'	87.11'
C34	35°46'07"	250.00'	S 71°01'04" E	153.55'	156.07'
C35	1°10'11"	3255.00'	N 53°43'06" W	66.45'	66.46'
C36	54°15'18"	250.00'	S 27°10'32" E	227.99'	236.73'
C37	9°00'00"	25.00'	S 48°24'06" E	35.36'	39.27'
C38	24°27'52"	665.00'	N 81°10'10" W	281.79'	283.95'
C39	98°08'11"	50.00'	S 61°59'40" W	75.55'	85.64'
C40	4°00'45"	1850.00'	S 14°55'57" W	129.53'	129.56'
C41	11°46'46"	50.00'	S 38°27'03" E	82.30'	96.67'
C42	18°02'56"	150.00'	S 84°48'58" E	47.06'	47.25'
C43	14°15'23"	150.00'	N 82°55'11" W	37.23'	37.32'
C44	7°26'06"	250.00'	N 17°17'54" E	32.42'	32.44'
C45	16°34'10"	250.00'	N 08°14'12" E	72.05'	72.30'
C46	27°00'00"	50.00'	N 48°24'06" W	70.71'	235.62'
C47	27°00'01"	50.00'	N 48°24'07" W	70.71'	235.62'
C48	27°00'00"	50.00'	N 48°24'06" W	70.71'	235.62'
C49	163°44'23"	50.00'	S 44°57'07" W	98.99'	142.89'
C50	48°20'53"	385.00'	S 30°07'45" E	315.32'	324.88'
C51	0°50'21"	3120.00'	S 53°53'01" E	45.70'	45.70'
C52	0°55'40"	3120.00'	N 52°04'54" W	50.52'	50.52'
C53	37°17'03"	115.00'	S 70°15'36" E	73.52'	74.83'
C54	19°57'53"	385.00'	N 78°55'11" W	133.48'	134.15'
C55	55°10'37"	385.00'	S 30°59'25" E	356.60'	370.76'
C56	1°48'41"	1265.00'	S 28°02'19" W	39.99'	39.99'
C57	2°36'38"	2850.00'	N 51°11'49" W	129.84'	129.85'
C58	39°00'38"	115.00'	N 69°23'49" W	76.80'	78.30'
C59	19°57'53"	385.00'	N 78°55'11" W	133.48'	134.15'
C60	11°13'18"	385.00'	N 36°43'27" E	75.28'	75.40'
C61	5°13'40"	2580.00'	N 49°50'08" W	235.32'	235.40'
C62	155°25'58"	50.00'	S 74°12'09" W	97.71'	135.64'

PRELIMINARY PLAT
STC PHASE 2407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTSBEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
JANUARY 2023

SHEET 2 OF 3

OWNER**STC 2WC, LLC**
103 East Virginia Street,
McKinney, Texas 75069**SURVEYOR****BGE, Inc.**
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416Contact: René Salas, R.P.L.S.
Telephone: 817-752-4183 • Email: rslalas@bgeinc.com

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Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table		
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	BLOCK A	16532	21	BLOCK A	7501	1	BLOCK B	9024	21	BLOCK B	6600	1	BLOCK C	6604	21	BLOCK C	6442	1	BLOCK D	13227	21	BLOCK D	8749	1	BLOCK E	13992	21	BLOCK E	6600
2	BLOCK A	7499	22	BLOCK A	13710	2	BLOCK B	6600	22	BLOCK B	6600	2	BLOCK C	6600	22	BLOCK C	7464	2	BLOCK D	6667	22	BLOCK D	8755	2	BLOCK E	7485	22	BLOCK E	7864
3	BLOCK A	7499	23	BLOCK A	17371	3	BLOCK B	6600	23	BLOCK B	6600	3	BLOCK C	6600	23	BLOCK C	6600	3	BLOCK D	6706	23	BLOCK D	8755	3	BLOCK E	7483	23	BLOCK E	7870
4	BLOCK A	8948	24	BLOCK A	7870	4	BLOCK B	6600	24	BLOCK B	9733	4	BLOCK C	6600	24	BLOCK C	8380	4	BLOCK D	6747	4	BLOCK E	7482	24	BLOCK E	6600	4	BLOCK F	9046
5	BLOCK A	11059	25	BLOCK A	7870	5	BLOCK B	7870	5	BLOCK C	10321	25	BLOCK C	13517	5	BLOCK D	8745	5	BLOCK E	7758	25	BLOCK E	6600	5	BLOCK F	9441	25	BLOCK F	6753
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9	BLOCK A	7500	29	BLOCK A	14959	9	BLOCK B	6600	9	BLOCK C	13076	9	BLOCK D	7178	9	BLOCK E	7500	29	BLOCK E	7075	9	BLOCK F	6600	9	BLOCK G	6608	9	BLOCK G	6608
10	BLOCK A	7500	30	BLOCK A	7870	10	BLOCK B	6600	10	BLOCK C	6668	10	BLOCK D	8232	10	BLOCK E	7500	30	BLOCK E	6600	10	BLOCK F	6600	10	BLOCK G	6609	10	BLOCK G	6609
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Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table								
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7	BLOCK H	6600	27	BLOCK H	6600	7	BLOCK I	10289	27	BLOCK I	10775	7	BLOCK J	8220	27	BLOCK J	6672	7	BLOCK K	6600	7	BLOCK L	7730	7	BLOCK M	9612	27	BLOCK M	8836	7	BLOCK N	7500	7	BLOCK O	6600									
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12	BLOCK H	6600				12	BLOCK I	8672	12	BLOCK J	6669	32	BLOCK J	8077	12	BLOCK K	12544	12	BLOCK L	12787	12	BLOCK M	10349	32	BLOCK M	6600	12	BLOCK N	7500	12	BLOCK O	7735	12	BLOCK O	7735									
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19	BLOCK H	6600				19	BLOCK I	7986	19	BLOCK J	10473	19	BLOCK L	10473			19	BLOCK L	6600				19	BLOCK M	6600			19	BLOCK N	7794	19	BLOCK O	6600	19	BLOCK O	6600								
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Parcel Table			Parcel Table			Parcel Table			Parcel Table		
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
36X	BLOCK A	49306	34X	BLOCK E	141214	28X	BLOCK G	46171	24X	BLOCK N	119203
						29X	BLOCK G	66501	25X	BLOCK N	112753

PRELIMINARY PLAT
STC PHASE 2
407 SINGLE FAMILY LOTS &
9 OPEN SPACE LOTS
BEING 119.199 ACRES SITUATED IN THE
REUBEN BEBEE SURVEY, ABSTRACT NO. 29
CITY OF SANGER, DENTON COUNTY, TEXAS
JANUARY 2023
SHEET 3 OF 3

OWNER

STC 2WC, LLC
103 East Virginia Street,
McKinney, Texas 75069

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416



Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

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201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: <u>Jason Frey</u>	Name: <u>Jon Anderson</u>
Company: <u>BGE, Inc.</u>	Company: <u>STC 2WC, LLC</u>
Address: <u>2595 Dallas Pkwy # 101</u>	Address: <u>103 E Virginia Street</u>
City, State, Zip: <u>Frisco, TX 75034</u>	City, State, Zip: <u>McKinney TX 75069</u>
Phone: <u>972-464-4821</u>	Phone: <u>903-563-2122</u>
Fax:	Fax:
Email: <u>Jfrey@BGEINC.COM</u>	Email: <u>Jon@presidentisl/land.com</u>

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>5/9/22</u>)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to <u>development@sangertexas.org</u>

Supporting Materials (List if provided): Conceptual Engineering Plans

R Number(s): _____

Jon Anderson
Owner's Signature

11-3-22
Date

Ja Frey
Applicant's Signature

11-7-22
Date

Office Use: Reviewed by Director of Development Services / /

<input type="checkbox"/>	Complete (Check # <u> </u>)
<input type="checkbox"/>	Incomplete (Returned to Applicant <u> </u> / <u> </u>)

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

Effective Date: 02/11/2020



November 7, 2022

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar St.
P.O. Box 1729
Sanger, TX 76266

RE: Preliminary Plat Letter of Intent – Stephen’s Towne Crossing Phase 2

Ms. Hammonds,

On behalf of our client, STC 2WC, LLC, we respectfully submit this Letter of Intent for the attached Preliminary Plat for the Stephen’s Towne Crossing Phase 2 project.

Stephens Town Crossing Phase 2 is a 119-acre detached single-family residential project within the City of Sanger. More specifically, the project is located south of Lois Road, east of the G.C. & S.F. Railroad and north of FM 455.

The existing zoning is SF-10. We are not proposing any zoning changes.

We appreciate your review and consideration of our request. If you have questions or require additional information, please contact me at (972) 464-4821 or by email at jfrey@bgeinc.com

Sincerely,

A handwritten signature in blue ink, appearing to read "J Frey", is written over a light blue horizontal line.

Jason Frey, PE
Senior Project Manager

/file

Attachments



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

SUMMARY:

- The applicant is proposing to create 47 residential lots from one unplatted tract.
- This site is located on the west side of Metz Road at the intersection of Metz Road and View Road.
- The lots range in size from 1.00 acres to 3.00 acres.
- The subdivision would have two entrances from Metz Road.
- Variances were granted to not require sidewalks, to not require street lighting, to construct to residential estate street requirements, and to allow drainage to cross more than one lot before being directed to the street. The variances were granted by City Council on 5-2-22.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- This project is also referred to as Ridgeview.
- The property is located in the City of Sanger's ETJ.
- With the granted variances the plat conforms to the City of Sanger subdivision ordinance.
- The Planning and Zoning Commission recommend APPROVAL on 12-12-22 with the condition all comments were met prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
 Preliminary Plat
 Application
 Letter of Intent
 Planning Comments
 Engineering Comments



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
 940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org
SUBDIVISION APPLICATION



Preliminary
Plat Minor
Plat



Final
Plat/Replat
Amended Plat



Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Allison Engineering Group	Name: Edward F. Wolski/ Randall Smith
Company: Allison Engineering Group	Company:
Address: 2415 N. Elm St	Address 13424 Cashs Mill Rd
City, State, Zip: Denton, TX 76201	City, State, Zip: Sanger, TX 76266
Phone 940-380-9453	Phone: 940-300-0002
Fax:	Fax:
Email: info@ae-grp.com	Email: rs@randallsmith.net

Submittal Checklist

X	Pre-Application Conference (Date: 07/ 27/ 2021)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
X	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 159579

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services / /

Complete (Check # _____)
Incomplete (Returned to Applicant _____)

City of Sanger
 201 Bolivar / P.O. Box 1729
 Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020

November 11, 2021

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Proposed SF Development
Preliminary Plat
Letter of Intent
Request for Variances from the Subdivision Ordinance

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary.

Variance Requests:

Below is a list of the variances. As the review proceeds, additional variance needs may be identified.

- 10.105 General Plat Requirements, (3) (L), Sidewalks and Bikeways
 - Request to not require sidewalks.
- 10.106 Improvements, (c) Sidewalks
 - Request to not require sidewalks
- 10.106 Improvements, (b) Street Paving (1) (A) Concrete Curb and Gutter
 - Request to not have curb and gutter.
- 10.106 Improvements, (b) Street Paving (2) (A) Residential/Local Street, Residential/Estate Street and Alley Construction



- Request to construct a Residential/Estate Street.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements
 - Request to use borrow ditches, driveway culverts, low water crossings and road culverts in accordance with Denton County Subdivision Standards.
- 10.106 Improvements, (d) Drainage and Storm Sewer Improvements, (12) Grading and Drainage
 - Request to allow drainage patterns to remain similar to the natural drainage patterns, directing flows to and on to adjacent properties in a manner equivalent to existing conditions and patterns and to provide drainage easements on site when flows cross a second lot and proceed onto the third lot. The easements will start on the third lot. Easements will not be required for offsite drainage unless the proposed drainage conditions are not equivalent to existing; if point discharges are created where there is now sheet flow.
- 10.106 Improvements, (e) Water Systems
 - Water systems will be designed as a public water supply system in accordance with the requirements of the Bolivar Water Supply Corporation (BWSC).
- 10.106 Improvements, (f) Sanitary Sewers
 - Sanitary sewer service will be provided as On Site Sanitary Sewer Facilities (OSSF) as permitted by Denton County.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this request.

We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.



DATE: 11/30/2022

1st REVIEW COMMENTS – Preliminary Plat (Metz View Addition)

The request is for a Preliminary Plat of the Metz View Addition of 47 residential lots and Lot 1X, of Block A and B, being approximately 59.97 acres, prepared by KAZ Surveying, submitted on 11/16/2022. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Provide the complete date of preparation and subsequent revisions. and Show the centerline of existing streets.
2. Provide the location, widths, and names of all existing or platted streets or other public areas, parks, existing permanent structures, land dedicated within or contiguous to the subject property, railroads, rights-of-way, easements, and other important feature, such as abstract lines, political subdivision or corporation lines, and school district boundaries.
3. Provide existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, locations and dimensions indicated.
4. Provide contours with intervals of two feet (2') or less, referred to mean sea level datum. In areas where the terrain is relatively flat, supplementary contours shall be shown so that the average horizontal distance between said lines does not exceed two hundred feet (200').
5. Provide location of proposed fire hydrants and fire lanes.
6. Provide USPS Postmaster approved location of cluster mailboxes.
7. Provide proposed building lines with square footage.
8. Provide a table with the following information:
 - Listing of the lots with square footage, and the associated lot widths at the front building line.
 - Square footage of total building footprint and of each land use (if known)
 - Number of required and provided parking spaces
 - Required and provided total landscaped area and front yard landscaped area.
9. Existing and proposed FEMA 100-year floodplain boundaries and elevation. Include minimum finished floor elevations (minimum 2 feet about the 100-year elevation) of all lots adjacent to floodplain. If the site does not contain floodplain, not that "No 100-year floodplain exists on the site" A floodplain reclamation study will be required with Final Plat if necessary.
10. The street name Ridgecrest has already been used, so that name will need to change.



Informational Comments

1. The property is within the City of Sanger's ETJ.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.



December 6, 2022
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: Ridgeview Addition– Drainage Study in support of the Preliminary Plat - First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a review of the drainage study and downstream assessment in support of the preliminary plat for the Ridgeview Addition development. The drainage study prepared Allison Engineering Group was received on November 21, 2022.

We have completed our review and offer the following comments. Please refer to the Denton County Subdivision Rules and Regulations dated July 2009 for drainage criteria; hereafter referred to as Criteria Manual.

General:

1. Plans and plat are reviewed separately. Please note an accepted drainage study is required prior to plat acceptance.
2. Please address comments on attached markups and provide annotated responses on markups.
3. Please include the following on the final plat: (a) provide minimum finished floor elevations 2' above pond 100-yr water surface elevation for lots adjacent to pond; (b) update private drainage easement for the pond as needed.
4. Please note, additional comments may result once additional info is provided.

Hydrology and Hydraulics:

5. Provide a comparison of existing and proposed flows at each site outfall. If flows are increased, please provide a hydraulic analysis of the receiving systems to demonstrate no adverse impacts thru the zone of influence (see additional comments on the attached markups). If obtaining permission for increases from adjacent owner, please provide documentation; include exhibits and calculations.

Address the following comments with future Drainage Study (Final Drainage Study) to support Final Plat and Construction plans:

December 6, 2022

Page 2 of 2

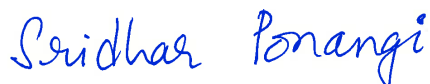
6. Provide RAS model for all proposed channels and culverts. Verify proposed channels contain the fully developed 100-yr flow with 1' freeboard. Use $n=.04$ for earthen channel. Include a RAS workmap or add RAS cross sections to the grading plans. Extend RAS model downstream of property line to establish backwater.
7. Provide RAS model for all proposed roadside ditches (Criteria Manual Section IV.3.4). Include proposed culverts and driveway culverts and verify the 100-yr fully developed flow is contained within the right of way. If not contained within ROW, additional DE must be dedicated to contain the fully developed 100-yr water surface elevation. Please note, a RAS model will be required for proposed culverts to confirm backwater, headwater, and freeboard.
8. Provide a hydraulic workmap for the RAS models.
9. Show and label proposed driveway culvert on street plan and profile. Include 100-yr HGL. Design driveway culvert to pass the fully developed 100-yr flood event. Use RAS to evaluate backwater and tailwater at proposed culverts.
10. Provide Plan and profile for all proposed channels. Show and label the fully developed 100-yr water surface profile and left and right top of bank; verify 1' freeboard. Include culverts and verify 1' freeboard to top of road.
11. Per the City variance, lot to lot drainage is only allowed across two lots before being picked up in a drainage easement. Provide side yard swales as needed to direct lot flows to the roads.
12. Concentrated flow must be taken to an acceptable outfall (storm drain or channel) or spread back to mimic existing conditions flow spread or sheet flow.
13. Please note, an updated drainage study will be required to support final plat once more detailed grading/plans are available. Update drainage/flood study as necessary to correspond to plans.

The Engineer shall revise the hydrologic study and/or plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7474.

Sincerely,

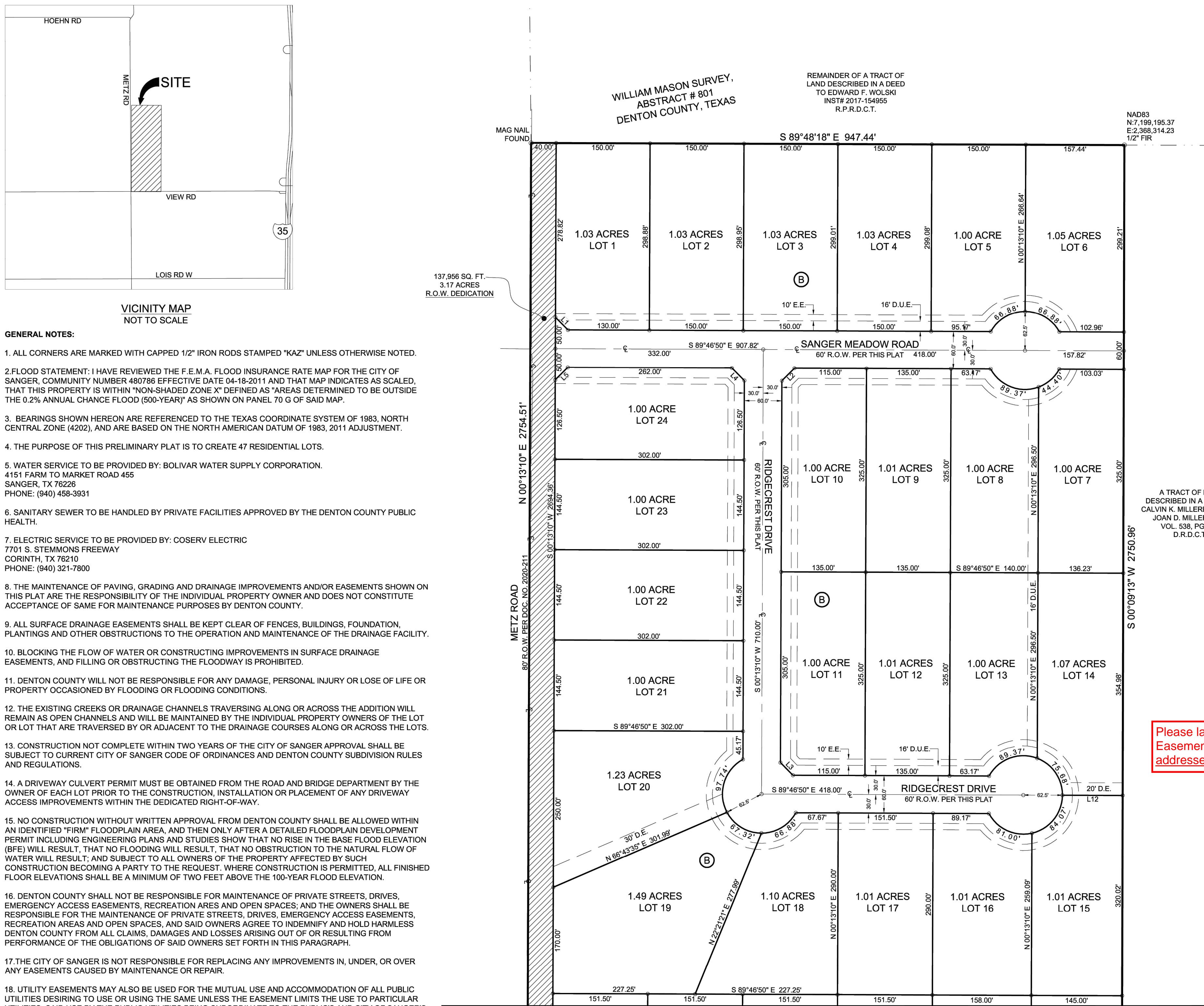
HALFF ASSOCIATES, INC.

Firm No. 0312



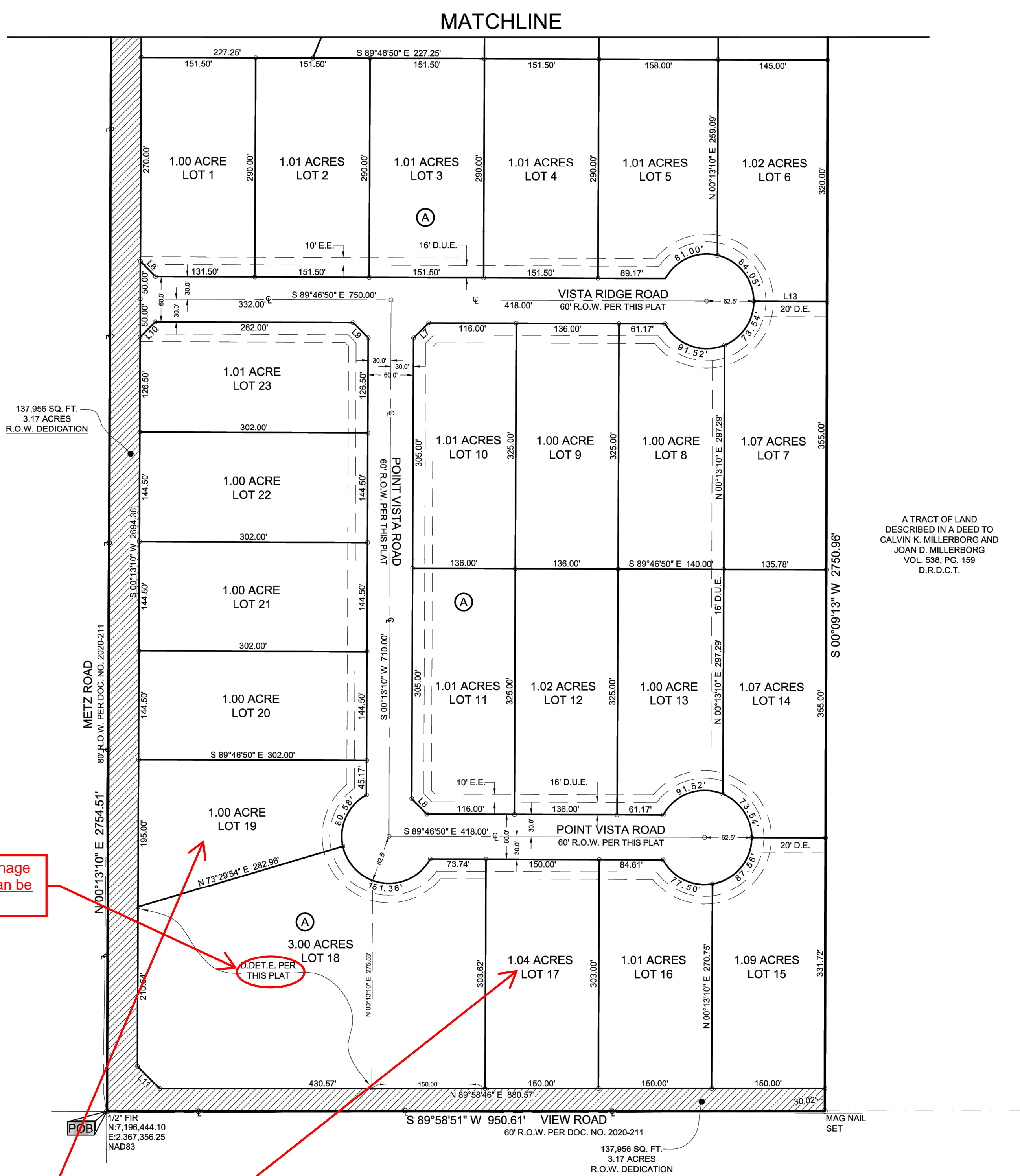
Sridhar Ponangi, P.E., CFM

Drainage Review Consultant for the City of Sanger



Please label as Private Drainage Easement. This comment can be addressed with Final Plat.

Provide min FFE for lots around the pond. This comment can be addressed with Final Plat.



PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

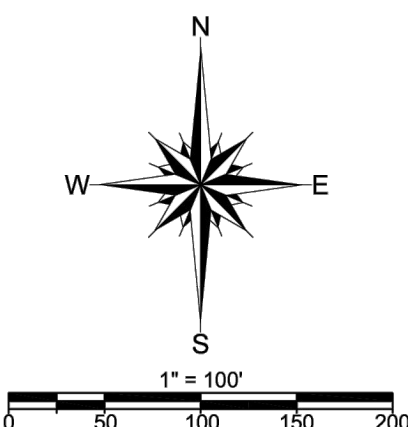
PRELIMINARY PLAT

TOTAL LOTS: 47 RESIDENTIAL LOTS 1-23, BLOCK A, LOTS 1-24, BLOCK B METZ/VIEW ADDITION

BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON COUNTY, TEXAS, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, DENTON COUNTY, TEXAS

LEGEND

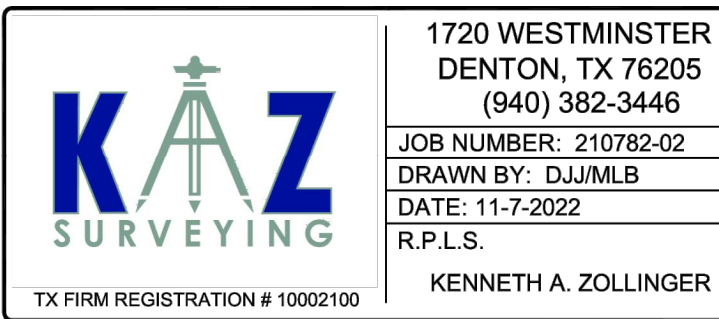
POB = POINT OF BEGINNING
SIR = IRON ROD SET
FIR = IRON ROD FOUND
R.O.W. = RIGHT OF WAY
D.U.E. = DRAINAGE & UTILITY EASEMENT
E.E. = ELECTRIC EASEMENT
D.D.E. = DRAINAGE & DETENTION EASEMENT
D.E. = DRAINAGE EASEMENT
— = CENTERLINE OF ROAD



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
EDWARD F. WOLSKI
13424 CASHES MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER:
ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBPE FIRM #F-7898



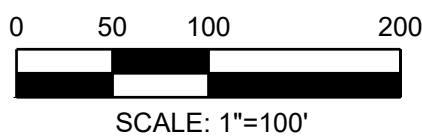
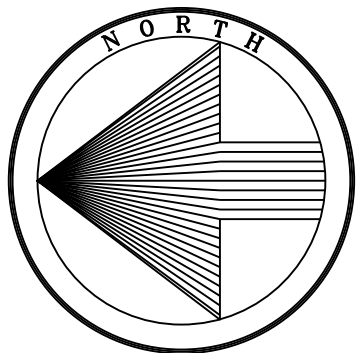
Time of Concentration																		
Drainage Basin	Flow Type	Surface Condition	Flow Distance (ft)	Elevation Change (ft)	Slope (%)	Roughness (n)	K-Value	Velocity (fps)	Channel Depth (ft)	Channel Bottom Length (ft)	Channel Angle of Embankment	Radians	Cross Sectional Area	Side Slopes (x:1)	Wetted Perimeter	Hydraulic Radius (ft)	Tc (min)	
A	Sheet Flow	Grass - Dense	44	0.5	1.1%	0.24	-	0.08	-	-	-	-	-	-	-	-	8.8	
	Shallow	Unpaved - Rills and Rivulets	415	8.8	2.1%	-	16.13	2.34	-	-	-	-	-	-	-	-	2.96	
	Shallow	Unpaved - Rills and Rivulets	460	5	1.1%	-	16.13	1.69	-	-	-	-	-	-	-	-	4.53	
	Channelized	Borrow Ditch	848	7	0.8%	0.04	-	4.50	3	2	14	0.24	42	4	26.74	1.57	3.14	
																Total	19.4	
B	Sheet Flow	Grass - Dense	93	4.7	5.0%	0.24	-	0.18	-	-	-	-	-	-	-	-	8.8	
	Shallow	Unpaved - Rills and Rivulets	480	9.5	2.0%	-	16.13	2.28	-	-	-	-	-	-	-	-	3.51	
																	Total	12.3
C	Sheet Flow	Grass - Dense	65	1.5	2.4%	0.24	-	0.12	-	-	-	-	-	-	-	-	15.0	
	Shallow	Unpaved - Rills and Rivulets	450	24	5.3%	-	16.13	3.71	-	-	-	-	-	-	-	-	2.02	
	Shallow	Unpaved - Rills and Rivulets	285	7	2.5%	-	16.13	2.55	-	-	-	-	-	-	-	-	1.86	
																	Total	12.7
D	Sheet Flow	Grass - Dense	87	3.8	4.4%	0.24	-	0.17	-	-	-	-	-	-	-	-	8.8	
	Shallow	Unpaved - Rills and Rivulets	551	24.5	4.4%	-	16.13	3.38	-	-	-	-	-	-	-	-	2.71	
																	Total	11.5
E	Sheet Flow	Grass - Dense	71	2.1	2.9%	0.24	-	0.13	-	-	-	-	-	-	-	-	8.8	
	Shallow	Unpaved - Rills and Rivulets	279	8.5	3.0%	-	16.13	2.79	-	-	-	-	-	-	-	-	1.66	
																	Total	10.4
																	Minimum	15.0

Please verify the calculated Tc.
Please identify the equation you are using to calculate Tc.

NOTES:
1. MINIMUM TIME OF CONCENTRATION OF 15 MINUTES USED PER CITY OF SANGER DEVELOPMENT CODE

LEGEND

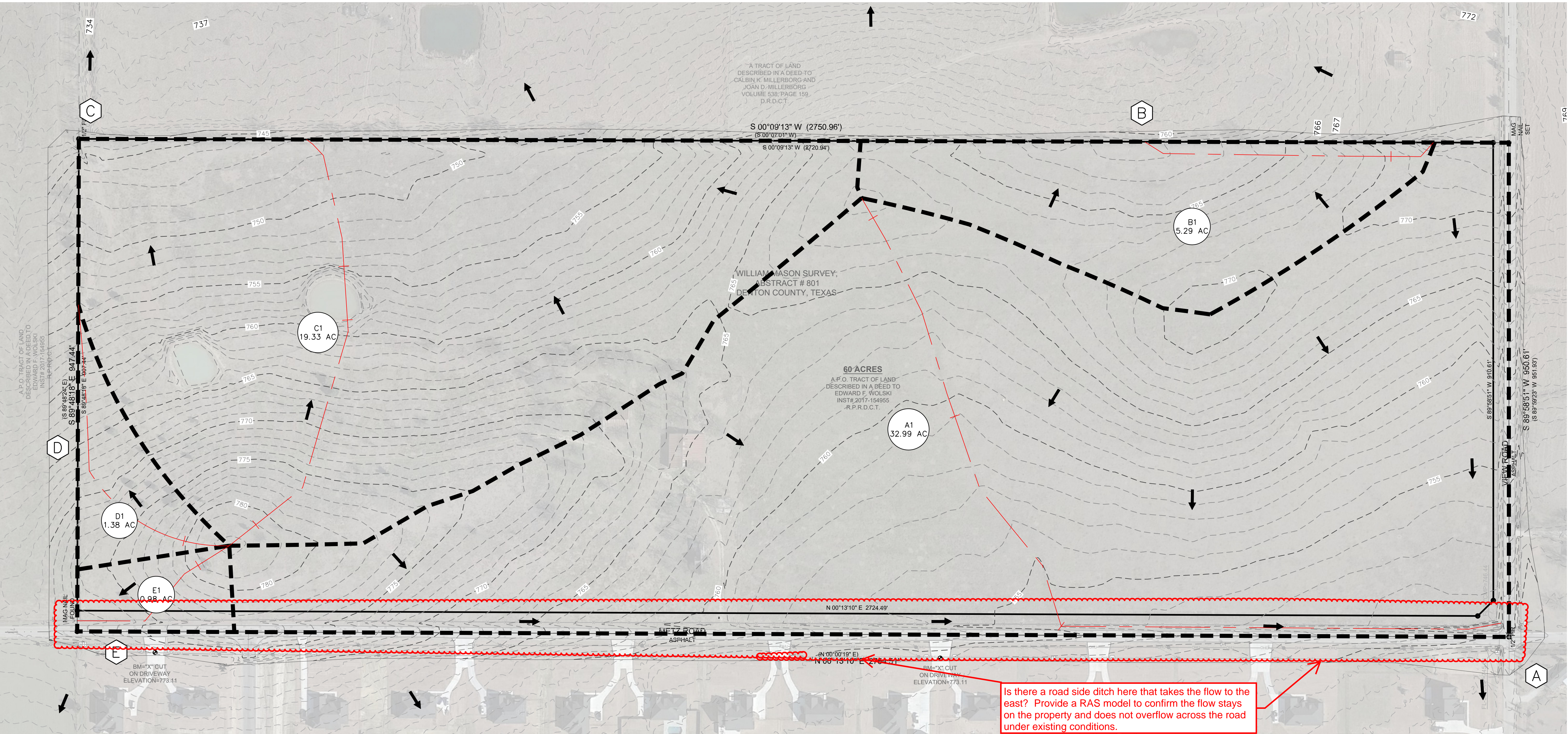
- PROPERTY BOUNDARY
- EXISTING MINOR CONTOUR
- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION LINE
- DRAINAGE FLOW ARROW
- DRAINAGE AREA LABEL
- DESIGN POINT



CAUTION!!

EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF ANY CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

		Existing Conditions															
		1 Yr				2 Yr				5 Yr				10 Yr			
Drainage Basin	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 1 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 2 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity I (in./hr.)	Q 5 (c.f.s.)	Freq. Factor "F"
A	A1	32.99	0.30	19.4	1.00	0.30	2.90	28.70	1.00	0.30	3.44	34.05	1.00	0.30	4.32	42.76	1.00
		32.99	0.30	19.4	1.00	0.30	2.90	28.70	1.00	0.30	3.44	34.05	1.00	0.30	4.32	42.76	1.00
B	B1	5.29	0.30	15	1.00	0.30	3.31	5.25	1.00	0.30	3.90	6.19	1.00	0.30	4.85	7.70	1.00
		5.29	0.30	15	1.00	0.30	3.31	5.25	1.00	0.30	3.90	6.19	1.00	0.30	4.85	7.70	1.00
C	C1	19.33	0.30	15	1.00	0.30	3.31	19.20	1.00	0.30	3.90	22.62	1.00	0.30	4.85	28.13	1.00
		19.33	0.30	15	1.00	0.30	3.31	19.20	1.00	0.30	3.90	22.62	1.00	0.30	4.85	28.13	1.00
D	D1	1.38	0.30	15	1.00	0.30	3.31	1.38	1.00	0.30	3.90	1.62	1.00	0.30	4.85	2.01	1.00
		1.38	0.30	15	1.00	0.30	3.31	1.38	1.00	0.30	3.90	1.62	1.00	0.30	4.85	2.01	1.00
E	E1	0.98	0.30	15	1.00	0.30	3.31	0.97	1.00	0.30	3.90	1.14	1.00	0.30	4.85	1.42	1.00
		0.98	0.30	15	1.00	0.30	3.31	0.97	1.00	0.30	3.90	1.14	1.00	0.30	4.85	1.42	1.00



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431

Texas Board of
Professional Engineers
Registration Number: F-7998

info@ae-grp.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647

IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by: TMM
Checked by: LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

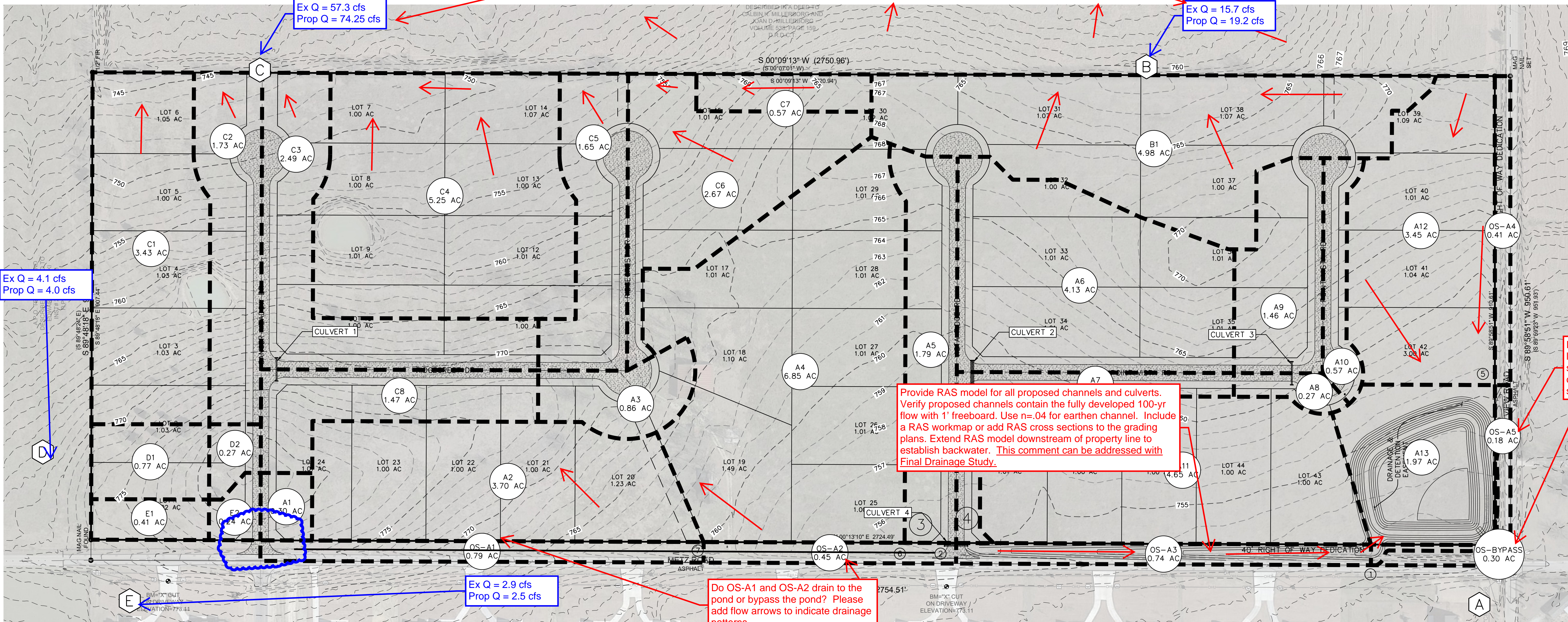
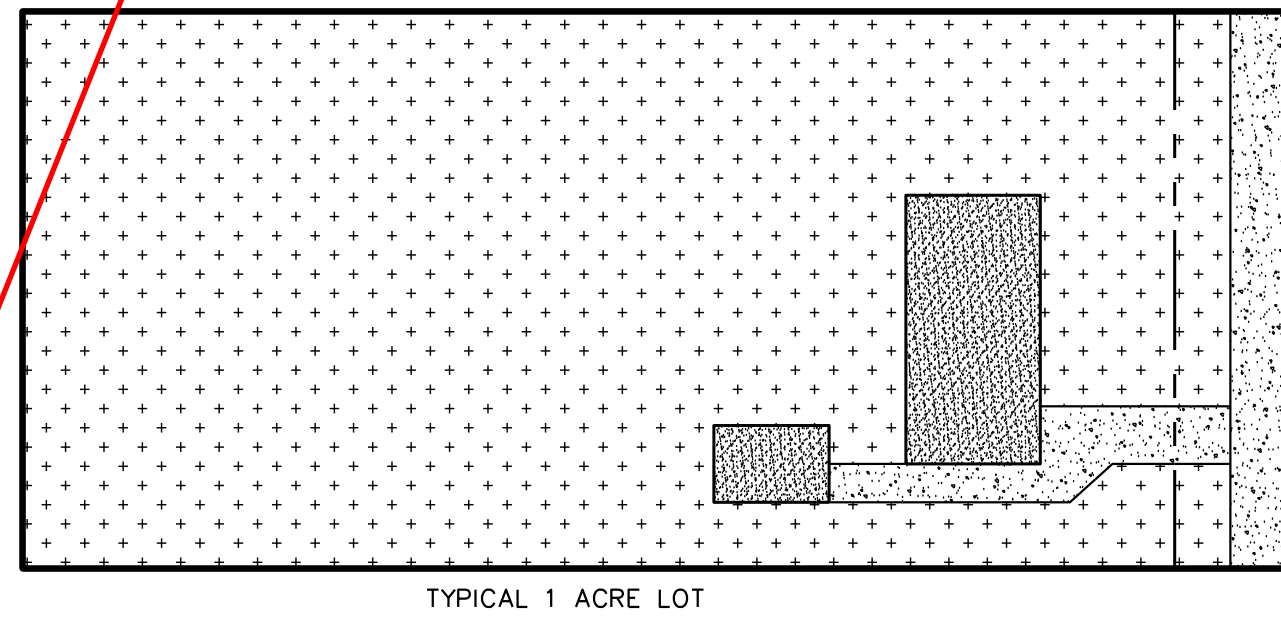
		Proposed Conditions Storm																															
Drainage Basin	Drainage Area No.	Area (Ac.)	C"	Time of Conc (min)	1 Yr			2 Yr			5 Yr			10 Yr			25 Yr			50 Yr			100 Yr										
					Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)	Freq. Factor	Runoff Coeff. "C"	Intensity (in./hr.)					
A	A1	0.30	0.39	15	1.00	0.39	3.31	0.39	1.00	0.39	3.90	0.46	1.00	0.39	4.85	0.57	1.00	0.39	5.50	0.64	1.10	0.43	6.41	0.83	1.20	0.47	7.14	1.00	1.25	0.49	7.91	1.16	
	A2	3.70	0.39	15	1.00	0.39	3.31	4.78	1.00	0.39	3.90	5.63	1.00	0.39	4.85	7.00	1.00	0.39	5.50	7.94	1.10	0.43	6.41	10.17	1.20	0.47	7.14	12.36	1.25	0.49	7.91	14.21	
	A3	0.86	0.39	15	1.00	0.39	3.31	1.11	1.00	0.39	3.90	1.31	1.00	0.39	4.85	1.63	1.00	0.39	5.50	1.84	1.10	0.43	6.41	2.36	1.20	0.47	7.14	2.87	1.25	0.49	7.91	3.43	
	A4	6.85	0.39	15	1.00	0.39	3.31	8.84	1.00	0.39	3.90	10.42	1.00	0.39	4.85	12.96	1.00	0.39	5.50	14.70	1.10	0.43	6.41	18.84	1.20	0.47	7.14	22.89	1.25	0.49	7.91	26.42	
	A5	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	6.41	4.91	1.20	0.47	7.14	5.97	1.25	0.49	7.91	6.89	
	A6	4.13	0.39	15	1.00	0.39	3.31	5.33	1.00	0.39	3.90	6.28	1.00	0.39	4.85	7.81	1.00	0.39	5.50	8.86	1.10	0.43	6.41	11.36	1.20	0.47	7.14	13.80	1.25	0.49	7.91	15.93	
	A7	0.88	0.39	15	1.00	0.39	3.31	1.14	1.00	0.39	3.90	1.34	1.00	0.39	4.85	1.66	1.00	0.39	5.50	1.89	1.10	0.43	6.41	2.42	1.20	0.47	7.14	2.94	1.25	0.49	7.91	3.39	
	A8	0.27	0.39	15	1.00	0.39	3.31	0.34	1.00	0.39	3.90	0.40	1.00	0.39	4.85	0.50	1.00	0.39	5.50	0.57	1.10	0.43	6.41	0.73	1.20	0.47	7.14	0.88	1.25	0.49	7.91	1.05	
	A9	1.46	0.39	15	1.00	0.39	3.31	1.89	1.00	0.39	3.90	2.22	1.00	0.39	4.85	2.76	1.00	0.39	5.50	3.13	1.10	0.43	6.41	4.02	1.20	0.47	7.14	4.88	1.25	0.49	7.91	5.63	
	A10	0.57	0.39	15	1.00	0.39	3.31	0.73	1.00	0.39	3.90	0.86	1.00	0.39	4.85	1.07	1.00	0.39	5.50	1.22	1.10	0.43	6.41	1.56	1.20	0.47	7.14	1.90	1.25	0.49	7.91	2.19	
	A11	4.65	0.39	15	1.00	0.39	3.31	6.00	1.00	0.39	3.90	7.07	1.00	0.39	4.85	8.79	1.00	0.39	5.50	9.97	1.10	0.43	6.41	12.78	1.20	0.47	7.14	15.53	1.25	0.49	7.91	17.93	
	A12	3.45	0.39	15	1.00	0.39	3.31	4.46	1.00	0.39	3.90	5.25	1.00	0.39	4.85	6.53	1.00	0.39	5.50	6.40	1.10	0.43	6.41	9.49	1.20	0.47	7.14	11.53	1.25	0.49	7.91	13.31	
	A13	1.97	0.39	15	1.00	0.39	3.31	2.55	1.00	0.39	3.90	3.00	1.00	0.39	4.85	3.73	1.00	0.39	5.50	4.23	1.10	0.43	6.41	5.42	1.20	0.47	7.14	6.64	1.25	0.49	7.91	7.91	
		30.87						39.86			46.96					58.40			66.23			84.90			103.17					119.05			
OS-A	OS-A1	0.79	0.39	15	1.00	0.39	3.31	1.02	1.00	0.39	3.90	1.20	1.00	0.39	4.85	1.49	1.00	0.39	5.50	1.69	1.10	0.43	6.41	2.17	1.20	0.47	7.14	2.64	1.25	0.49	7.91	3.05	
	OS-A2	0.45	0.39	15	1.00	0.39	3.31	0.58	1.00	0.39	3.90	0.68	1.00	0.39	4.85	0.85	1.00	0.39	5.50	0.97	1.10	0.43	6.41	1.24	1.20	0.47	7.14	1.50	1.25	0.49	7.91	1.74	
	OS-A3	0.74	0.39	15	1.00	0.39	3.31	0.95	1.00	0.39	3.90	1.12	1.00	0.39	4.85	1.40	1.00	0.39	5.50	1.59	1.10	0.43	6.41	2.03	1.20	0.47	7.14	2.47	1.25	0.49	7.91	2.85	
	OS-A4	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	6.41	1.14	1.20	0.47	7.14	1.38	1.25	0.49	7.91	1.59	
			2.39						3.09			3.64				4.53			5.13			6.13			6.68			7.99			9.23		
BYPASS		3.00	0.39	15	1.00	0.39	3.31	3.87	1.00	0.39	3.90	4.56	1.00	0.39	4.85	5.87	1.00	0.39	5.50	6.44	1.10	0.43	6.41	8.25	1.20	0.47	7.14	10.02	1.25	0.49	7.91	11.57	
			3.00						3.87			4.56				5.87			6.44			7.99			10.02								
	B1	4.98	0.39	15	1.00	0.39	3.31	6.43	1.00	0.39	3.90	7.58	1.00	0.39	4.85	9.42	1.00	0.39	5.50	10.68	1.10	0.43	6.41	13.70	1.20	0.47	7.14	16.84	1.25	0.49	7.91	19.21	
			4.98						6.43			7.58				9.42			10.68			13.70			16.84								
C	C1	3.43	0.39	15	1.00	0.39	3.31	4.43	1.00	0.39	3.90	5.22	1.00	0.39	4.85	6.49	1.00	0.39	5.50	7.36	1.10	0.43	6.41	9.43	1.20	0.47	7.14	11.46	1.25	0.49	7.91	13.23	
	C2	1.73	0.39	15	1.00	0.39	3.31	2.23	1.00	0.39	3.90	2.63	1.00	0.39	4.85	3.27	1.00	0.39	5.50	3.71	1.10	0.43	6.41	4.76	1.20	0.47	7.14	5.78	1.25	0.49	7.91	6.67	
	C3	2.49	0.39	15	1.00	0.39	3.31	3.21	1.00	0.39	3.90	3.79	1.00	0.39	4.85	4.71	1.00	0.39	5.50	5.34	1.10	0.43	6.41	6.85	1.20	0.47	7.14	8.32	1.25	0.49	7.91	9.60	
	C4	5.25	0.39	15	1.00	0.39	3.31	6.78	1.00	0.39	3.90	7.99	1.00	0.39	4.85	9.93	1.00	0.39	5.50	11.26	1.10	0.43	6.41	14.44	1.20	0.47	7.14	17.55	1.25	0.49	7.91	20.25	
	C5	1.65	0.39	15	1.00	0.39	3.31	2.13	1.00	0.39	3.90	2.51	1.00	0.39	4.85	3.13	1.00	0.39	5.50	6.13	1.10	0.43	6.41	7.54	1.20	0.47	7.14	9.17	1.25	0.49	7.91	10.55	
	C6	2.67	0.39	15	1.00	0.39	3.31	3.45	1.00	0.39	3.90	4.06	1.00	0.39	4.85	5.05	1.00	0.39	5.50	5.73	1.10	0.43	6.41	7.35	1.20	0.47	7.14	8.93	1.25	0.49	7.91	10.30	
	C7	0.57	0.39	15	1.00	0.39	3.31	0.73	1.00	0.39	3.90	0.86	1.00	0.39	4.85	1.07	1.00	0.39	5.50	1.21	1.10	0.43	6.41	1.56	1.20	0.47	7.14	1.89	1.25	0.49	7.91	2.18	
	C8	1.47	0.39	15	1.00	0.39	3.31	1.89	1.00	0.39	3.90	2.23	1.00	0.39	4.85	2.77	1.00	0.39	5.50	3.15	1.10	0.43	6.41	4.03	1.20	0.47	7.14	4.90	1.25	0.49	7.91	5.66	
		19.25						24.86			29.29				36.42			41.30			52.95			64.34						74.25			
D	D1	0.77	0.39	15	1.00	0.39	3.31	0.99	1.00	0.39	3.90	1.17	1.00	0.39	4.85	1.45	1.00	0.39	5.50	1.64	1.10	0.43	6.41	2.11	1.20	0.47	7.14	2.56	1.25	0.49	7.91	2.95	
	D2	0.27	0.39	15	1.00	0.39	3.31	0.35	1.00	0.39	3.90	0.41	1.00	0.39	4.85	0.52	1.00	0.39	5.50	0.69	1.10	0.43	6.41	0.75	1.20	0.47	7.14	0.91	1.25	0.49	7.91	1.05	
			1.04						1.34			1.58				1.97			2.23			2.86			3.47						4.07		
E	E1	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	6.41	1.14	1.20	0.47	7.14	1.38	1.25	0.49	7.91	1.59	
	E2	0.24	0.39	15	1.00	0.39	3.31	0.31	1.00	0.39	3.90	0.37	1.00	0.39	4.85	0.46	1.00	0.39	5.50	0.52	1.10	0.43	6.41	0.67	1.20	0.47	7.14	0.81	1.25	0.49	7.91	0.94	
			0.66						0.85			1.00				1.24			1.41			1.81			2.20						2.53		

NOTES:
1. MINIMUM TIME OF CONCENTRATION OF 15 MINUTES
USED PER CITY OF SANGER DEVELOPMENT CODE

What is the plan to mitigate increases on flow? If obtaining permission for increases from adjacent owner, please provide documentation; include exhibits and calculations.

Weighted "C" (Detention Volume)			
	Area sq feet	A	Product
Building	3,050	0.07	0.95
Grass (Lot)	39,244	0.90	0.30
Paving (Lot)	1,208	0.03	0.95
Grass (ROW)	1,885	0.04	0.30
ROW	2,465	0.06	0.95
Sum:	47,852	1.10	Sum: 0.43
Weighted Runoff Coefficient = 0.39			
COMPOSITE WEIGHTED "C" PER TYPICAL 1 ACRE LOT			

Please use a C-value of 0.45 per the Denton County standards. See Table IV-1-4.



Provide RAS model for all proposed channels and culverts. Verify proposed channels contain the fully developed 100-yr flow with 1' freeboard. Use n=.04 for earthen channel. Include a RAS workmap or add RAS cross sections to the grading plans. Extend RAS model downstream of property line to establish backwater. This comment can be addressed with Final Drainage Study.

Please move the labels to clearly show proposed contours and structures.

Do OS-A1 and OS-A2 drain to the pond or bypass the pond? Please add flow arrows to indicate drainage patterns.

LEGEND

725
PROPERTY BOUNDARY
EXISTING CONTOUR
DRAINAGE BOUNDARY
TIME OF CONCENTRATION LINE
DRAINAGE FLOW ARROW

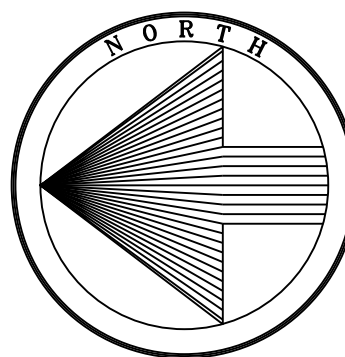
A
X.XX AC

X
DESIGN POINT

1 ACRE LOT
GRASS

1 ACRE LOT
BUILDING

1 ACRE LOT
NON-PERVIOUS PAVEMENT



0 50 100 200
SCALE: 1"=100'

General Comments:
1. Please add directional flow arrows onsite and offsite to indicate drainage patterns.
2. Provide a comparison of existing and proposed flows at each outfall.
3. Outfalls must be taken to the flow line of the receiving ditch, normal pool of the pond (or) spread back to mimic existing conditions flow spread (or) sheet flow. This comment can be addressed with Final Drainage Study.

RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

REV. 1	
REV. 2	
REV. 3	
REV. 4	
REV. 5	

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9433
FAX (940) 380-9431
Texas Board of Professional Engineers
Registration Number: F-7896
info@ae-grp.com



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Drawn by:TMM
Checked by:LKA

REAL ESTATE
ITION PLANS
W ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS
PROPOSED DRAINAGE AREA MAP

Job: IRE2101
SHEET
5

Save Date: Wednesday, November 16, 2022 4:09:36 PM File Name: P:\Projects\IRE2101 - NE Mez - View SFRD\DWG_CEP\DETENTION POND PLAN.dwg Plot Date: Wednesday, November 16, 2022 4:32:39 PM Plot Style Table: Allison.ctb

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Friday, 10/21/2022

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.80 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Stor.
0.00	746.80	25,258	5.1
0.20	747.00	25,789	5.1
1.20	748.00	28,517	27.1
2.20	749.00	31,370	29,829
3.20	750.00	34,348	32,844
4.20	751.00	37,452	35,885

Please indicate if this information is relevant to the proposed pond and delete if not pertinent.

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= 0.00	0.00	n/a	
Office Coeff.	= 0.00	0.00	0.00	
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 0.00	0.00	0.00	0.00
Weir Coeff.	= 0.00	0.00	0.00	0.00
Weir Type	= ---	---	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Civ A cfs	Civ B cfs	Civ C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	746.80	---	---	---	---	---	---	---	---	---	---	0.000
0.20	5,104	747.00	---	---	---	---	---	---	---	---	---	---	0.000
1.20	32,243	748.00	---	---	---	---	---	---	---	---	---	---	0.000
2.20	62,172	749.00	---	---	---	---	---	---	---	---	---	---	0.000
3.20	95,017	750.00	---	---	---	---	---	---	---	---	---	---	0.000
4.20	130,902	751.00	---	---	---	---	---	---	---	---	---	---	0.000

Please provide the digital files for the Hydrograph model. This comment can be addressed with Final Drainage Study.

Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Wednesday, 11/16/2022

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.90 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.90	0	0	0
0.10	747.00	48,479	1,549	1,549
0.82	747.72	49,166	34,424	35,973
1.08	747.96	49,598	11,850	47,824
1.10	748.00	49,765	1,987	49,811
1.28	748.18	50,367	9,011	58,822
1.47	748.37	50,568	9,588	68,410
1.63	748.53	51,886	8,195	76,605
1.84	748.74	52,683	10,979	87,583
2.10	749.00	54,382	13,917	101,500
3.10	750.00	60,355	57,337	158,837

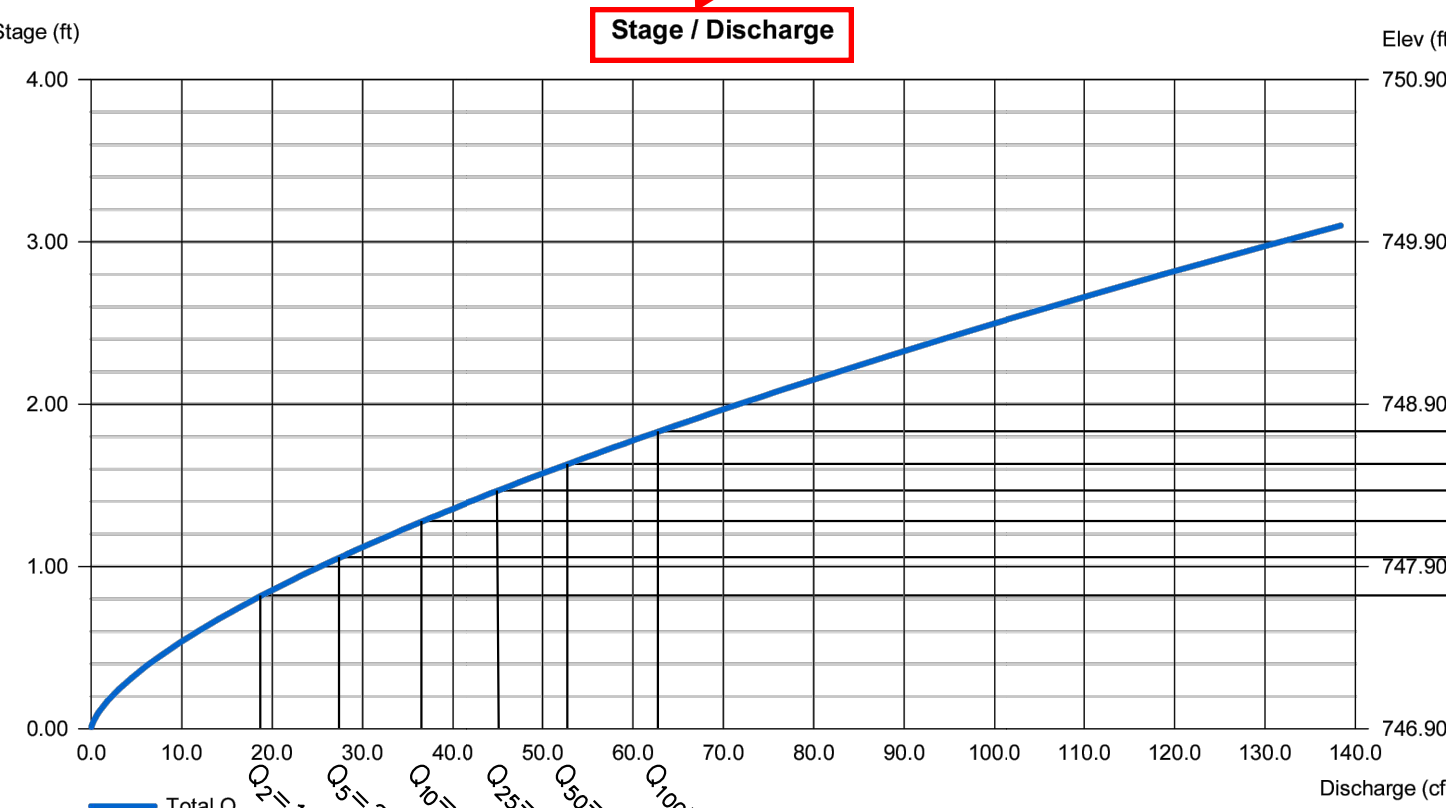
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	0.00	0.00
Span (in)	= 12000.00	18.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 751.50	746.89	0.00	0.00
Length (ft)	= 50.00	50.00	0.00	0.00
Slope (%)	= 0.50	0.50	0.00	n/a
N-Value	= .013	.015	.013	n/a
Office Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.75	20.00	0.00	0.00
Crest El. (ft)	= 746.90	750.00	0.00	0.00
Weir Coeff.	= 2.60	2.60	3.33	3.33
Weir Type	= Broad	Broad	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Please account for backwater influence in the receiving drainage system on the stage discharge and provide calculations/model. This comment can be addressed with Final Drainage Study.



Pond Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Wednesday, 11/16/2022

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 746.90 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	746.90	0	0	0
0.10	747.00	48,479	1,549	1,549
0.82	747.72	49,166	34,424	35,973
1.08	747.96	49,598	11,850	47,824
1.10	748.00	49,765	1,987	49,811
1.28	748.18	50,367	9,011	58,822
1.47	748.37	50,568	9,588	68,410
1.63	748.53	51,886	8,195	76,605
1.84	748.74	52,683	10,979	87,583
2.10	749.00	54,382	13,917	101,500
3.10	750.00	60,355	57,337	158,837

Culvert / Orifice Structures

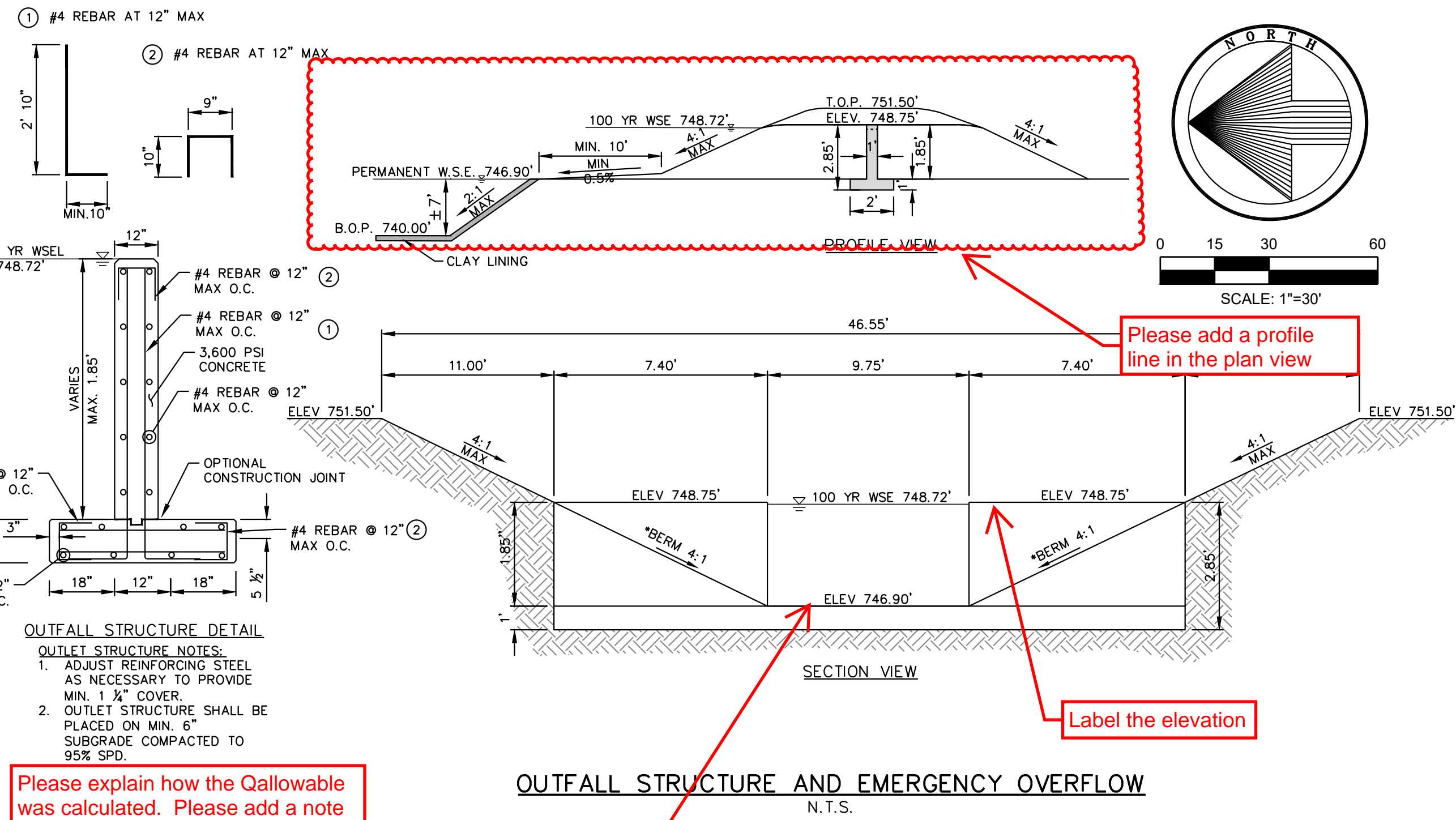
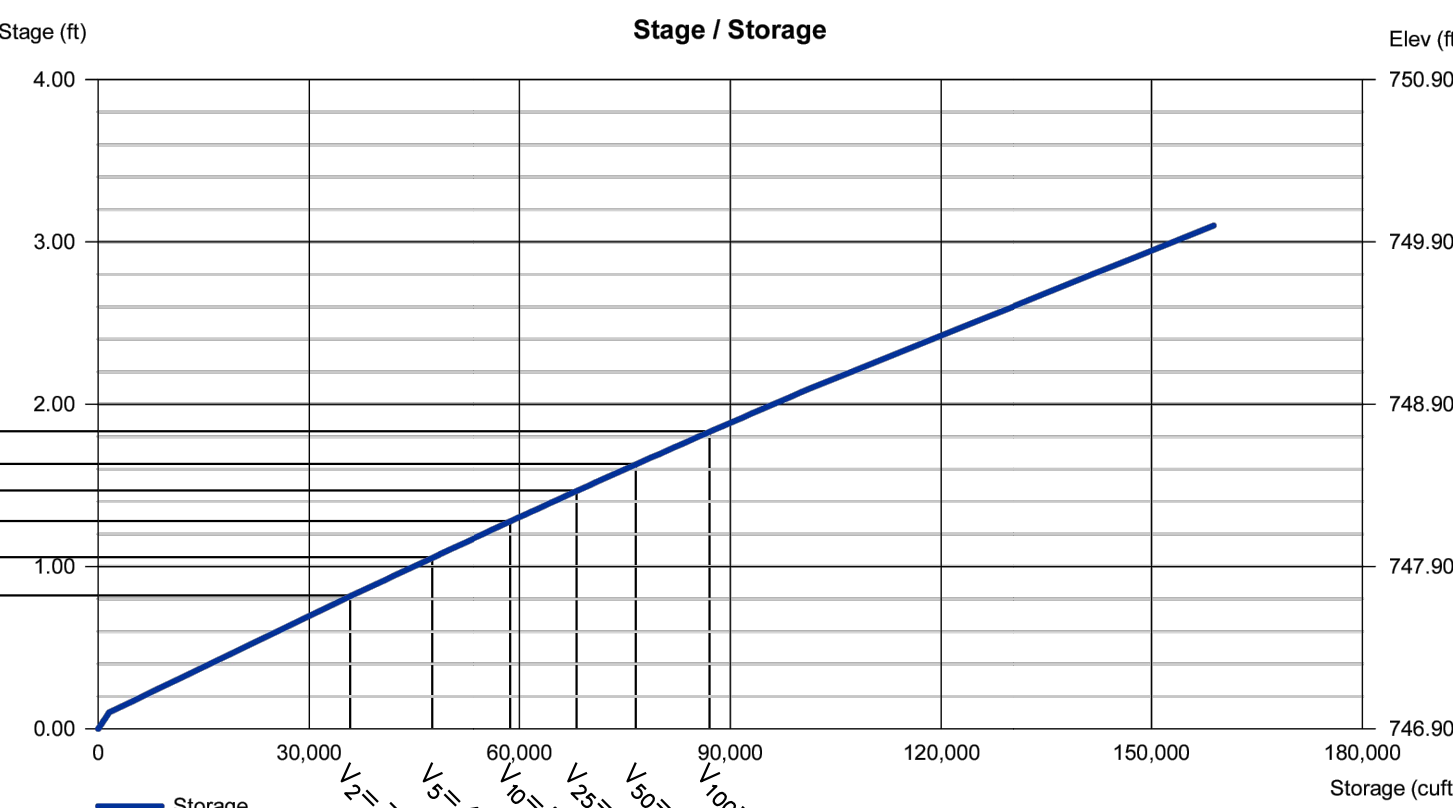
	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	Inactive	0.00	0.00
Span (in)	= 12000.00	18.00	0.00	0.00
No. Barrels	= 1	0	0	0
Invert El. (ft)	= 751.50	746.89	0.00	0.00
Length (ft)	= 50.00	50.00	0.00	0.00
Slope (%)	= 0.50	0.50	0.00	n/a
N-Value	= .013	.015	.013	n/a
Office Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

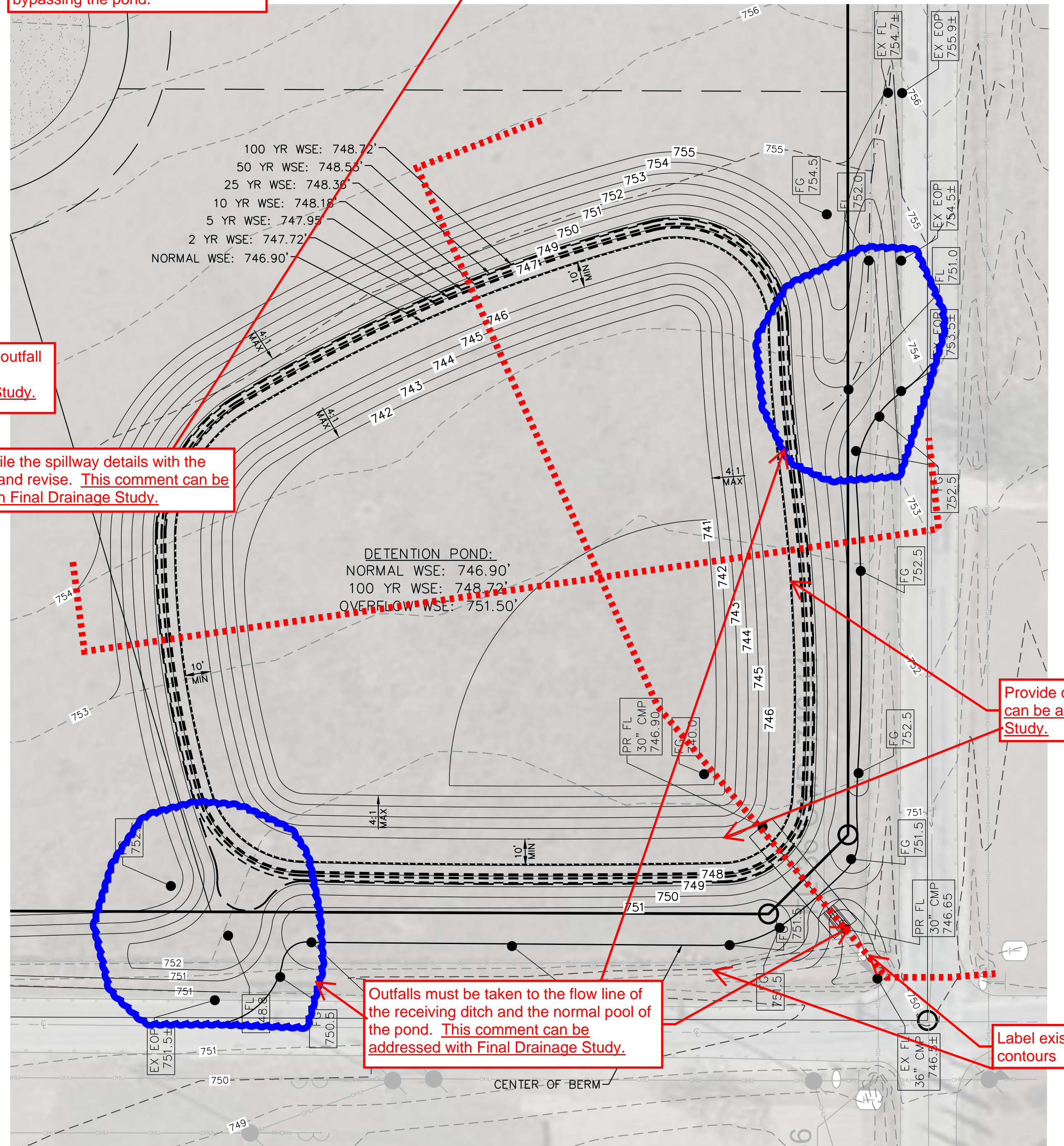
	[A]	[B]	[C]	[D]
Crest Len (ft)	= 9.75	20.00	0.00	0.00
Crest El. (ft)	= 746.90	750.00	0.00	0.00
Weir Coeff.	= 2.60	2.60	3.33	3.33
Weir Type	= Broad	Broad	---	---
Multi-Stage	= No	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Provide structural details for the outfall structure. This comment can be addressed with Final Drainage Study.

Please reconcile the spillway details with the model details and revise. This comment can be addressed with Final Drainage Study.



Please explain how the Allowable was calculated. Please add a note below the chart to indicate areas draining to the pond and the areas bypassing the pond.



Outfalls must be taken to the flow line of the receiving ditch and the normal pool of the pond. This comment can be addressed with Final Drainage Study.

Label existing/proposed contours

REV. 1	
REV. 2	
REV. 3	
REV. 4	
REV. 5	

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
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Drawn by: TMM
Checked by: LKA

AL ESTATE
PLANS
ADDITION
ON COUNTY, TEXAS
INVESTMENT
CONSTRUCTION
RIDGEVIEW
CITY OF SANGER, TEXAS
DETENTION POND PLAN

Job: IRE2101

SHEET
6

Storm Analysis Ditch Sizing																							
				1 Yr				2 Yr				5 Yr				10 Yr				25 Yr			
Design point	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 1 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 2 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 5 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)	Q 10 (c.f.s.)	Freq. Factor "F"	Runoff Coeff. "C"	Intensity (in./hr.)
DP 1	DP 2	14.74	0.39	15	1.00	0.39	3.31	19.02	1.00	0.39	3.90	22.41	1.00	0.39	4.85	27.87	1.00	0.39	5.50	31.61	1.10	0.43	6.41
	DP 4	5.01	0.39	15	1.00	0.39	3.31	6.47	1.00	0.39	3.90	7.62	1.00	0.39	4.85	9.48	1.00	0.39	5.50	10.75	1.10	0.43	13.78
	A11	4.65	0.39	15	1.00	0.39	3.31	6.00	1.00	0.39	3.90	7.07	1.00	0.39	4.85	8.79	1.00	0.39	5.50	9.97	1.10	0.43	12.78
	OS-A3	0.74	0.39	15	1.00	0.39	3.31	0.95	1.00	0.39	3.90	1.12	1.00	0.39	4.85	1.40	1.00	0.39	5.50	1.59	1.10	0.43	6.41
		25.13						32.45				38.23				47.54				53.91			69.12
DP 2	DP 3	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	4.91
	DP 6	12.95	0.39	15	1.00	0.39	3.31	16.72	1.00	0.39	3.90	19.70	1.00	0.39	4.85	24.49	1.00	0.39	5.50	27.78	1.10	0.43	35.61
		14.74						19.02				22.41				27.87				31.61			40.52
DP 3	A5	1.79	0.39	15	1.00	0.39	3.31	2.31	1.00	0.39	3.90	2.72	1.00	0.39	4.85	3.38	1.00	0.39	5.50	3.83	1.10	0.43	4.91
		1.79						2.31				2.72				3.38				3.83			4.91
DP 4	A6	4.13	0.39	15	1.00	0.39	3.31	5.33	1.00	0.39	3.90	6.28	1.00	0.39	4.85	7.81	1.00	0.39	5.50	8.86	1.10	0.43	6.41
	A7	0.88	0.39	15	1.00	0.39	3.31	1.14	1.00	0.39	3.90	1.34	1.00	0.39	4.85	1.66	1.00	0.39	5.50	1.89	1.10	0.43	6.41
		5.01						6.47				7.62				9.48				10.75			13.78
DP 5	A12	3.45	0.39	15	1.00	0.39	3.31	4.46	1.00	0.39	3.90	5.25	1.00	0.39	4.85	6.53	1.00	0.39	5.50	7.40	1.10	0.43	6.41
	OS-A4	0.41	0.39	15	1.00	0.39	3.31	0.53	1.00	0.39	3.90	0.63	1.00	0.39	4.85	0.78	1.00	0.39	5.50	0.89	1.10	0.43	6.41
		3.87						4.99				5.88				7.31				8.29			10.63
DP 6	A4	6.85	0.39	15	1.00	0.39	3.31	8.84	1.00	0.39	3.90	10.42	1.00	0.39	4.85	12.96	1.00	0.39	5.50	14.70	1.10	0.43	6.41
	OS-A2	0.45	0.39	15	1.00	0.39	3.31	0.58	1.00	0.39	3.90	0.68	1.00	0.39	4.85	0.85	1.00	0.39	5.50	0.97	1.10	0.43	6.41
	DP 7	5.65	0.39	15	1.00	0.39	3.31	7.29	1.00	0.39	3.90	8.59	1.00	0.39	4.85	10.68	1.00	0.39	5.50	12.12	1.10	0.43	6.41
DP 7		12.95						16.72				19.70				24.49				27.78			35.61
	A1	0.30	0.39	15	1.00	0.39	3.31	0.39	1.00	0.39	3.90	0.46	1.00	0.39	4.85	0.57	1.00	0.39	5.50	0.64	1.10	0.43	6.41
	A2	3.70	0.39	15	1.00	0.39	3.31	4.78	1.00	0.39	3.90	5.63	1.00	0.39	4.85	7.00	1.00	0.39	5.50	7.94	1.10	0.43	6.41
	A3	0.86	0.39	15	1.00	0.39	3.31	1.11	1.00	0.39	3.90	1.31	1.00	0.39	4.85	1.63	1.00	0.39	5.50	1.84	1.10	0.43	6.41
	OS-A1	0.79	0.39	15	1.00	0.39	3.31	1.02	1.00	0.39	3.90	1.20	1.00	0.39	4.85	1.49	1.00	0.39	5.50	1.69	1.10	0.43	6.41
		5.65						7.29				8.59				10.68				12.12			15.53

Culverts							
100 Yr							
Culvert No.	Drainage Area No.	Area (Ac.)	"C"	Time of Conc. (min.)	Freq. Factor "F"	Runoff Coeff. "C"	Q 100 (c.f.s.)
1	C8	1.47	0.39	15	1.25	0.49	7.91
		1.47					5.66
2	A6	4.13	0.39	15	1.25	0.49	7.91
		4.13					15.93
3	A9	1.46	0.39	15	1.25	0.49	7.91
		1.46					5.63
4	DP 2	14.74	0.39	15	1.25	0.49	7.91
		14.74					56.82

Please label the design points on the proposed drainage area map.

Please use a C-value of 0.45 per the Denton County standards. See Table IV.1-4.

Provide RAS model for all proposed roadside ditches (Criteria Manual Section IV.3.4). Include proposed culverts and driveway culverts and verify the 100-yr fully developed flow is contained within the right of way. If not contained within ROW, additional DE must be dedicated to contain the fully developed 100-yr water surface elevation. This comment can be addressed with Final Drainage Study.

Channel Report

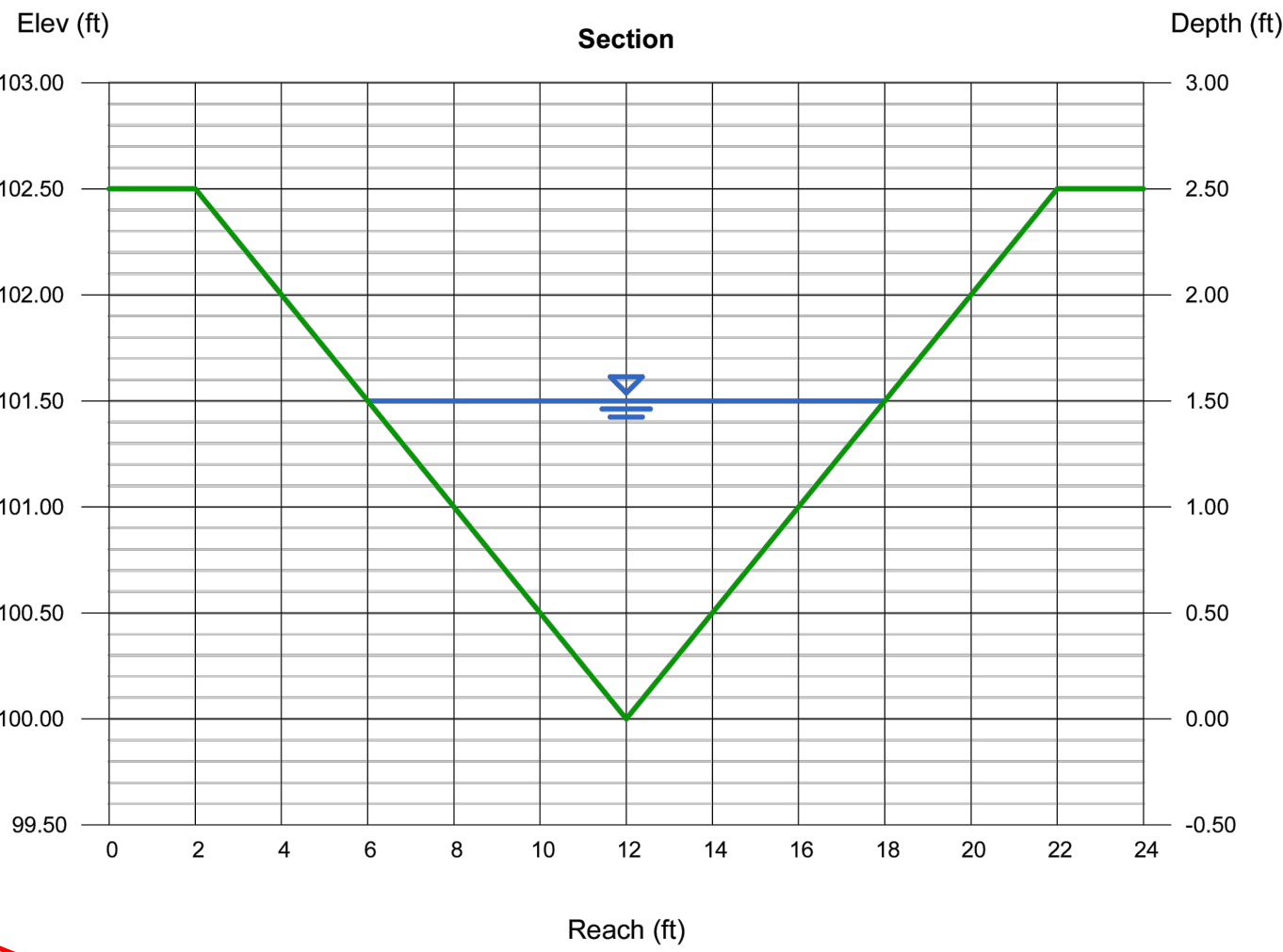
Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

TYP Channel Section

Triangular
Side Slopes (z:1) = 4.00, 4.00
Total Depth (ft) = 2.50
Invert Elev (ft) = 100.00
Slope (%) = 0.50
N-Value = 0.030

Highlighted
Depth (ft) = 1.50
Q (cfs) = 25.50
Area (sqft) = 9.00
Velocity (ft/s) = 2.83
Wetted Perim (ft) = 12.37
Crit Depth, Yc (ft) = 1.21
Top Width (ft) = 12.00
EGL (ft) = 1.62

Calculations
Compute by: Known Depth
Known Depth (ft) = 1.50



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

Culvert 1

Invert Elev Dn (ft) = 768.37
Pipe Length (ft) = 59.00
Slope (%) = 4.31
Invert Elev Up (ft) = 770.91
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 1
n-Value = 0.013
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

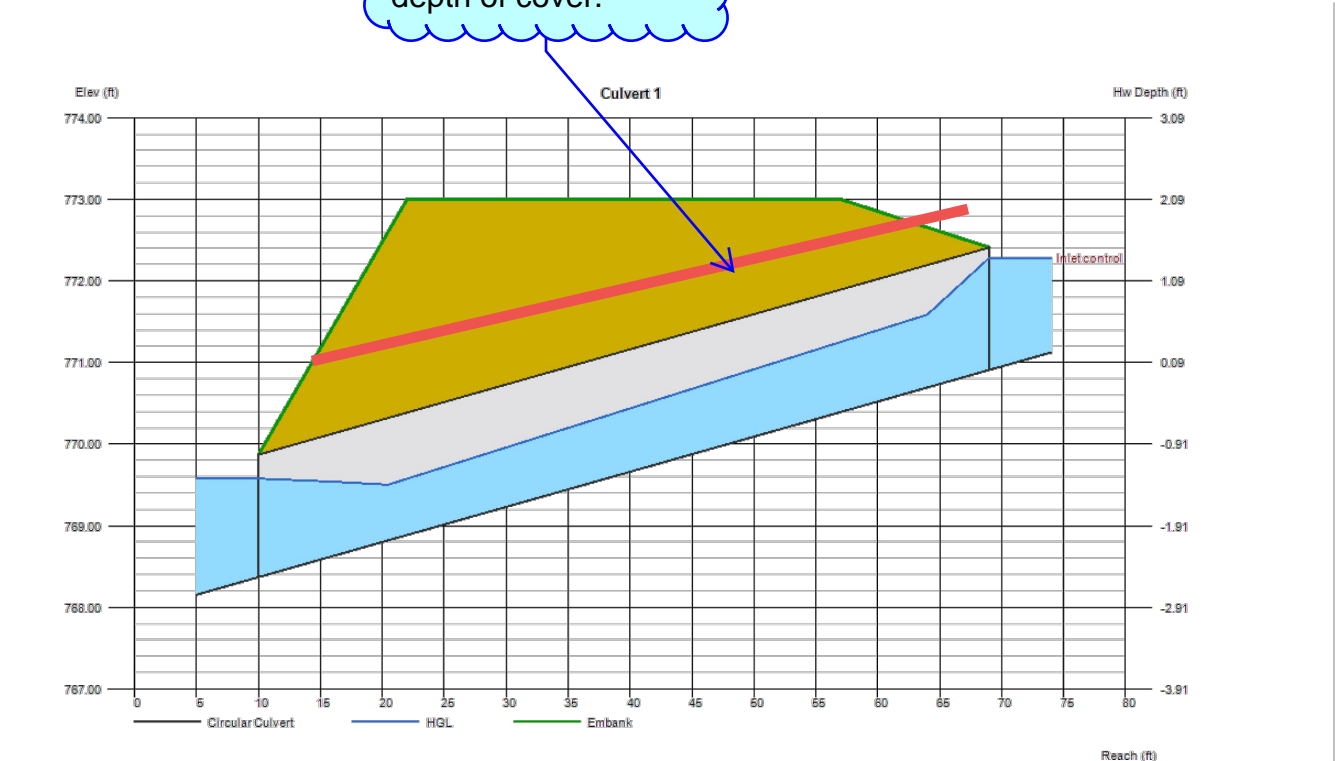
Calculations
Qmin (cfs) = 5.66
Qmax (cfs) = 5.66
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 5.66
Qpipe (cfs) = 5.66
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.71
Veloc Up (ft/s) = 5.00
HGL Dn (ft) = 769.58
HGL Up (ft) = 771.83
Hw Elev (ft) = 772.28
Hw/D (ft) = 0.92
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) =
Top Width (ft) =
Crest Width (ft) =

Top of pavement is at 772.1.

Provide culvert plan and profiles for all cross drainage structures. Make there is enough depth of cover.



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

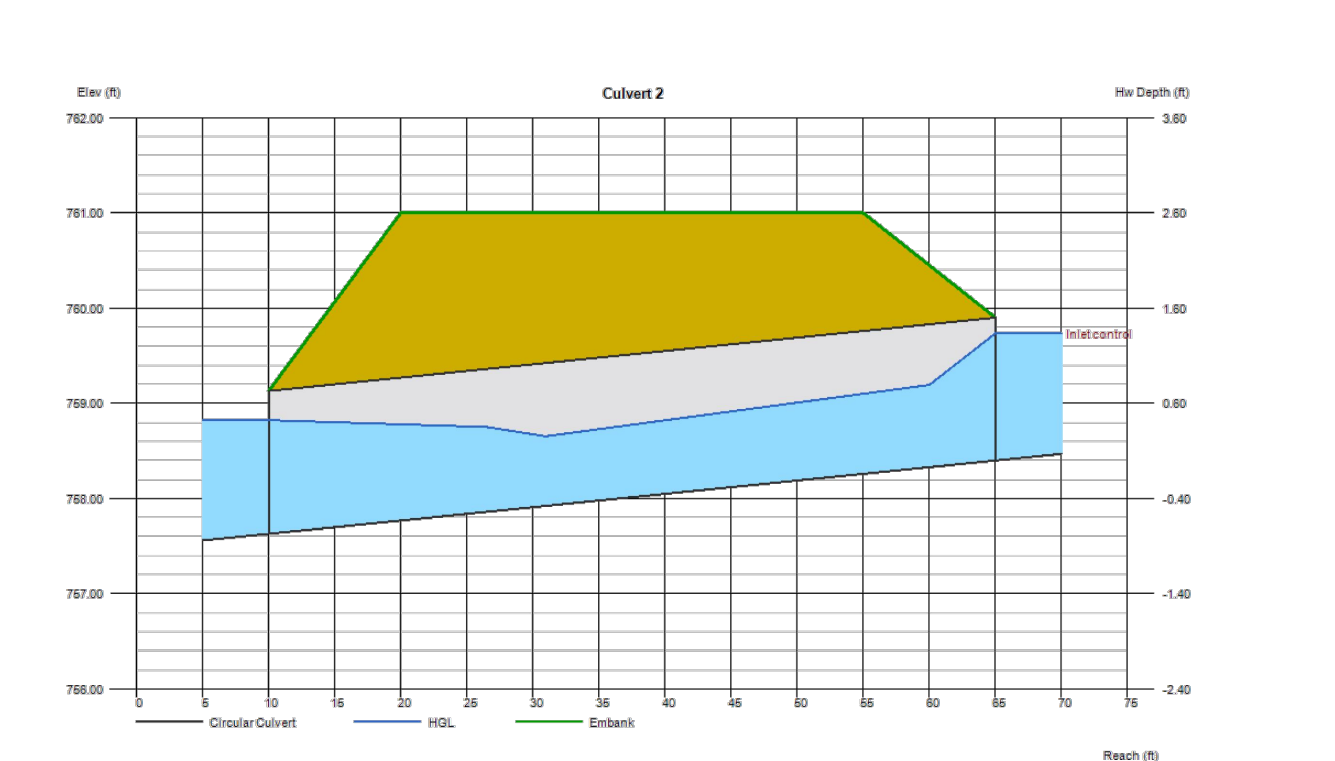
Culvert 2

Invert Elev Dn (ft) = 757.63
Pipe Length (ft) = 55.00
Slope (%) = 1.40
Invert Elev Up (ft) = 758.40
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 3
n-Value = 0.013
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 15.93
Qmax (cfs) = 15.93
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 15.93
Qpipe (cfs) = 15.93
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.52
Veloc Up (ft/s) = 4.88
HGL Dn (ft) = 758.82
HGL Up (ft) = 759.29
Hw Elev (ft) = 759.74
Hw/D (ft) = 0.89
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 761.00
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

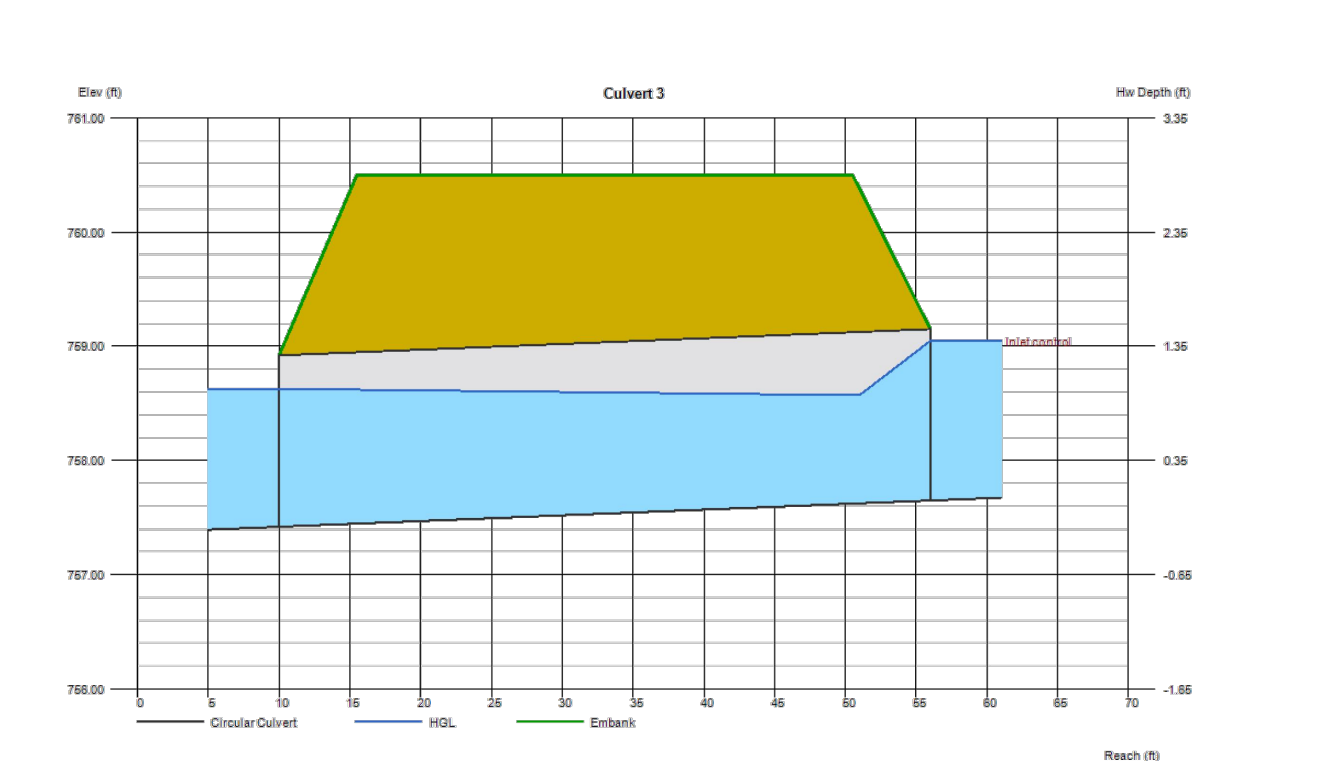
Culvert 3

Invert Elev Dn (ft) = 757.42
Pipe Length (ft) = 46.00
Slope (%) = 0.50
Invert Elev Up (ft) = 757.65
Rise (in) = 18.0
Shape = Circular
Span (in) = 18.0
No. Barrels = 1
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 5.63
Qmax (cfs) = 5.63
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 5.63
Qpipe (cfs) = 5.63
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 3.69
Veloc Up (ft/s) = 4.99
HGL Dn (ft) = 758.63
HGL Up (ft) = 758.56
Hw Elev (ft) = 759.05
Hw/D (ft) = 0.93
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 760.50
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



Culvert Report

Hydroflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Nov 16 2022

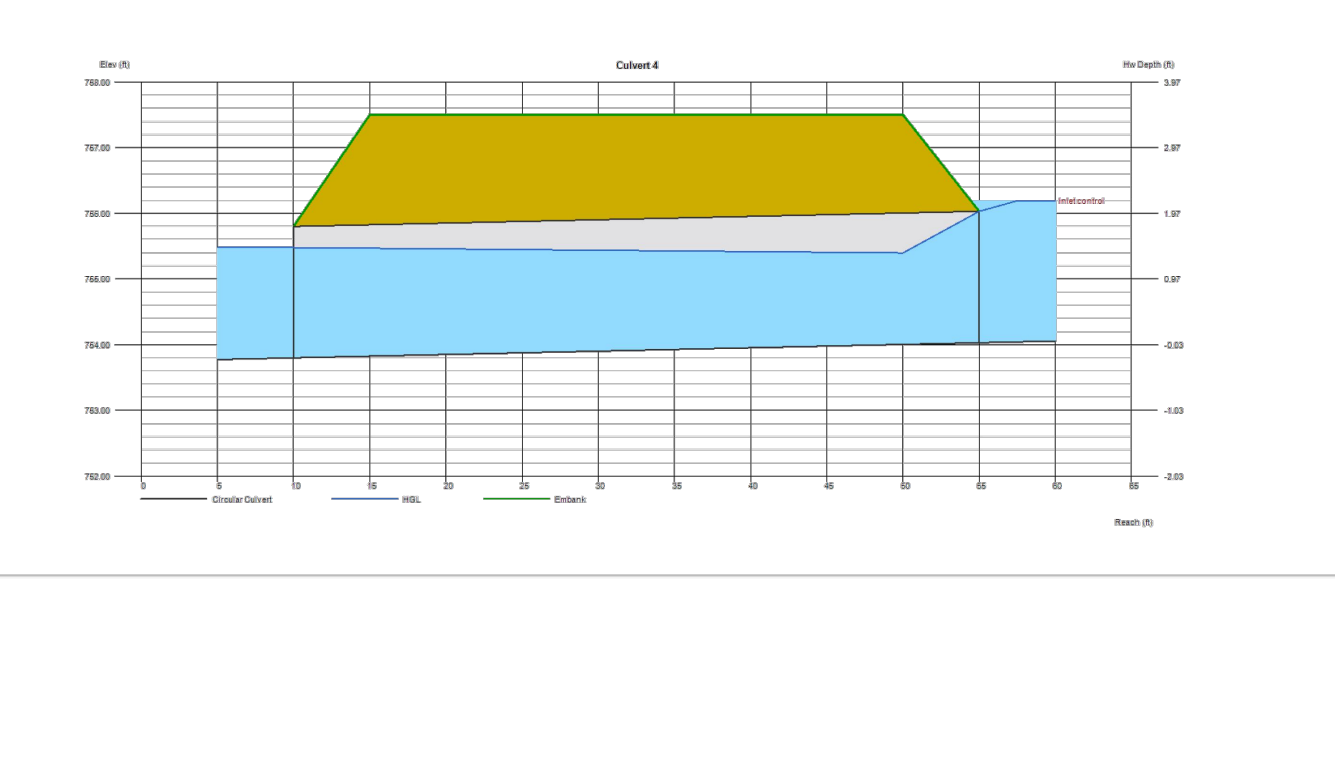
Culvert 4

Invert Elev Dn (ft) = 753.80
Pipe Length (ft) = 45.00
Slope (%) = 0.51
Invert Elev Up (ft) = 754.03
Rise (in) = 24.0
Shape = Circular
Span (in) = 24.0
No. Barrels = 4
n-Value = 0.012
Culvert Type = Circular Concrete
Culvert Entrance = Square edge w/headwall (C)
Coeff. K,M,c,Y,k = 0.0098, 2, 0.0398, 0.67, 0.5

Calculations
Qmin (cfs) = 56.82
Qmax (cfs) = 56.82
Tailwater Elev (ft) = (dc+D)/2

Highlighted
Qtotal (cfs) = 56.82
Qpipe (cfs) = 56.82
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 5.05
Veloc Up (ft/s) = 6.26
HGL Dn (ft) = 755.48
HGL Up (ft) = 755.39
Hw Elev (ft) = 756.19
Hw/D (ft) = 1.08
Flow Regime = Inlet Control

Embankment
Top Elevation (ft) = 757.50
Top Width (ft) = 35.00
Crest Width (ft) = 30.00



REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 380-9453
FAX (940) 380-9431
Texas Board of Professional Engineers
Registration Number: F-7698
info@ae-grp.com



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647
IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by:TMM
Checked by:LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

CULVERT REPORTS

Job: IRE2101

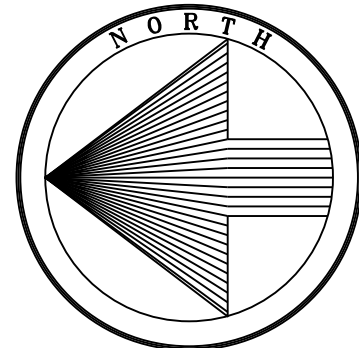
SHEET
7

Plotted By: Jason Monk
Plot Date: Wednesday, November 16, 2022 4:36:37 PM
File Name: P:\Projects\IRE2101 - NE Metz - View SFRDWG - CEP-8 OVERALL GRADING PLAN.dwg
Save Date: Wednesday, November 16, 2022 4:34:21 PM
Plot Style Table: Allison.ctb

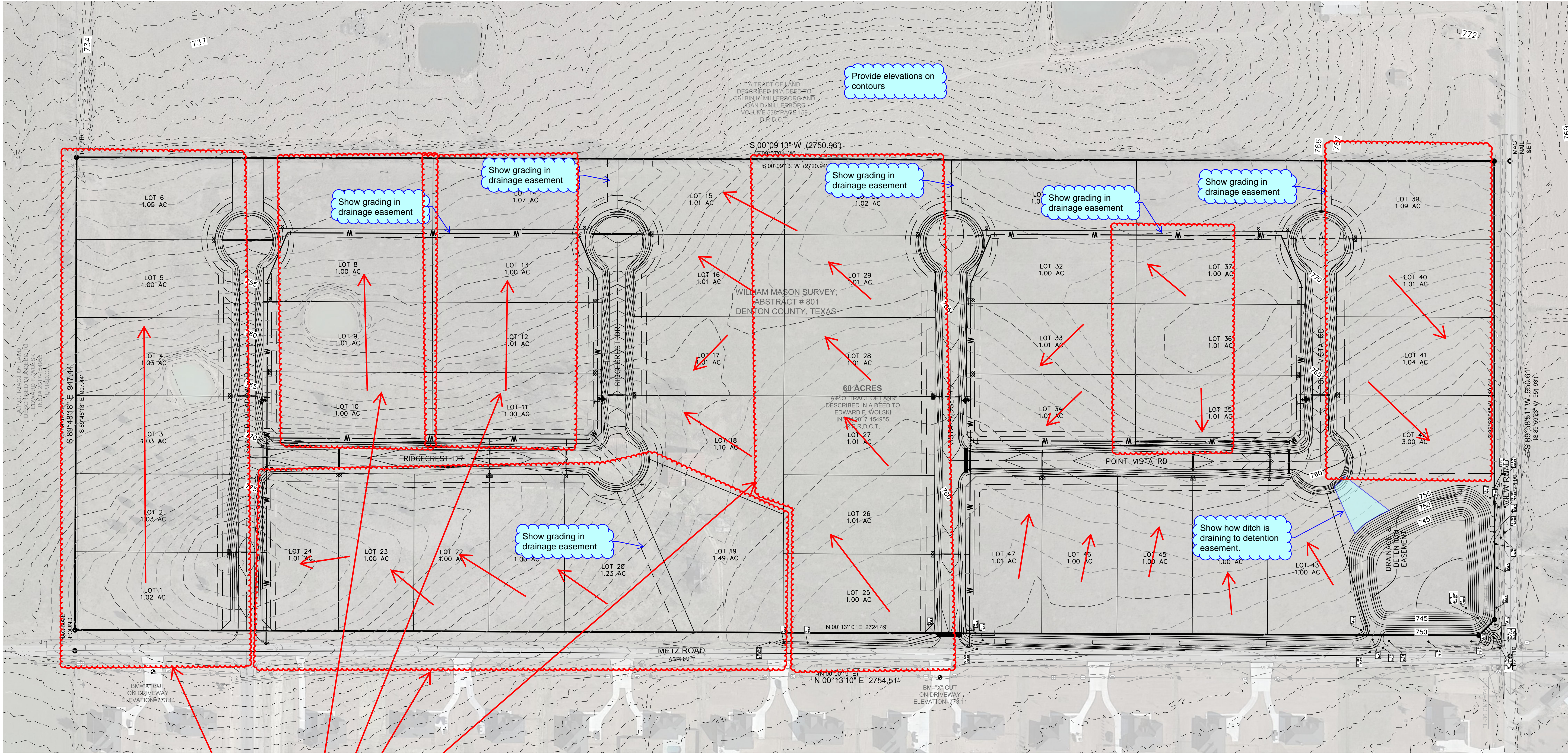
The below comments can be addressed with the Final Drainage Study

General Comments:

1. Please add flow arrows onsite and offsite to show drainage patterns.
2. Label contours (at least the index contours).3
3. Please show proposed storm drain lines and shade back.
4. Please add flow arrows along proposed road side ditches.



0 50 100 200
SCALE: 1"=100'



The below comment can be addressed with the Final Drainage Study

Per the City variance, lot to lot drainage is only allowed across two lots before being picked up in a drainage easement. Provide side yard swales as needed to direct lot flows to the roads. Some instances have been identified. Please check for all.

REV. 1
REV. 2
REV. 3
REV. 4
REV. 5

2415 N. ELM STREET
DENTON, TEXAS 76201
Phone (940) 386-9453
FAX (940) 386-9431
Texas Board of Professional Engineers
Registration Number: E-7898
info@aegrp.com



Planning Communities - Designing the Systems That Serve Them

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF LEE K. ALLISON P.E. 53647
IT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION, BIDDING, PERMITTING, ETC.

Drawn by: TMM
Checked by: LKA

INVESTMENT REAL ESTATE
CONSTRUCTION PLANS
RIDGEVIEW ADDITION
CITY OF SANGER, ETJ, DENTON COUNTY, TEXAS

OVERALL GRADING PLAN



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Metz View Addition, being 59.97 acres, located in the City of Sanger's ETJ, and generally located on the east side of Metz Road at the intersection of Metz Road and View Road.

SUMMARY:

- The applicant is proposing to create 47 residential lots from one unplatted tract.
- This site is located on the west side of Metz Road at the intersection of Metz Road and View Road.
- The lots range in size from 1.00 acres to 3.00 acres.
- The subdivision would have two entrances from Metz Road.
- Variances were granted to not require sidewalks, to not require street lighting, to construct to residential estate street requirements, and to allow drainage to cross more than one lot before being directed to the street. The variances were granted by City Council on 5-2-22.
- The lots will be serviced by Bolivar Water Supply Corporation and have on-site sanitary sewer facilities.
- This project is also referred to as Ridgeview.
- The property is located in the City of Sanger's ETJ.
- With the granted variances the plat conforms to the City of Sanger subdivision ordinance.
- The Planning and Zoning Commission recommend APPROVAL on 12-12-22 with the condition all comments were met prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
 Final Plat
 Application
 Letter of Intent
 Planning Comments
 Engineering Comments
 Denton County Comments

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23 & Lot 1X, Block A and Lots 1-24, Block B of Metz/View Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by the simple title, use and deed of all liens and encumbrances, all streets, thoroughfares, alleys, the lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or grounds shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

BY: _____ DATE _____
EDWARD F. WOLSKI, OWNER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWARD F. WOLSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

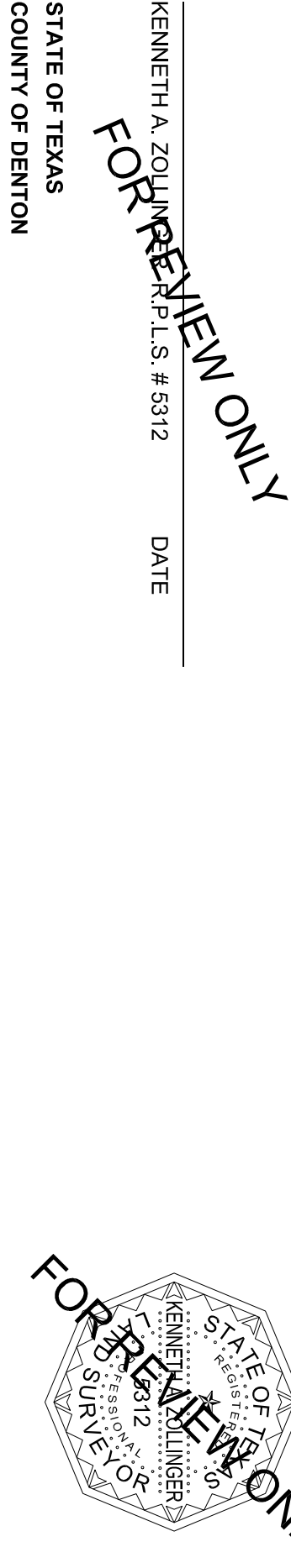
NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON
CERTIFICATE OF SURVEYOR

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER P.L.S. # 5312 DATE _____



STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES _____.

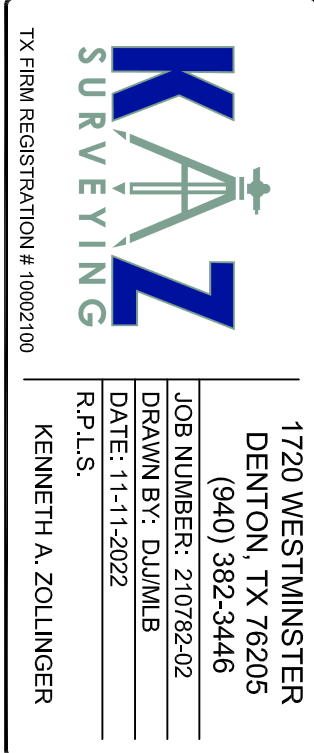
I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED AND ACCEPTED	
CHAIRMAN, PLANNING & ZONING COMMISSION	DATE
CITY OF SANGER, TEXAS	
MAYOR	DATE
CITY OF SANGER, TEXAS	
ATTESTED BY:	
CITY SECRETARY	DATE
CITY OF SANGER, TEXAS	

SURVEYOR: K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP.LS.FIRM # 10002100

OWNER: EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76266
PHONE: (940) 300-0002

ENGINEER: ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBP.E.FIRM # 7-7898



FINAL PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23 & LOT 1X, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION
BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRAJURISDICTIONAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



201 Bolivar Street/PO Box 1729 • Sanger, TX 76266
940-458-2059 (office) 940-458-4072 (fax) www.sangertexas.org

SUBDIVISION APPLICATION

<input type="checkbox"/>	Preliminary Plat Minor Plat
--------------------------	-----------------------------------

<input checked="" type="checkbox"/>	Final Plat/Replat Amended Plat
-------------------------------------	--------------------------------------

<input type="checkbox"/>	Vacating Plat Conveyance Plat
--------------------------	-------------------------------------

Applicant

Owner (if different from applicant)

Name: Allison Engineering Group	Name: Edward F. Wolski/ Randall Smith
Company: Allison Engineering Group	Company:
Address: 2415 N. Elm St	Address 13424 Cashes Mill Rd
City, State, Zip: Denton, TX 76201	City, State, Zip: Sanger, TX 76266
Phone 940-380-9453	Phone: 940-300-0002
Fax:	Fax:
Email: info@ae-grp.com	Email: rs@randallsmith.net

Submittal Checklist

See letter of intent included in
Preliminary Plat submission

X	Pre-Application Conference (Date: 07 / 27 /2021)
X	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
N/A	Letter of Intent
X	Non-Refundable Application Fee (Check Payable to City of Sanger)
X	Application Form (Signed by Owner)
X	Applicable Plat Checklist (Completed)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 759579

Owner's Signature

Date

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services / /

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant _____)

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 02/11/2020



Planning Communities - Designing the Systems That Serve Them

2415 N. Elm Street
Denton, TX 76201
Office: 940.380.9453
Fax: 940.380.9431
www.ae-grp.com
TBPE Firm #: 7898

Item 12.

November 22, 2022

City of Sanger
Department of Development Services
Attn: Ramie Hammonds
201 Bolivar St.
Sanger, Tx 76266

Re: Proposed SF Development
Final Plat
Letter of Intent

AEG No: IRE2101

Dear Ms. Hammonds,

Project Description:

The developer is presenting a single-family residential development at the northeast corner of Metz Road and View Road. It is within the extraterritorial jurisdiction (ETJ) of the City of Sanger.

The proposed development will create 47 lots with a minimum size of 1 acre.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances were necessary.

The plat and construction plans are prepared in accordance with the variances granted in January/February, 2022.

Contacts:

Lee Allison, P.E., applicant or Randall Smith, owner may be contacted regarding additional information needed to consider this request.

We are confident that the City of Sanger will give reasonable and responsible consideration of this submittal. We eagerly look forward to working with the City to help shape the future of Sanger.

Respectfully Submitted,
Allison Engineering Group

Lee Allison, P.E.



DATE: 11/30/2022

1st REVIEW COMMENTS – Final Plat (Metz View Addition)

The request is for a Final Plat of the Metz View Addition of 47 residential lots and Lot 1X, of Block A and B, being approximately 59.97 acres, prepared by KAZ Surveying, submitted on 11/16/2022. Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
2. Provide a signed and notarized copy of private restrictions (if any), that is filed for record in the office of the County Clerk.
3. Provide the accurate location, material, and approximate size of all monuments.
4. Add the following standard notes along with all Denton County plat notes.
 “This plat does not alter or remove existing deed restrictions, if any, on this property”
 “Minimum finished floor elevations are at least 2 feet above the 100-year flood plain”
5. List the address and phone number of utility providers.
6. The street name Ridgecrest has already been used, so that name will need to change.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, December 12, 2022, and the City Council meeting on Tuesday, January 3, 2023.



3803 Parkwood Blvd. Suite 800
Frisco, Texas 75034
(214) 618-4570
Fax (214) 739-0095

December 6, 2022
AVO 37449.004

Ms. Ramie Hammonds
Development Services Director/Building Official
City of Sanger
201 Bolivar Street
P.O. Box 1729
Sanger, Texas 76266

Re: **Metz View Addition – Final plat**
First Review

Dear Ms. Hammonds,

Halff Associates, Inc. was requested by the City of Sanger to provide a first review of the Metz View Addition Final Plat. The Civil Plans are called Ridgeview Addition. The property is located at the northeast corner of Metz Road and View Road and is within the City of Sanger City E.T.J. The Final Plat was prepared by KAZ Surveying, Inc. and is dated November 11, 2022.

A preliminary review of the document was performed and the following comments apply:

General Comments:

1. This replat is in the City of Sanger ETJ. The City of Sanger has an interlocal agreement with Denton County regarding platting, review of construction plans and construction inspection. All City of Sanger and well as Denton County standards, codes, and requirements shall apply with the more restrictive standard governing. See City Code and DCSRR Section IV, Paragraph 11.
2. Final Plat will not be approved until Civil Plans have been accepted.

Metz View Addition Final Plat:

1. Metz Road is shown as a 4 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 80 to 100' ROW. Coordinate with Denton County and provide written documentation if they are requiring 80' or 100' ROW.
2. View Road is shown as a 2 lane Minor Arterial on the Denton County Thoroughfare Plane which requires 70' ROW (35' dedication).

Ms. Ramie Hammonds
December 6, 2022
Page 2 of 3

3. Provide Building set backs of 30' per Denton County Subdivision Rules and Regulations.
4. Note: Drainage easements adjacent to roadways may not be fenced and must be left so that access can be obtained for maintenance purposes.

Please note there is a separate review and letter for the Hydrology and Hydraulics of the project. The Surveyor/Owner shall revise the plans to address the above-stated comments. If you have any questions or need additional information, please do not hesitate to call me at (817) 764-7480.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Firm No. 312



Steven D. Templer, P.E.

Attachments: markups

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, EDWARD F. WOLSKI, the undersigned owner of the land shown on this plat within all that certain tract of land situated in the William Mason Survey, Abstract Number 801, Denton County, Texas, and being a part of a tract of land described in the deed to Edward F. Wolski, recorded in Document Number 2017-154955, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southwest corner of the herein described tract, same being near the intersection of the centerline of Metz Road and the centerline of View Road; THENCE North 00 degrees 13 minutes 10 seconds East, along said centerline of Metz Road, a distance of 2,754.51 feet to a mag nail found at the Northwest corner of said herein described tract, same being the Southwest corner of the remainder of Wolski tract of land;

THENCE South 89 degrees 48 minutes 18 seconds East, departing said centerline of Metz Road, a distance of 947.44 feet to a 1/2 inch iron rod found for the Northeast corner of said herein described tract, same being the Northwest corner of a tract of land described in a deed to Calvin K. Millerborg and Joan D. Millerborg, recorded in Volume 538, Page 159, Deed Records, Denton County, Texas;

THENCE South 00 degrees 09 minutes 13 seconds West, along the common line of said herein described tract and said Millerborg tract, a distance of 2,750.96 feet to a mag nail set stamped "K&Z SURVEYING" for the southeast corner of said herein described tract, same being near the centerline of said View Road;

THENCE South 89 degrees 58 minutes 51 seconds West, departing said common line and along said centerline of View Road, a distance of 950.61 feet to the POINT OF BEGINNING and containing 2,612.407 square feet or 59.97 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Edward F. Wolski, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Lots 1-23 & Lot 1X, Block A and Lots 1-24, Block B of Metz/View Addition, an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by the simple title, use and deed of all liens and encumbrances, all streets, thoroughfares, alleys, the lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or grounds shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

BY: _____ DATE _____
EDWARD F. WOLSKI, OWNER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED EDWARD F. WOLSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

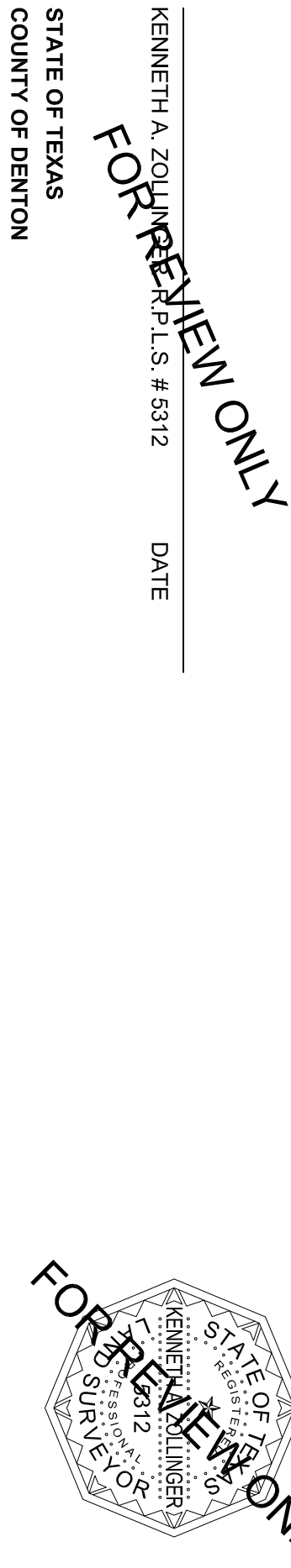
NOTARY PUBLIC IN AND FOR THE STATE OF _____
COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON
CERTIFICATE OF SURVEYOR

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "K&Z" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF SANGER, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER P.L.S. # 5312 DATE _____



STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES _____


I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

APPROVED AND ACCEPTED	
CHAIRMAN, PLANNING & ZONING COMMISSION	DATE
CITY OF SANGER, TEXAS	
MAYOR	DATE
CITY OF SANGER, TEXAS	
ATTESTED BY:	
CITY SECRETARY	DATE
CITY OF SANGER, TEXAS	

SURVEYOR: K&Z SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBP.LS.FIRM # 10002100

OWNER: EDWARD F. WOLSKI
13424 CASHS MILL RD
SANGER, TEXAS 76286
PHONE: (940) 300-0002

ENGINEER: ALLISON ENGINEERING GROUP
2415 N. ELM STREET
DENTON, TEXAS 76201
PHONE: (940) 380-9453
TBP.LS.FIRM # 7-7898



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446

LOG NUMBER: 210783202
DRAWN BY: CLM:MLB
DATE: 11-11-2022
P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
TOTAL LOTS: 47 RESIDENTIAL
LOTS 1-23 & LOT 1X, BLOCK A,
LOTS 1-24, BLOCK B
METZ/VIEW ADDITION
BEING 59.97 ACRES, 3.17 ACRES R.O.W. DEDICATION, IN THE
WILLIAM MASON SURVEY, ABSTRACT NUMBER 801, DENTON
COUNTY, TEXAS, IN THE EXTRAEXTRITORIAL JURISDICTION
OF THE CITY OF SANGER, DENTON COUNTY, TEXAS



Denton County Development Services

3900 Morse Street, 2nd Floor – Denton, Texas 76208

940.349.2990 phone – 940.349.2991 fax

www.dentoncounty.gov



To: Ramie Hammonds – Building Official (City of Sanger)
From: Gary W. Cook, CFM – Senior Development Coordinator
Re: Metz / View Addition – Final Plat
Date: December 14, 2022

Denton County Development Services has the reviewed plat prepared by City of Sanger, for the Metz / View Addition – Final Plat. The following comments should be addressed and the plat resubmitted for review:

- Need a 30' building line
- Give acreage of lot in and out of drainage easement
- Add two (2) benchmarks and label

Should you have any questions, please give us a call at 940-349-2990.

Regards,

A handwritten signature in dark ink, appearing to be "G. W. Cook", followed by the letters "CFM" in a stylized, blocky font.

Gary W. Cook, CFM
Senior Development Coordinator
Denton County Development Services



CITY COUNCIL COMMUNICATION

DATE: February 6, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Sanger Storage Addition, being 9.325 acres, located in the City of Sanger, and generally located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.

SUMMARY:

- The applicant is proposing to create 1 industrial lot from one unplatted tract.
- This site is located on the west side of Stemmons Road approximately 192 feet south of Duck Creek Road.
- The property is zoned Industrial 1 (I-1).
- Storage is an allowed use in the I-1 zoning district.
- TxDOT has taken the front part of the site, and the applicant will need to relocate the office building.
- The property is serviced by Sanger Water, Sewer, and Electric.
- The property is located in the City of Sanger.
- Planning & Zoning recommended APPROVAL on 1-9-23 with the condition all comments were met prior to City Council approval.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

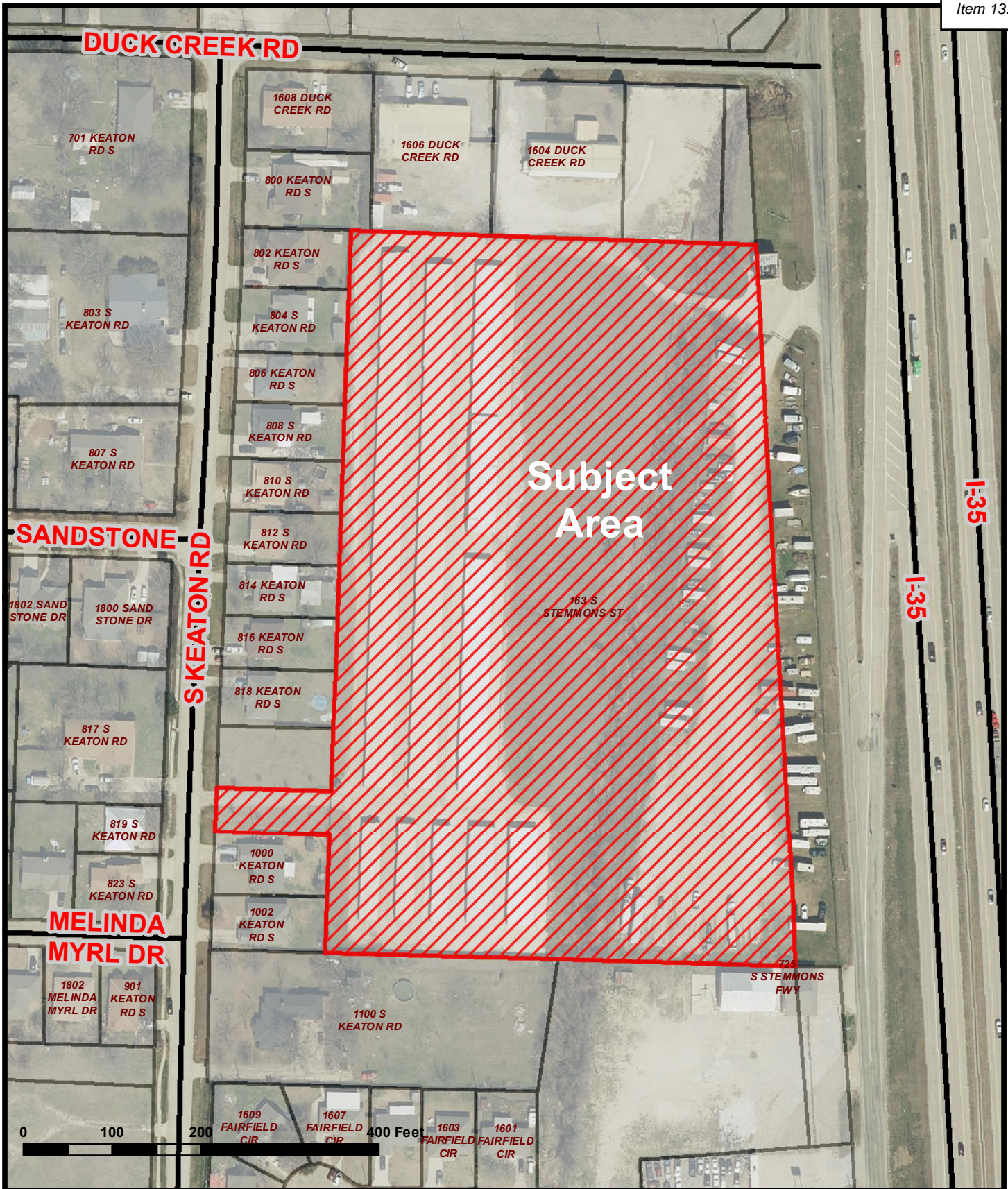
GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends DENIAL based on the condition attached comments have not been satisfied.

ATTACHMENTS:

Location Map
 Final Plat
 Application
 Letter of Intent
 Planning Comments



SANGER
TEXAS

Project Name: Sanger Storage Addn
Final Plat
Project: 22SANZON-0065

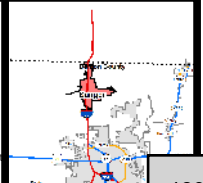


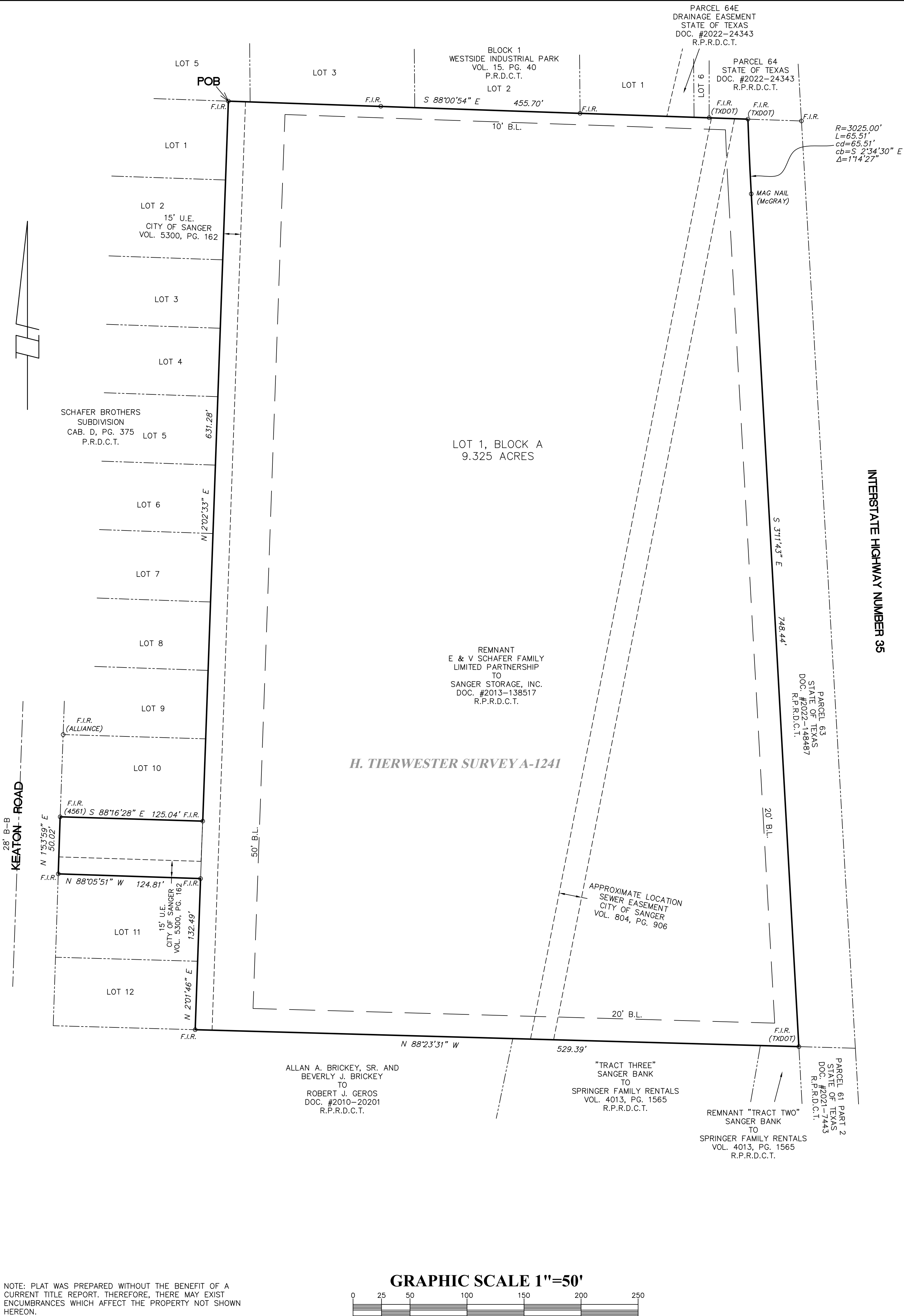
City Limits



Exhibits

DISCLAIMER:
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.
Date: 12/31/2022 3:20:39 PM
Doc Name: 22SANZON-0065_Sanger Storage Final Plat





NOTE: PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, Sanger Storage, Inc., are the owners of that certain lot, tract, or parcel of land situated in the H. Tierwester Survey Abstract Number 1241 in the City of Sanger, Denton County, Texas, being a part of that certain tract of land conveyed by deed from E & V Schafer Family Limited Partnership to Sanger Storage, Inc. recorded under Document Number 2013-138517, Real Property, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of Lot 5, Block 1 of Westside Industrial Park, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume 15, Page 40, Plat Records, Denton County, Texas, said point being the northeast corner of Lot 1 of Schafer Brothers Subdivision, an addition to the City of Sanger, Denton County, Texas according to the plat thereof recorded in Volume Cabinet D, Page 375, Plat Records, Denton County, Texas;

THENCE S 88° 00' 54" E, 455.70 feet with said south line of said Block 1 of said Westside Industrial Park and with the south line of that certain "Parcel 64" conveyed to the State of Texas recorded under Document Number 2022-24343, Real Property Records, Denton County, Texas to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway, said point being the northwest corner of that certain "Parcel 63" conveyed to the State of Texas recorded under Document Number 2022-148487, Real Property Records, Denton County, Texas;

THENCE with said west line of said Interstate Highway Number 35 and with the west line said "Parcel 63" along the arc of a curve to the left, having a central angle of 01°14'27", a radius of 3025.00 feet, an arc length of 65.51, whose chord bears S 02° 34' 30" E, 65.51 feet to a Mag Nail marked McGray found for corner;

THENCE S 03° 11' 43" E, 748.44 feet with said west line of said Interstate Highway 35 and with said west line said "Parcel 63" to a capped iron rod marked TXDOT found for corner in the north line of the remnant of that certain "Tract Two" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, said point being the northwest corner of that certain "Parcel 61 Part 2" conveyed to the State of Texas recorded under Document Number 2021-7443, Real Property Records, Denton County, Texas;

THENCE N 88° 23' 31" W, 529.39 feet with said north line of said remnant "Tract Two" and with the north line of that certain "Tract Three" of land conveyed by deed from Sanger Bank to Springer Family Rentals recorded in Volume 4013, Page 1565, Real Property Records, Denton County, Texas, and with the north line of that certain tract of land conveyed by deed from Allan A. Brickey, Sr. and wife, Beverly J. Brickey to Robert J. Geros recorded under Document Number 2010-20201, Real Property Records, Denton County, Texas to an iron rod found for corner, said point being the southeast corner of Lot 12 in said Schafer Brothers Subdivision;

THENCE N 02° 01' 46" E, 132.49 feet with the east line of lots 12 and 11 of said Schafer Brothers Subdivision to an iron rod found for corner, said point being the northeast corner of said Lot 11;

THENCE N 88° 05' 51" W, 124.81 feet with the north line of said Lot 11 of said Schafer Brothers Subdivision to an iron rod found for corner in the east line of Keaton Road, a public roadway;

THENCE N 01° 53' 59" E, 50.02 feet with the east line of said Keaton Road to a capped iron rod marked RPLS 4561 found for corner, said point being the southwest corner of Lot 10 in said Schafer Brothers Subdivision;

THENCE S 88° 16' 28" E, 125.04 feet with the south line of said Lot 10 to an iron rod found for corner, said point being the southeast corner of said Lot 10;

THENCE N 02° 02' 33" E, 631.28 feet with the east line of lots 10 through 1 of said Schafer Brothers Subdivision to the PLACE OF BEGINNING and containing 9.325 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT We, the aforesaid owners of land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, SANGER STORAGE ADDITION, an addition to the City of Sanger, Denton County, Texas, and do hereby dedicate to the public use forever all streets, alleys, parks, watercourses, drains, utility easements, drainage easements, and public places as shown thereon for the purposes and consideration therein expressed. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

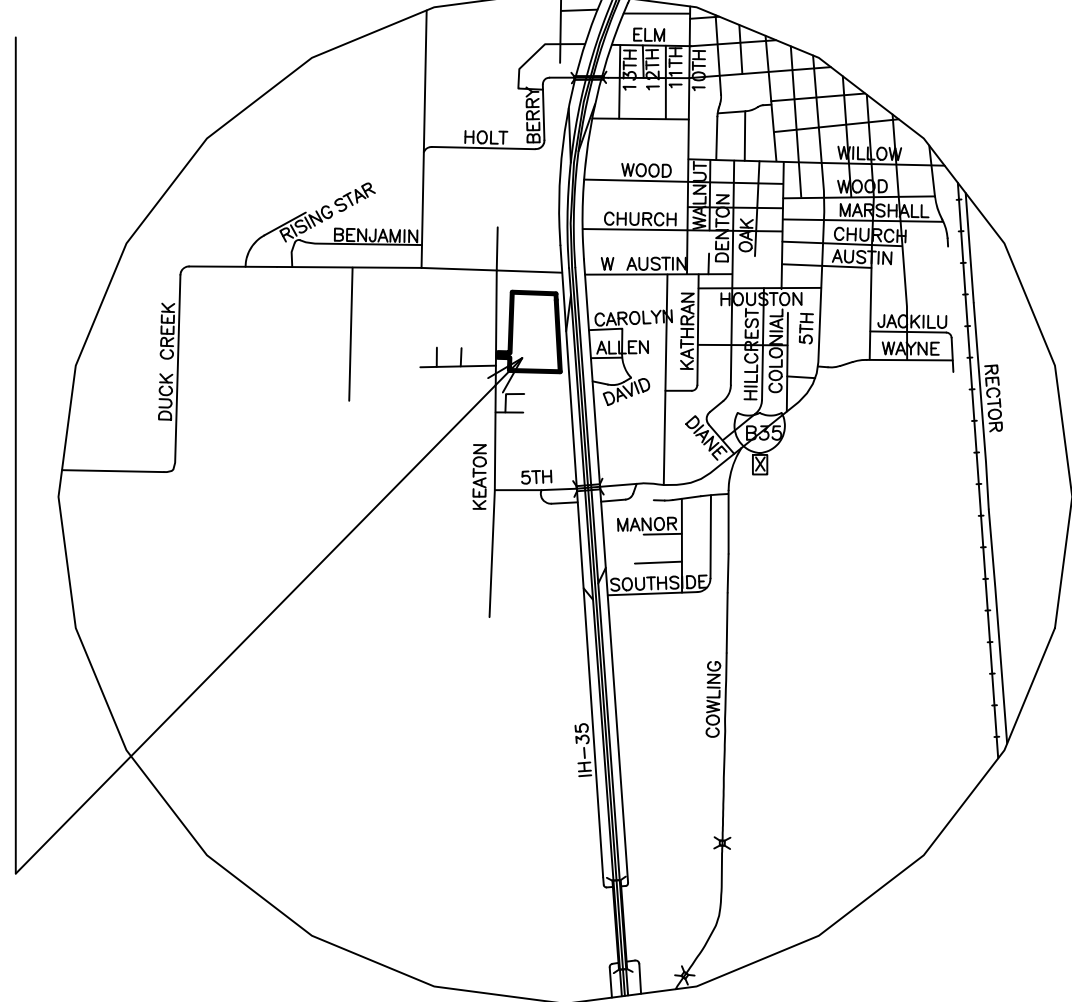
WITNESS MY HAND this ____ day of _____, 2022

Faisal Reza, Sanger Storage, Inc.

STATE OF TEXAS
COUNTY OF DENTON:
Before me, the undersigned authority, on this day personally appeared Faisal Reza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and, in the capacity, therein stated.
Given under my hand and seal of office this ____ day of _____, 2022

NOTARY PUBLIC
STATE OF TEXAS

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

APPROVED AND ACCEPTED

Director of Development Services _____ Date _____
City of Sanger, Texas

City Manager _____ Date _____
City of Sanger, Texas

ATTESTED BY

City Secretary, City of Sanger, Texas _____ Date _____

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this plat is to create a single platted lot.
 - No portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0210G, dated April 18, 2011. (Subject property lies in Zone X).
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83).
 - Water, Sewer and Electric service is provided by the City of Sanger.
 - Telephone service is provided by Nortex Communications, 205 North Walnut, Muenster, Texas 76252
 - There are no common areas, or detention facilities or HOA/POA.
 - Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
 - Property owner must confirm location of any underground utilities prior to new construction.

FINAL PLAT
LOT 1, BLOCK A OF
SANGER STORAGE ADDITION
9.325 ACRES IN THE
H. TIERWESTER SURVEY A-1241
CITY OF SANGER
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 03 NOVEMBER, 2022 JOB NO: 226559

OWNER/DEVELOPER
FAISAL REZA
SANGER STORAGE INC.
3604 BARRYDALE DR.
DENTON, TX 76208
940-300-7610

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

**SUBDIVISION APPLICATION**☒Preliminary Plat
Minor Plat☐Final Plat/Replat
Amended Plat☐Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name: JERALD YENSAN	Name: FAISAL REZA
Company: LANDMARK SURVEYORS	Company: SANGER STORAGE INC.
Address: 4238 I-35 NORTH	Address: 3604 BARRYS DALE DRIVE
City, State, Zip: DENTON, TX 76207	City, State, Zip: DENTON, TX 76208
Phone: 940-382-4016	Phone: 940-300-7610
Fax: 940-387-9784	Fax:
Email: LANDMARKSV@AOL.COM	Email: FAISALREZA@HOTMAIL.COM

Submittal Checklist

<input type="checkbox"/>	Pre-Application Conference (Date: __/__/__)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): R56837 _____

Owner's Signature

Date

11-09-2022

Applicant's Signature

Date

Office Use: Reviewed by Director of Development Services __/__/__

<input type="checkbox"/>	Complete (Check # _____)
<input type="checkbox"/>	Incomplete (Returned to Applicant __/__/__)

City of Sanger
201 Bolivar / P.O. Box 1729
Sanger, TX 76266

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 9/3/2019

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST

- ☒ The Plat shall be drawn to a scale of not more than two hundred feet to the inch (1" = 200').
- ☒ The boundary marked with heavy weighted lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (a) in fifty thousand (50,000) for the plat boundary), exact acreage to hundredths, and the exact location and width of all existing or recorded rights-of-way intersecting the boundary of or bordering on the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- ☒ True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract survey lines shall be accurately tied to the lines of the subdivision by the distances and bearings, where applicable.
- ☒ Describe and locate all permanent survey monument, pins, and control points and tie and reference the survey corners at two points to the Texas State Plane Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plane Coordinates, NAD 83.
- ☒ An accurate location of at least two (2) corners of the subdivision with reference to original corners of the original survey of which the subdivision is a part or an existing permanent monument to an approved and recorded plat or permanent markers established by and approved by the City Engineer.
- ☒ Subdivision name of adjacent properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information.
- ☒ An accurate location of the subdivision in reference to the deed records of the county which shall include the volume and page of the deed of the property to be subdivided.
- ☒ If the property owner information does not match the Denton Central Appraisal District record, then information related to the purchase must be provided.
- ☒ The exact layout, including:
 - 1) Street and/or alley names
 - 2) The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents
 - 3) All existing and proposed easements for right-of-way, public services, utilities or any other easements and any limitations of the easements
 - 4) Show centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
 - 5) All lot number and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second
- ☒ The accurate location, material, and approximate size of all monuments.
- ☒ The accurate outline description of all property which is offered for dedication for public use, such as parks, etc., with the purpose indicated thereon, and all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- ☒ A signed and notarized copy of private restriction (if any), that are filed for record in the office of the County Clerk shall be provided with the Final Plat.
- ☒ Name and addresses of the owner, subdivider, engineer, and surveyor.

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- ☒ North point, written and graphic scale, and date.
- ☒ 3"x3" recording box at the lower right hand corner.
- ☒ A Title Block with the following information shall be provided on each page:
 - 1) Plat Type (ex: "Final Plat", "Preliminary Plat", etc.)
 - 2) Name of the proposed development/addition/subdivision
 - 3) Total number of lots and HOA/Open Space lots
 - 4) Survey name and abstract number
 - 5) Gross acreage
 - 6) Right-of-Way acreage, if dedicated
 - 7) Date of preparation and subsequent revisions
- ☒ Standard Notation to be added on the plat:
 - 1) "All lots comply with the minimum size requirements of the zoning district."
 - 2) "This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due."
 - 3) "All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City."
 - 4) "Notice – selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits."
 - 5) "This plat does not alter or remove existing deed restrictions, if any, on this property."
 - 6) "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
 - 7) "The subject property does not lie within a 100 – year floodplain according to Community Panel No. _____, dated _____, of the National Flood Insurance Rate Maps for Denton County, Texas."
 - 8) "The purpose of this plat is _____ [state the purpose] _____"
 - 9) "Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)"
- ☒ The name, address and phone number of all utilities providing service to the development is required. A signature from each provider or a will-serve letter, signifying their ability to provide service to the subdivision is required.
- ☒ Location map showing existing and proposed streets and thoroughfares covering an area at least one thousand feet (1000') outside the proposed subdivision.
- ☒ One paper copy (24"x36") and one soft copy (pdf) of approved civil/construction plans, along with GIS/CAD files for all approved public improvements on a CD/DVD.

☐ For Conveyance Plats Only: All conveyance plats must be titled "Conveyance Plat" and carry the following text:

"A conveyance plat is a record of property approved by the City of Sanger for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit may be issued, nor development begin, nor permanent public utility service provided until a final plat is approved, filed of record and public improvements are accepted in accordance with the City of Sanger Code of Ordinances. Selling a portion of this property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, final plat or replat is a violation of the state law."

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

- ☒ Certification by a registered public surveyor or licensed state land surveyor, registered in the State of Texas to the effect that the plat represents a survey made by him or under his direct supervision and that all monuments shown thereon have been verified and actually exist, and that their location, size, and material are correctly shown. Such surveyor's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

(Engineer or Surveyor's Seal)

Licensed Professional Engineer OR
Registered Public Land Surveyor Texas R.P.L.S. No.

Date"

- ☒ A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a notary public, by the owner or authorized representative and lien holder of the land, and a complete and accurate description of the land subdivided and the streets dedicated. Such owner's certificate may be prepared as follows:

*"State of Texas
County of Denton*

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

(Metes and Bounds Description of Boundary)

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT _____, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as _____ (lot/block/subdivision), an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND this _____ day of _____, 20_____.

_____, Owner

_____, Title and Company (if applicable)"

FINAL, REPLAT, MINOR, AMENDED, AND CONVEYANCE PLAT CHECKLIST (cont.)

*"State of Texas
County of Denton*

Before me, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires _____."

- ☒ The following certificate shall be included on the plat in a manner that will allow the signatures of the designated officials and the affixing of the City Seal.

"Approved and Accepted

*Chairman, Planning & Zoning Commission
City of Sanger, TX*

Date

*Mayor
City of Sanger, TX*

Date

Attested by

*City Secretary
City of Sanger, TX"*

Date

City of Sanger, Texas
Ramie Hammonds
Director of Development Services

November 8, 2022

Ramie,

Please see attached application for a minor plat submittal.

Sanger Storage presently is not platted, and we are platting it as a single lot to facilitate a future building permit.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line.

Jerald Yensan
Landmark Surveyors LLC
4238 I-35 N.
Denton, Texas 76207
(940) 382-4016



DATE: 12/27/2022

1st REVIEW COMMENTS – Final Plat (Sanger Storage Addition)

The request is for a Final Plat of the Sanger Storage Addition platting Lot 1, being approximately 9.325 acres, prepared by Landmark Surveyors, LLC, submitted on 12/14/2022. Below are the comments that should be addressed prior to City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following

1. Describe and locate all permanent survey monuments, pins, and control points and tie and reference the survey corners at two points to the Texas State Plan Coordinate System North Central Zone 1983-1999 datum. The Point of Beginning (POB) shall be clearly marked including State Plan Coordinates.
2. Provide information showing that Faisal Reza is the owner or acting manager of Sanger Storage Inc. Denton County records show the property owner to be Sanger Storage Inc.
3. Show the centerline of existing streets. Dimensions from centerline to edges of existing and proposed right-of-way on both sides of the centerline.
4. Provide a signed notarized copy of private restrictions (if any), that are filed for records in the office of the County Clerk.
5. Correct signature block to reflect Chairman, Planning & Zoning Commission, and remove Director of Development Services. Correct City Manager to reflect Mayor, City of Sanger, and remove City Mayor.

Informational Comments

1. The property is within the City of Sanger.
2. The Final Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, January 9, 2023, and for the City Council meeting on Monday, February 6, 2023.



WORKERS' COMPENSATION • PROPERTY • LIABILITY

January 09, 2023

Kumar Mainali
4913 Sanger Circle Drive
Sanger, TX 76266

Via Electronic Mail only: mainali@hotmail.com

RE:	Fund Member:	City of Sanger
	Claimant:	Kumar Mainali
	Date of Loss:	December 01, 2022
	Claim No:	LB0000000183943

Dear Kumar Mainali:

This letter is in regard to the claim you have made against the City of Sanger for the above-referenced incident.

Based on the facts revealed in our investigation, we have concluded the damages you are alleging were not caused by any wrongful act, omission or negligence on the part of the City of Sanger or any of its employees. For this reason, we must respectfully deny this claim in its entirety.

Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

Tina Overstreet
Texas Municipal League Intergovernmental Risk Pool
Claim Specialist
Direct Line: 512-491-2345
tina.overstreet@tmlirp.org

cc: Jeriana Staton
City of Sanger
PO Box 1729
Sanger, TX 76266-1729

TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL

P.O. Box 149194 • Austin, Texas 78714-9194 • www.tmlirp.org