

CITY COUNCIL

MEETING AGENDA

APRIL 20, 2026, 6:00 PM



CITY COUNCIL REGULAR MEETING

HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Annual presentation and overview of the Municipal Court
2. Annual presentation and overview of the Human Resources Department

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

REPORTS

Staff Reports are for discussion only. No action may be taken on items listed under this portion of the agenda.

3. Annual presentation and overview of the Municipal Court
4. Annual presentation and overview of the Human Resources Department

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.

5. Consideration and possible action regarding approval of a proposal with CORE on the remodel of the Downtown Fire Station, with total project not to exceed the approved budget of \$5,200,000.00.

PUBLIC HEARING ITEMS

6. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

ACTION ITEMS

7. Consideration and action on Ordinance No. 04-16-26 a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.
8. Consideration and possible action on Ordinance 04-14-26, Authorizing the Issuance of the City of Sanger, Texas General Obligation Refunding Bonds, Series 2026 and containing other matters related thereto.

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.

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 April 14, 2026, by 3:00 PM.

/s/Kelly Edwards

Kelly Edwards, City Secretary

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



CITY COUNCIL COMMUNICATION

DATE: April 20, 2026

FROM: David Pennington, Fire Chief

AGENDA ITEM: Consideration and possible action regarding approval of a proposal with CORE on the remodel of the Downtown Fire Station, with total project not to exceed the approved budget of \$5,200,000.00.

SUMMARY:

- Current approved budget is \$250,000.
- The Capital Improvement Plan includes \$5,000,000 for the 2026-2027 Fiscal Year.
- Remodel the existing Fire Station located at 200 Elm St.
- Project includes facility upgrades, operational improvements, and necessary renovations.
- Improvements will ensure compliance with current safety standards and operational needs.
- Enhances long-term functionality and service capacity of the station.
- Total project cost not to exceed the approved budget of \$5,200,000.00.

FISCAL INFORMATION:

The total cost of the remodel is not to exceed \$5,200,000.00.

RECOMMENDED MOTION OR ACTION:

Staff recommends approval.

ATTACHMENTS:

CORE Proposal



6320 Research Rd.
Frisco, TX 75033
T 972.668.9340

Design-Build Proposal

Date: April 2nd, 2026
Owner: City of Sanger
Project: 26-04-021 – City of Sanger – Fire Station 670 Renovation
Procurement: Equalis APDM COG-2132A

CORE Construction Services of Texas, Inc. is pleased to provide you with this proposal package. Enclosed you will find the explanation of professional services.

Professional Services Not to Exceed – \$488,000.00
Construction Services Not to Exceed – \$4,712,000.00
Total Proposal Not to Exceed – \$5,200,000.00

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Sam Evans

Sam Evans
CORE Construction Services of Texas, Inc.

Contingency

CORE has included a Design Contingency of \$20,000 to be used as needed upon approval from the City of Sanger.

Schedule

- Start Date: July 20th, 2026
- Major Milestones:
 - Design Meetings
 - Bi-weekly meetings with Owner from Programming through Construction Documents
 - Programming (Beginning with kickoff meeting after Design Notice-to-Proceed)
 - One (1) Week
 - Schematic Design
 - 100% Schematic Design – 4 Weeks
 - Owner Review and Cost Estimating – 1 Week
 - Design Development
 - 100% Design Development – 4 Weeks
 - Owner Review and Cost Estimating – 2 Weeks
 - Construction Documents
 - 50% Construction Documents – 4 Weeks
 - Owner Review and Cost Estimating – 2 Weeks
 - 100% Construction Documents – 5 Weeks
 - Permit Plan Review & Sub-Contractor Bidding
 - Submit to City and any other Authority Having Jurisdiction for Permit Plan Review.
 - Compile Issue for Construction Drawings and Specifications, incorporating bid-phase Addenda and City Comments from Permitting Process.
 - Commencement of Construction Administration (CA) Services
 - Upon approval of Construction Contract, Approval of Permit, and Contractor mobilization.
 - CA Services shall include responses to Sub-contractor RFIs, review of product submittals and shop drawings, and onsite field observations during construction.

Scope of Professional Services

Below, we have included a basic outline of the services provided during the preconstruction phase:

Our fee proposal is inclusive of full Architectural and Engineering Services necessary from preliminary design phase to construction administration services during construction. Within the scope of work, we will provide the following services:



Coordination and Review of the following Owner-Provided Scope:

- Construction Materials Testing
- Storm Shelter 3rd Party Peer Review (if required)
- Fire Station Alerting – Coordinate infrastructure rough-in with Fire Department's vendor.
- Building Commissioning (unless provided by Design Team as Supplemental Services).

Provide complete Architectural and Engineering Service Construction Drawings and Specifications to permit, bid and construct the programmed facility through the following disciplines and deliverables:

- Programming
- Project Meetings
 - Owner/Architect to coordinate meetings to discuss and program the project
 - Provide regular updates of progress
 - Provide Site Topographic Survey
- Schematic Design
- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review
 - Provide regular updates of progress
 - Coordinate and Provide Geotechnical Soils Report

Design Development

- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review
 - Provide regular updates of progress
- Sub-Consultant Coordination
 - CORE to work with MA who will coordinate with M/E/P, Technology, Structural, Civil, and Landscape and design sub-consultants to develop details for Design Development phase.
 - Proposed Consultants:
 - Civil Engineering: CEC Engineering
 - Surveying: CEC Engineering
 - Geotechnical Engineering: Raba Kistner
 - Landscape/Irrigation: Evergreen Design Group
 - Structural Engineering: Eikon
 - Mechanical Engineering: UEI Group
 - Plumbing Engineering: UEI Group
 - Electrical Engineering: UEI Group
 - Security/Technology Design: Howell Design Group
 - Interior Design: In-house by Martinez Architects

Construction Documents

- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review.
 - Provide regular updates and progress of construction document completion.



- Landscaping and Irrigation
 - Provide Landscape Plan specifying the treatment of all exterior landscaping areas within the limits of the property boundary. Calculations conforming to the requirements of the authority having jurisdiction.
 - Design Irrigation Plan for a fully operational system. System shall be designed to conserve water and limit operational and maintenance costs.
- Topographical Survey
 - Design Team shall provide a topographical survey in AutoCAD format for the use of engineering and permitting.
- Domestic and Sanitary Utilities
 - Design Team shall coordinate design with existing utilities and provide design for any additional utility taps required.
- Electrical and Gas Utilities
 - Design Team shall coordinate design with existing dry utilities.
- Civil Construction Plans
 - Prepare a dimensioned site plan and prepare construction plans for the following:
 - Grading plan to establish finish floor elevations and to establish paving elevations on driveways and parking areas.
 - Identify storm water calculations for the preparation of construction plans for storm sewer design.
 - Prepare and issue final signed and sealed construction plans for permitting by Civil Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- Building Structure
 - Design Team shall provide site plan, floor plan, elevations, building section, wall sections, interior elevations, schedules, and details.
 - Structural Plans to be provided by a licensed engineer and shall include foundation plans and details (as required for re-built or new addition areas). Structural components to support all components of building including collateral and lateral loads, dead loads, etc.
 - Prepare and issue final signed and sealed construction plans for permitting by Structural Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- Building Systems
 - Design of systems within the facilities including Mechanical, Electrical, Plumbing, Security and Technology systems. Systems shall be coordinated and compatible with existing systems incorporated into city facilities.
 - Prepare and issue final signed and sealed construction plans for permitting by Engineer licensed by the State of Texas to Authorities having Jurisdiction, including Comcheck reports for energy-code compliance.
- Permitting
 - Coordinate ADA/TAS review and inspection of the facility with the State of Texas.
 - Coordinate all permitting submission(s) as required with the Authority having Jurisdiction
 - All Permitting Fees, if required, shall be reimbursed by the Owner.
 - Design shall comply with City's current adopted ICC Codes.
- Building Commissioning



- Owner may desire independent commissioning of building systems beyond the contractual testing & balancing to be performed by the mechanical sub-contractor. If desired, architect will contract for these services as identified below, as supplemental service.
- No LEED Green Building scope of services included.

Bidding

- Design-Build delivery method
- Respond to Contractor Requests for Information during Bidding and issue Addenda as required.

Potential Supplemental Services

- Building Commissioning (Lighting and Mechanical)
- Storm Water Pollution Prevention Plan
- Platting

Professional Services Exclusions

- Building Commissioning
- Storm Water Pollution Prevention Plan
- Amending Plat
- Permitting Fees, TDL&R registration and Inspection Fees
- Physical Models or Professional Photography
- Project Websites
- Additional Site Meetings

Scope of Construction Services

CORE will construct the project according to the plans and specifications generated during the Professional Services portion of the project.

Construction Services Exclusions

- Hazardous Material Abatement
- Costs Associated with Material Testing and/or Special Inspections
- Costs Associated with General Building Inspections
- Any Scope of Work not Specified in the Plans or Specifications Generated During the Professional Services Portion of the Project





CITY COUNCIL COMMUNICATION

DATE: April 20, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

SUMMARY:

- This lot is a part of the Sanger Town Center South PD.
- The PD requires that Outside Sales and Display be approved by SUP.
- The applicant is requesting an SUP to allow outside display for a proposed Tractor Supply.
- Staff mailed 37 notices and, at the time of this report, has not received any responses.
- Planning & Zoning recommended approval on 3-9-26.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

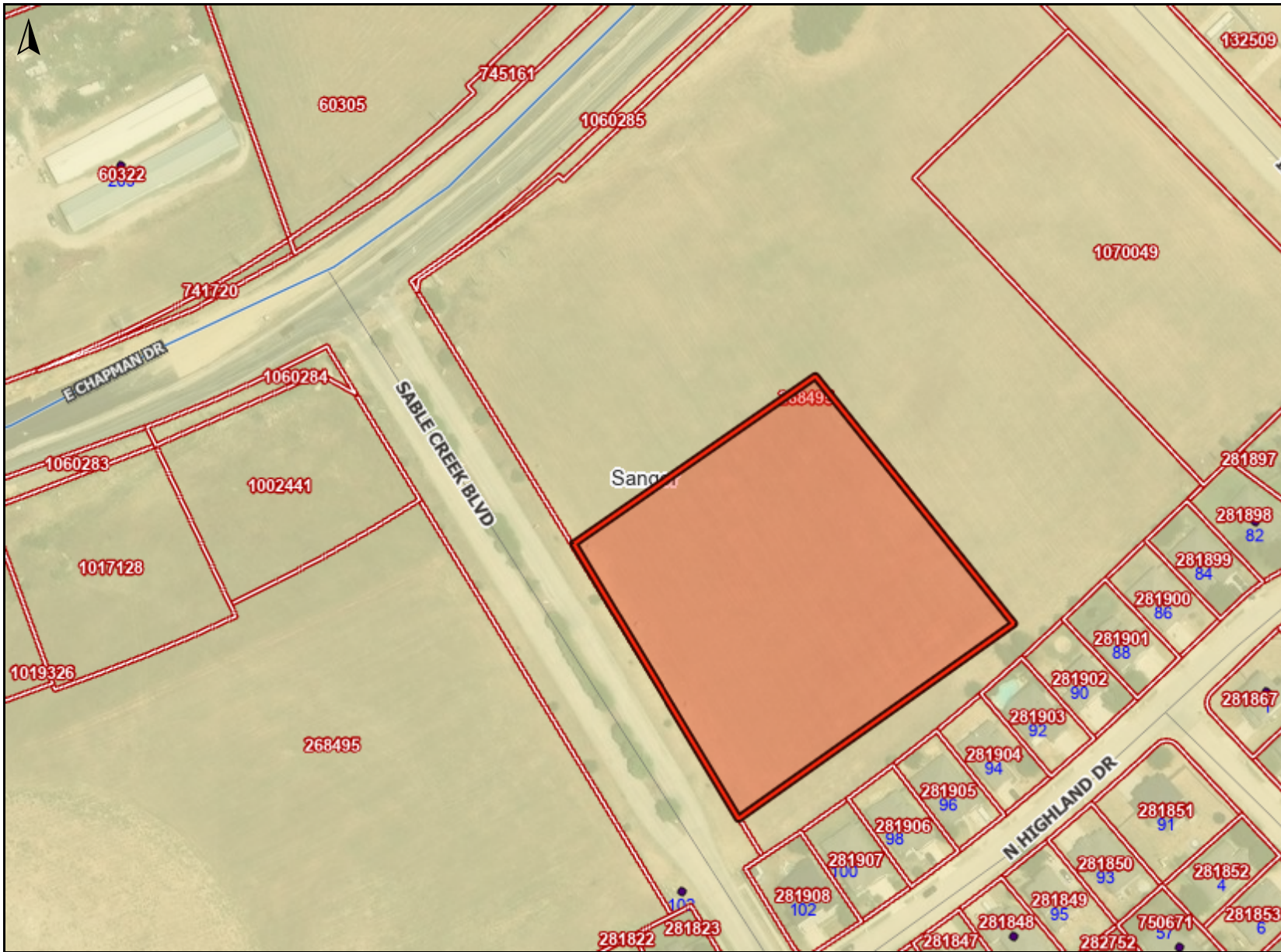
N/A

ATTACHMENTS:

Location Map

SUP - Outdoor Sales and Display

- ### Legend
- DCAD (Property Lines)
 - Parcels
 - Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
 - Not Approved
 - Approved
 - Public Safety
 - Addresses 911
 - Lakes and Streams
 - Lakes
 - Streams



Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>
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CITY COUNCIL COMMUNICATION

DATE: April 20, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and action on Ordinance No. 04-16-26 a request for a Specific Use Permit (SUP) for Outside Sales and Display for approximately 4.052 acres of land from A0029A R BEEBE, TR 64A, within the City of Sanger and generally located approximately 320 feet south of the intersection of FM 455 and Sable Creek Dr.

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- Staff mailed 37 notices and, at the time of this report, has not received any responses.
- Planning & Zoning recommended approval on 3-9-26.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

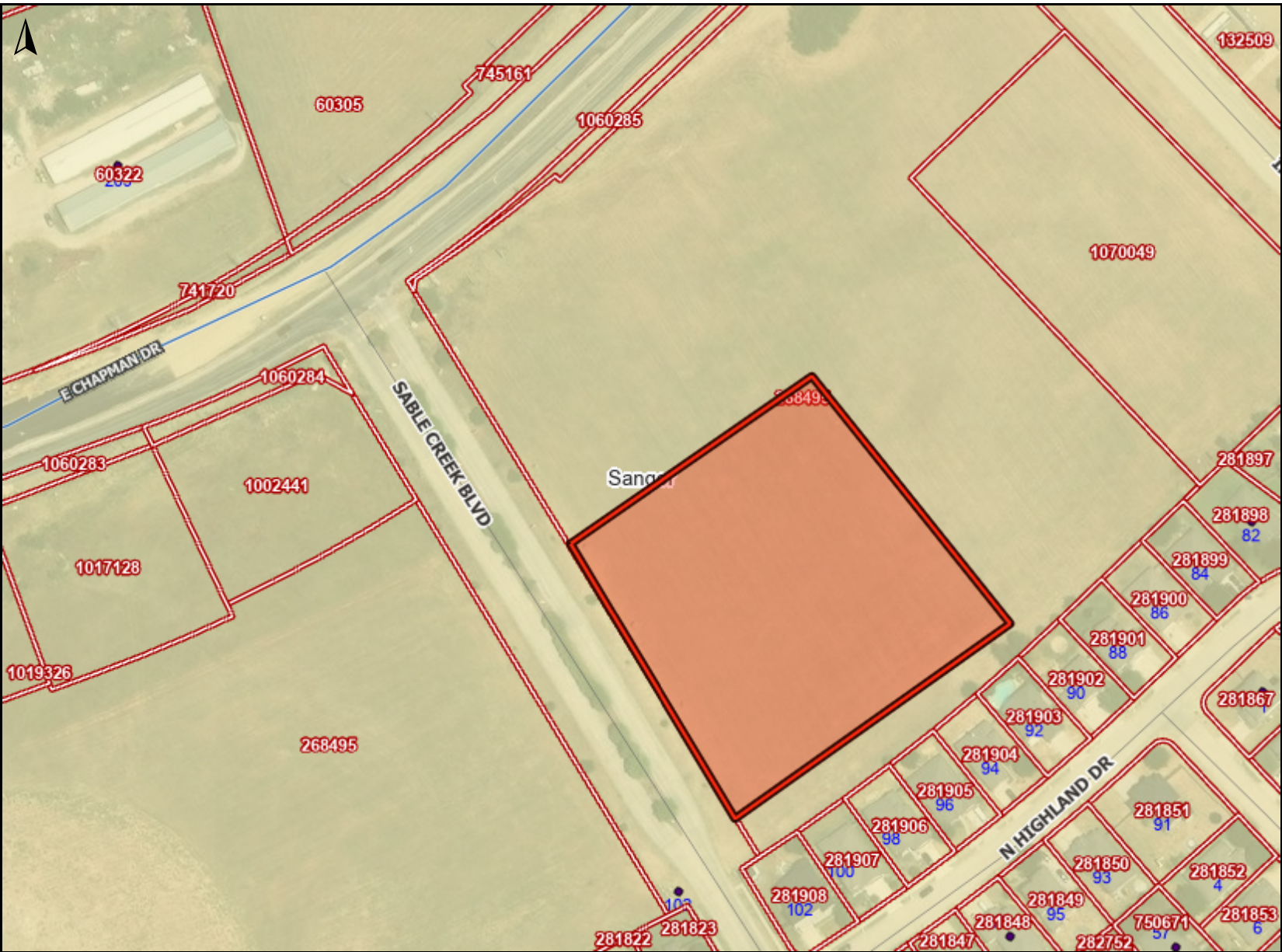
ATTACHMENTS:

- Location Map
- Ordinance No. 04-16-26
- Exhibit A
- Exhibit B
- Application
- Letter of Intent

SUP - Outdoor Sales and Display

Legend

- DCAD (Property Lines)
- Parcels
- Planning and Zoning
- Planning and Zoning
 - ▲ WATER WELL
 - PERMITS
 - Not Approved
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<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>
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CITY OF SANGER, TEXAS

ORDINANCE 04-16-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW A OUTDOOR SALES IN THE SANGER TOWN CENTER SOUTH ADDITION ON APPROXIMATELY 4.052 ACRES OF LAND FROM A0029A R BEEBE, TR 64A, GENERALLY LOCATED APPROXIMATELY 320 FEET SOUTH OF THE INTERSECTION OF FM 455 AND SABLE CREEK DRIVE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR 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, all requests for a Specific Use Permit (SUP) were duly filed with the City of Sanger, Texas, concerning the hereinafter described property, and

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

WHEREAS, the Planning and Zoning Commission on March 9, 2026, duly covered and conducted a public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property, and

WHEREAS, on April 20, 2026, the City Council approved Ordinance 04-16-26 allowing Outdoor Sales on approximately 4.052 acres of land from A0029A R BEEBE, TR 64A 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 a Specific Use Permit (SUP) to allow Outdoor Sales is hereby granted for approximately 4.052 acres of land from A0029 R BEEBE, TR 64A generally located

approximately 320 feet south of the intersection of FM 455 and Sable Creek Drive as described and shown in **Exhibit A and B**.

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. 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 5. 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 case provides.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 20th day of April, 2026.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

Being all that certain 4.052 acre tract of land situated in the Reuben Bebee Survey, Abstract No. 29, Denton County, Texas, being a portion of Tract 1 conveyed to Granite Industries, LLC by General Warranty Deed recorded in Document Number 2021-164636, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with pink plastic cap stamped "TXDOT R.O.W. MARKER" found for the most westerly corner of said Granite tract, same being the south corner of Parcel 114 conveyed to The State of Texas by deed recorded in Document Number 2024-123240, said Official Public Records, same being in the intersection of Farm To Market Highway No. 455 (a variable width right-of-way) and Sable Creek Boulevard (an 80 foot right-of-way at this point);

THENCE South 32 deg. 18 min. 47 sec. East, along the common line of said Granite tract and said Sable Creek Boulevard, a distance of 197.99 feet to the west corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Granite tract as follows:

North 57 deg. 46 min. 13 sec. East, a distance of 144.81 feet to angle point;

North 50 deg. 39 min. 34 sec. East, a distance of 189.53 feet to the north corner of the herein described tract;

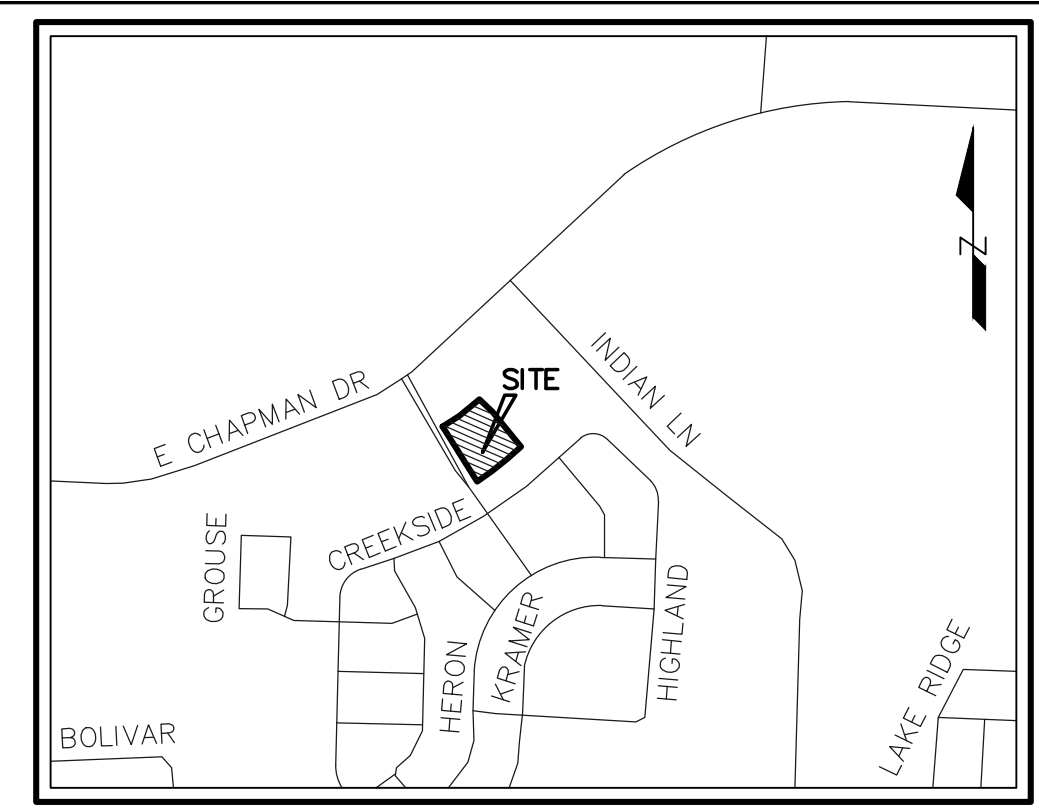
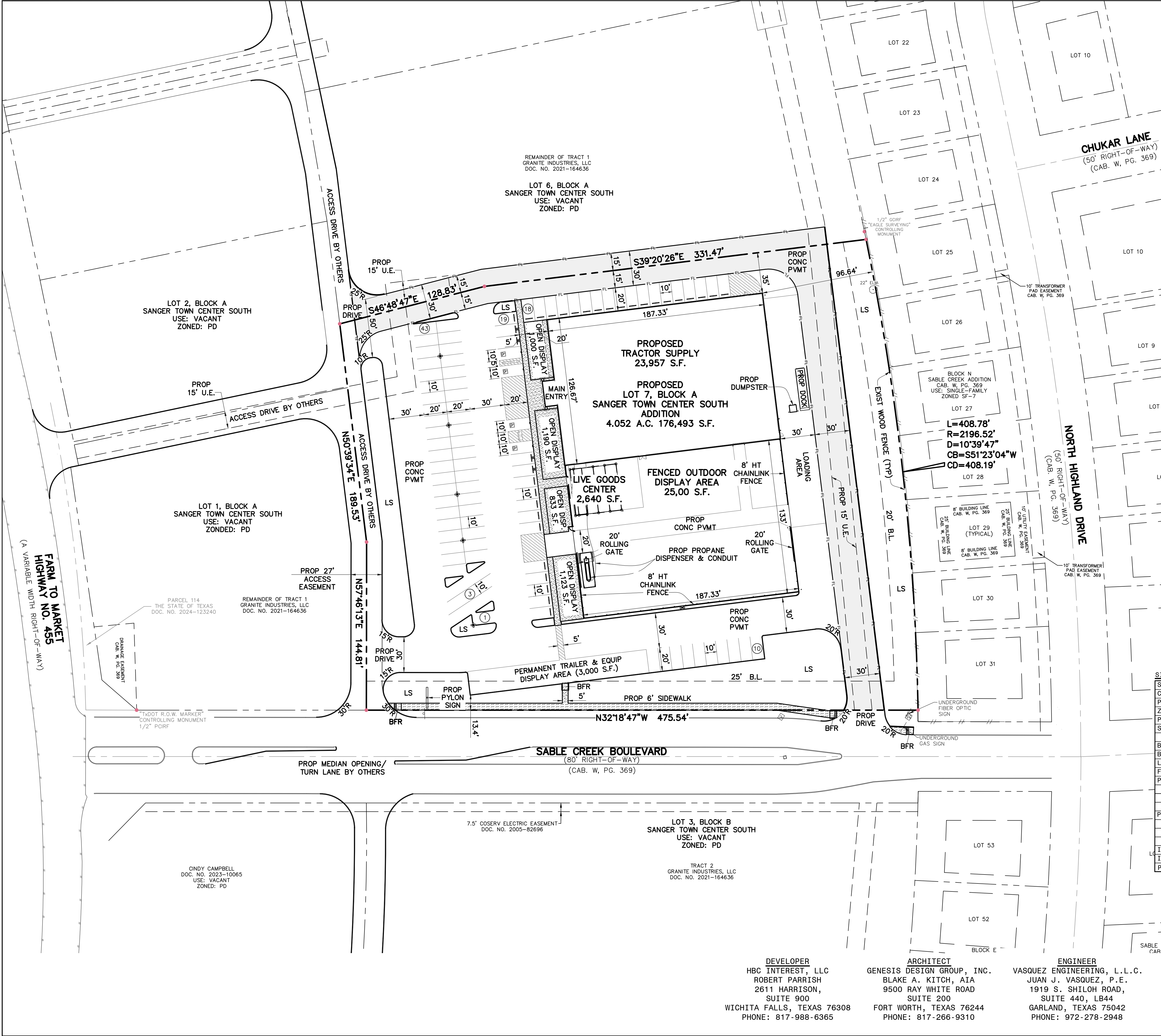
South 46 deg. 48 min. 47 sec. East, a distance of 128.83 feet to angle point;

South 39 deg. 20 min. 26 sec. East, a distance of 331.47 feet to the east corner of the herein described tract, same being in the southerly line of said Granite tract, same being in the northwesterly line of Block B, Sable Creek Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Cabinet W, Page 369, Plat Records, Denton County, Texas, same being the beginning of a non-tangent curve to the right, having a radius of 2196.52 feet, a delta angle of 10 deg. 39 min. 47 sec., and a chord bearing and distance of South 51 deg. 23 min. 04 sec. West, 408.19 feet;

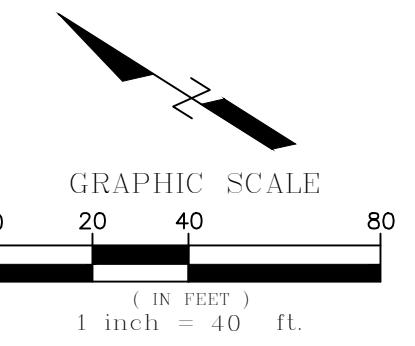
THENCE along said non-tangent curve to the right, and along the common line of said Granite tract and said Block N, an arc distance of 408.78 feet to the south corner of said Granite tract, same being in the northeasterly right-of-way line of aforesaid Sable Creek Boulevard;

THENCE North 32 deg. 18 min. 47 sec. West, along the common line of said Granite tract and said Sable Creek Boulevard, a distance of 475.54 feet to the POINT OF BEGINNING and containing 176,493 square feet or 4.052 acres of computed land, more or less.

Exhibit B



LOCATION MAP
NOT TO SCALE



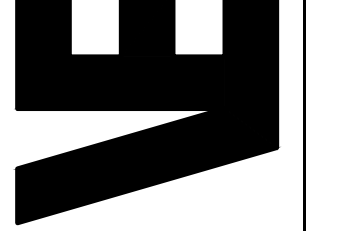
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CENTERLINE	---
---	PARKING COUNT	(19)
---	FIRE LANE	---
---	SIDEWALK	---
---	SIDEWALK (CITY)	---
---	LIGHT POLE	---
---	LANDSCAPE	LS
---	UTILITY EASEMENT	U.E.
---	WHEEL STOP	---
---	BUILDING LINE	B.L.
---	BARRIER FREE RAMP	BFR

- NOTES**
- BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY PEISER & MAKIN SURVEYING, L.L.C. DATED 04/17/2025.
 - REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 - SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.

SITE SUMMARY TABLE	
Site Address	SABLE CREEK BLVD
County	DENTON
Project Name	TRACTOR SUPPLY - SANGER TOWN CENTER SOUTH
Zoning District	PD
Proposed use	RETAIL STORE
Site Area:	4.052 Acres 176,493 S.F.
Building Area	23,957 S.F.
Building Height:	1 Story; Parapet= 24'-0"; Entry Element= 33'-3"
Lot Coverage:	23,957 S.F. / 176,493 = 13.57%
Floor Area Ratio:	23,957 S.F. / 176,493 = 1:14
Parking Required:	RETAIL 1 SPC/200 SPC (17,349 SF) = 87 SPACES
	STORAGE 2 SPC/2,000 SPC (6,808 SF) = 7 SPACES
	TOTAL REQUIRED = 94 SPACES
Parking Provided:	TOTAL = 90 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 94 SPACES
Impervious Area:	140,718 S.F.
Impervious Area Ratio:	140,718 S.F. / 176,493 = 79.73%
Pervious Area Ratio:	35,775 S.F. / 176,493 = 20.27%

SITE PLAN
TRACTOR SUPPLY
LOT 7, BLOCK A
SANGER TOWN CENTER SOUTH ADDITION
176,493 S.F. OR 4.052 ACRES
CITY OF SANGER,
DENTON COUNTY, TEXAS
FEBRUARY 02, 2026

APP. _____
 NO. _____ DATE _____



VASQUEZ ENGINEERING L.L.C.
 1919 S. Shiloh Road
 Suite 440, LB 44
 Garland, Texas 75042
 Ph: 972-278-2948
 TX Registration # F-12286



SITE PLAN
SANGER, TEXAS

Scale: 1" = 40'
 Designed by: J.J.V.
 Drawn by: D.R.S.
 Checked by: J.J.V.
 548-46100\SP1 SITE PLAN.dwg
 02/02/2026

SHEET
SP1

DEVELOPER
 HBC INTEREST, LLC
 ROBERT PARRISH
 2611 HARRISON,
 SUITE 900
 WICHITA FALLS, TEXAS 76308
 PHONE: 817-988-6365

ARCHITECT
 GENESIS DESIGN GROUP, INC.
 BLAKE A. KITCH, AIA
 9500 RAY WHITE ROAD
 SUITE 200
 FORT WORTH, TEXAS 76244
 PHONE: 817-266-9310

ENGINEER
 VASQUEZ ENGINEERING, L.L.C.
 JUAN J. VASQUEZ, P.E.
 1919 S. SHILOH ROAD,
 SUITE 440, LB44
 GARLAND, TEXAS 75042
 PHONE: 972-278-2948



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

ZONING CHANGE/SUP APPLICATION

Zoning Change

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: Houston B. Clark	Name: Kris Ramji
Company: HBC Interests	Company: SV Sanger, LLC
Address: 2611 Harrison Street, Ste. 900	Address: 17130 Dallas Pkwy, Ste 230
City, State, Zip: Wichita Falls, TX 76308	City, State, Zip: Dallas, Tx 75248
Phone: 940-767-0050	Phone: 214.718.2626
Fax:	Fax:
Email:	Email:

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.):

Lot 7, Block A - Sanger Town Center South Addition

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

To all for outdoor display and sales for a new Tractor Supply Retail Store

Kris Ramji
Owner Signature

1/27/26

Date

Bob
Applicant Signature

1/27/26

Date

City of Sanger
201 Bolivar Street
Sanger, TX 76266
940-458-2059(office) 940-458-4072(fax) www.sangertexas.org

LETTER OF INTENT

HBC Interests LLC intends to purchase the property that is to be known as Lot 7, Block A of the Sanger Town Center South Addition. The property is located on the east side of Sable Creek Boulevard and approximately 238 feet from FM 455. The property is approximately 176,493 square feet or 4.052 acres. The property is currently vacant and clear of any tree masses. The property is currently a portion of 21.015-acre tract owned by SV Sanger LLC under Denton County Property ID number 268495.

The property is currently zoned: Sanger Town Center South Planned Development (PD) with Neighborhood District (NC) and Regional Commercial District (RC) non-commercial uses.

HBC Interests LLC intends to develop the property for a new 23,957 SF Tractor Supply Retail store with a 25,000 SF fenced outdoor display area along with permanent sidewalk and parking lot display areas totaling approximately 7,146 SF. The purpose for this Special Use Permit application is to allow for Outdoor sales and display areas.

Project Contacts:

Developer:

HBC Interests LLC
Houston B. Clark
2611 Harrison Street
Suite 900
Wichita Falls, TX 76309
940-767-0050

Developer' Engineer

Vasquez Engineering, LLC
Juan J. Vasquez, P.E.
1919 S. Shiloh Road
Suite 440
Garland, TX 75042
972-278-2948



CITY COUNCIL COMMUNICATION

DATE: April 20, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 04-14-26, Authorizing the Issuance of the City of Sanger, Texas General Obligation Refunding Bonds, Series 2026 and containing other matters related thereto.

SUMMARY:

- At the February 2, 2026, City Council meeting, Ted Christensen from Government Capital Securities Corporation discussed the potential refunding of the Series 2015 & Series 2017 Certificates of Obligation.
- This Ordinance authorizes the issuance of the Series 2026 Refunding Bonds.
- This Ordinance does require a roll call vote of Council.

FISCAL INFORMATION:

- Issuing the refunding bonds will save the money for the City in future years by reducing the amount of interest paid on the bonds.

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 04-14-26

ATTACHMENTS:

- Ordinance 04-14-26

Authorizing the Issuance of the City of Sanger, Texas General Obligation Refunding Bonds, Series 2026 and containing other matters related thereto.

CERTIFICATE FOR ORDINANCE

THE STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF SANGER §

I, the undersigned officer of the City of Sanger, Texas (the “City”), hereby certifies as follows:

1. The City Council of the City convened in a regular meeting on April 20, 2026, at the regular meeting place thereof, within the City and via teleconference and video conference in compliance with an advisory issued by the Office of the Governor and the roll was called of the duly constituted officers and members of the City Council, to wit:

- | | |
|-----------------|------------------------|
| Thomas Muir | Mayor |
| Gary Bilyeu | Mayor Pro Tem, Place 2 |
| Marissa Barrett | Councilmember, Place 1 |
| Josh Burrus | Councilmember, Place 3 |
| Allen Chick | Councilmember, Place 4 |
| Victor Gann | Councilmember, Place 5 |

and all of such persons were present, except _____ thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF SANGER, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2026 AND CONTAINING OTHER MATTERS RELATED THERETO

(the “Ordinance”) was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the Ordinance be adopted on first reading; and, after due discussion, such motion, carrying with it the adoption of the Ordinance, prevailed and carried by the following vote:

AYES: _ NAYS: _ ABSTENTIONS: _

2. That a true, full and correct copy of the Ordinance adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that the Ordinance has been duly recorded in the City Council’s minutes of such meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council’s minutes of such meeting pertaining to the adoption of the Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the date, hour, place and subject of the aforesaid meeting, and that the Ordinance would be introduced and considered for adoption at such meeting, and each of such officers and members consented, in advance, to the holding of such

meeting for such purpose; that such meeting was open to the public as required by law; and that public notice of the date, hour, place and subject of such meeting was given as required by the Open Meetings Law, Chapter 551, Texas Government Code.

SIGNED this April 20, 2026.

City Secretary
City of Sanger, Texas

ORDINANCE 04-14-26

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF SANGER, TEXAS GENERAL OBLIGATION REFUNDING BONDS, SERIES 2026 AND CONTAINING OTHER MATTERS RELATED THERETO

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

ARTICLE I.

FINDINGS AND DETERMINATIONS

Section 1.1.: Findings and Determinations. The City Council hereby officially finds and determines that:

- (a) The City of Sanger, Texas (the “City”), acting through its City Council, has heretofore issued, assumed or undertaken and there remain outstanding certain obligations described in Exhibit C attached hereto (hereinafter defined as the “Refunded Obligations”).
- (b) The City is authorized by Chapter 1207, Texas Government Code, as amended, to issue refunding bonds for the purpose of refunding all of the Refunded Obligations (hereinafter defined as the “Refunded Obligations”).
- (c) The City desires to refund the Refunded Obligations in advance of their maturities, which will benefit the City by reducing total net present value debt service.
- (d) The City is authorized by Chapter 1207, Texas Government Code, as amended, to accomplish such refunding by depositing directly with a trust company or commercial bank that does not serve as a depository for the City or with any place of payment for the Refunded Obligations, proceeds from the sale of such refunding bonds, together with any other available funds, in an amount sufficient to provide for the payment or redemption of the Refunded Obligations, and pursuant to such chapter such deposit shall constitute the making of firm banking and financial arrangements for the discharge and final payment or redemption of the Refunded Obligations;
- (e) The City desires, as authorized in Chapter 1207, Texas Government Code, as amended, to directly deposit a portion of the proceeds of the refunding bonds herein authorized, together with any other available funds, with the paying agent/registrars for the Refunded Obligations in a manner sufficient to provide for the full and timely payment of all principal of, premium, if any, and interest on certain of the Refunded Obligations; and
- (f) The City desires to either (i) enter into an escrow agreement with the Escrow Agent (hereinafter defined), as authorized in Chapter 1207, Texas Government Code, as

amended, or (ii) make a deposit with the paying agent for the Refunded Obligations, pursuant to which proceeds of the refunding bonds herein authorized, together with any other available funds, will be deposited, invested and applied in a manner sufficient to provide for the full and timely payment of all principal of, premium, if any, and interest on the Refunded Obligations; and

- (g) The City Council hereby finds and declares a public purpose and that it is in the best interest of the City to refund the Refunded Obligations and deems it advisable to refund the Refunded Obligations in order to obtain a gross debt service savings of \$_____ and a net present value debt service savings of \$_____; and
- (h) Upon the issuance of the refunding bonds herein authorized and the deposit with the paying agent for the Refunded Obligations or the creation of the escrow referred to above, the Refunded Obligations shall no longer be regarded as being outstanding, except for the purpose of being paid pursuant to such Escrow Agreement, if any, and the pledges, liens, trusts and all other covenants, provisions, terms and conditions of the ordinance authorizing the issuance of the Refunded Obligations shall be, with respect to the Refunded Obligations, discharged, terminated and defeased; and
- (i) It is hereby found and determined that the refunding constitutes the public purpose for the issuance of the Bonds (as herein defined) and the refunding of the Refunded Obligations, and such refunding is in the best interests of the City; and
- (j) The City Council is of the opinion and hereby affirmatively finds that it is in the best interest of the City to issue the bonds in the amounts and for the purposes herein stated.

ARTICLE II.

DEFINITIONS AND INTERPRETATIONS

Section 2.1.: Definitions. As used herein, the following terms shall have the meanings specified, unless the context clearly indicates otherwise:

“Act” shall mean Chapter 1207, Texas Government Code, as amended.

“Attorney General” shall mean the Attorney General of the State of Texas.

“Bond” or “Bonds” shall mean any or all of the City of Sanger, Texas, General Obligation Refunding Bonds, Series 2026 authorized by this Ordinance.

“Bond Purchase Agreement” shall mean the agreement between the City and the Underwriter providing for the sale of Bonds.

“City” shall mean the City of Sanger, Texas and, where appropriate, its City Council.

“City Council” shall mean the governing body of the City.

“Comptroller” shall mean the Comptroller of Public Accounts of the State of Texas.

“DTC” shall mean The Depository Trust Company, New York, New York, or any successor securities depository.

“DTC Participant” shall mean brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

“Debt Service Fund” shall mean the General Obligation Refunding Bonds, Series 2026 Debt Service Fund established by the City pursuant to Section 5.2 hereof.

“Escrow Agent” shall mean a trust company or commercial bank as described in Section 1207.061, Texas Government Code, as amended, serving in the capacity of escrow agent for the Refunded Obligations.

“Escrow Agreement” shall mean the Escrow Agreement, if any, between the City and the Escrow Agent, substantially in the form approved by the City.

“Fiscal Year” shall mean the City’s then designated fiscal year, which currently is the twelve-month period beginning on the first day of October of a calendar year and ending on the last day of September of the next succeeding calendar year and each such period may be designated with the number of the calendar year in which such period ends.

“Interest Payment Date,” when used in connection with any Bond, shall mean November 15, 2026, and each May 15 and November 15 thereafter until maturity or earlier redemption of such Bond.

“MSRB” shall mean the Municipal Securities Rulemaking Board.

“Ordinance” shall mean this Ordinance and all amendments hereof and supplements hereto.

“Outstanding,” when used with reference to the Bonds, shall mean, as of a particular date, all Bonds theretofore and thereupon delivered pursuant to this Ordinance except: (a) any Bonds canceled by or on behalf of the City at or before such date; (b) any Bonds defeased pursuant to the defeasance provisions of this Ordinance or otherwise defeased as permitted by applicable law; and (c) any Bonds in lieu of or in substitution for which a replacement Bond shall have been delivered pursuant to this Ordinance.

“Owner” shall have the meaning set forth under the definition of “Registered Owner.”

“Paying Agent/Registrar” shall mean BOKF, NA, Dallas, Texas, and its successors in that capacity.

“Paying Agent/Registrar Agreement” shall mean the agreement between the City and the Paying Agent/Registrar setting forth the duties and obligations of the Paying Agent/Registrar with respect to the Bonds.

“Record Date” shall mean the close of the 15th day of the month next preceding an Interest Payment Date.

“Refunded Obligations” shall mean those bonds identified in Exhibit C hereto that are Outstanding on the date of execution of the Bond Purchase Agreement.

“Register” shall mean the registration books for the Bonds kept by the Paying Agent/Registrar in which are maintained the names and addresses of, and the principal amounts registered to, each Registered Owner of Bonds.

“Registered Owner” or “Owner” shall mean the person or entity in whose name any Bond is registered in the Register.

“Report” shall have the meaning assigned in the Escrow Agreement.

“Underwriter” shall have the meaning given to such term in Section 7.1 hereof.

Section 2.2.: Interpretations. All terms defined herein and all pronouns used in this Ordinance shall be deemed to apply equally to singular and plural and to all genders. The titles and headings of the articles and sections of this Ordinance have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof. This Ordinance and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of the Bonds and the validity of the levy of ad valorem taxes to pay the principal of and interest on the Bonds.

ARTICLE III.

TERMS OF THE BONDS

Section 3.1.: Amount, Purpose and Authorization. (a) The Bonds shall be issued in fully registered form, without coupons, under and pursuant to the authority of the Act in the total authorized aggregate principal amount of ___ MILLION _____ THOUSAND DOLLARS (\$_____) for the purpose of refunding the Refunded Obligations and paying the costs of issuing the Bonds and refunding the Refunded Obligations. The Bonds are issued pursuant to Chapter 1207, Texas Government Code, as amended, and all other applicable law.

Section 3.2.: Designation, Date and Payment Date. The Bonds shall be designated as the “City of Sanger, Texas, General Obligation Refunding Bonds, Series 2026.” Interest on the Bonds shall be payable on each Interest Payment Date until maturity or prior redemption. The Bonds shall be dated May 1, 2026 and bear interest at the fixed rate or rates of interest per annum (which interest rate shall not exceed the Maximum Rate), calculated on the basis of a 360-day year composed of twelve 30-day months.

Section 3.3.: Number, Denomination, Interest Rate and Maturity. The Bonds shall be initially issued bearing the numbers, in the principal amounts and bearing interest at the rates and maturity dates set forth below and may be transferred and exchanged as set out in this Ordinance. The Bonds shall mature on the dates and in the amounts set out in such schedule. The

Bonds delivered in transfer of or in exchange for other Bonds shall be numbered in order of their authentication by the Paying Agent/Registrar, shall be in the denomination of \$5,000 or integral multiples thereof and shall mature on the same date and bear interest at the same rate as the Bond or Bonds in lieu of which they are delivered.

Maturity	Principal	Interest
<u>(5/15)</u>	<u>Amount</u>	<u>Rate</u>
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		

Section 3.4.: Redemption Prior to Maturity. (a) The Bonds maturing on and after May 15, 2037 are subject to redemption prior to maturity, at the option of the City, in whole or in part, on May 15, 2036, or any date thereafter, at par plus accrued interest to the date fixed for redemption. If less than all the Bonds are to be redeemed, the City shall determine the maturities and amounts to be redeemed. If less than all the Bonds of a particular maturity are to be redeemed, the Registrar shall select by lot or other customary random selection method the Bonds or portions thereof to be redeemed.

(b) Bonds may be redeemed in part only in integral multiples of \$5,000. If a Bond subject to redemption is in a denomination larger than \$5,000, a portion of such Bond may be redeemed, but only in integral multiples of \$5,000. In selecting portions of Bonds for redemption, each Bond shall be treated as representing that number of Bonds of \$5,000 denomination which is obtained by dividing the principal amount of such Bond by \$5,000. Upon presentation and surrender of any Bond for redemption in part, the Paying Agent/Registrar, in accordance with the provisions of this Ordinance, shall authenticate and deliver in exchange therefor a Bond or Bonds of like maturity and interest rate in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

(c) Notice of any redemption, identifying the Bonds or portions thereof to be redeemed, shall be sent by United States mail, first class, postage prepaid, to the Registered Owners thereof at their addresses as shown on the Register, not less than thirty (30) days before the date fixed for such redemption. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the redemption price of the Bonds called for redemption. If such notice of redemption is given, and if due provision for such payment is made, all as provided above, the Bonds which are to be so redeemed thereby automatically shall be redeemed prior to their scheduled maturities, they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being Outstanding except for the purpose of being paid with the funds so provided for such payment.

Section 3.5.: Manner of Payment, Characteristics, Execution and Authentication. The Paying Agent/Registrar is hereby appointed the paying agent for the Bonds. The Bonds shall be payable, shall have the characteristics and shall be executed, registered and authenticated, all as provided and in the manner indicated in the FORM OF BOND set forth in Article IV of and Exhibit A to this Ordinance. If any officer of the City whose manual or facsimile signature shall appear on the Bonds shall cease to be such officer before the authentication of the Bonds or before the delivery of the Bonds, such manual or facsimile signature shall nevertheless be valid and sufficient for all purposes as if such officer had remained in such office.

The approving legal opinion of Jackson Walker LLP, Houston, Texas, Bond Counsel, may be printed on the back of the Bonds over the certification of the City Secretary, which may be executed in facsimile. CUSIP numbers also may be printed on the Bonds, but errors or omissions in the printing of either the opinion or the numbers shall have no effect on the validity of the Bonds.

The Initial Bond, being a single bond representing the entire principal amount of the Bonds, payable in stated installments to the Underwriter or its designee, executed by the manual or facsimile signature of the Mayor and City Secretary of the City, approved by the Attorney General, and registered and manually signed by the Comptroller, shall be delivered to the Underwriter or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and Definitive Bonds shall be delivered to DTC.

Section 3.6.: Authentication. Except for the Bond to be initially issued, which need not be authenticated by the Paying Agent/Registrar, only such Bonds as shall bear thereon a certificate of authentication, substantially in the form provided in Article IV of and Exhibit A to this Ordinance, manually executed by an authorized representative of the Paying Agent/Registrar, shall be entitled to the benefits of this Ordinance or shall be valid or obligatory for any purpose. Such duly executed certificate of authentication shall be conclusive evidence that the Bond so authenticated was delivered by the Paying Agent/Registrar hereunder.

Section 3.7.: Ownership. The City, the Paying Agent/Registrar and any other person may treat the person in whose name any Bond is registered as the absolute owner of such Bond for the purpose of making and receiving payment of the principal thereof and interest thereon and for all other purposes, whether or not such Bond is overdue, and neither the City nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary. All payments made to the person deemed to be the Registered Owner of any Bond in accordance with this Section shall be valid and effective and shall discharge the liability of the City and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

Section 3.8.: Registration, Transfer and Exchange. The Paying Agent/Registrar is hereby appointed the registrar for the Bonds. So long as any Bond remains Outstanding, the Paying Agent/Registrar shall keep the Register at its office in Dallas, Texas, in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of the Bonds in accordance with the terms of this Ordinance.

Each Bond shall be transferable only upon the presentation and surrender thereof at the principal corporate trust office of the Paying Agent/Registrar, accompanied by an assignment duly

executed by the Registered Owner or his authorized representative in form satisfactory to the Paying Agent/Registrar. Upon due presentation of any Bond for transfer, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor, within seventy-two (72) hours after such presentation, a new Bond or Bonds, registered in the name of the transferee or transferees, in authorized denominations and of the same maturity and aggregate principal amount and bearing interest at the same rate as the Bond or Bonds so presented and surrendered.

All Bonds shall be exchangeable upon the presentation and surrender thereof at the principal corporate trust office of the Paying Agent/Registrar for a Bond or Bonds, in any authorized denomination, in an aggregate principal amount equal to the unpaid principal amount of the Bond or Bonds presented for exchange. The Paying Agent/Registrar shall be and is hereby authorized to authenticate and deliver exchange Bonds in accordance with the provisions of this Section. Each Bond delivered by the Paying Agent/Registrar in accordance with this Section shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

All Bonds issued in transfer or exchange shall be delivered to the Registered Owners thereof at the principal corporate trust office of the Paying Agent/Registrar or sent by United States mail, first class, postage prepaid.

The City or the Paying Agent/Registrar may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of such Bond. Any fee or charge of the Paying Agent/Registrar for such transfer or exchange shall be paid by the City.

Section 3.9.: Book-Entry Only System. (a) The definitive Bonds shall be initially issued in the form of a single fully registered Bond for each of the maturities thereof. Upon initial issuance, the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of DTC, and except as provided in subsection (b) hereof, all of the Outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (a) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (b) the delivery to any DTC Participant or any other person, other than a Bondholder, as shown on the Register, of any notice with respect to the Bonds, or (c) the payment to any DTC Participant or any other person, other than a Bondholder, as shown in the Register, of any amount with respect to principal of Bonds, premium, if any, or interest on the Bonds.

Except as provided in subsection (c) of this Section, the City and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is

registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on Bonds, for the purpose of giving notices of redemption, if any, and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of Bonds only to or upon the order of the respective owners, as shown in the Register as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent of the sum or sums so paid. No person other than an owner shall receive a Bond evidencing the obligation of the City to make payments of amounts due pursuant to this Ordinance.

(b) Payments and Notices to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, as long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on the Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the representation letter of the City to DTC.

(c) Successor Securities Depository; Transfer Outside Book-Entry Only System. In the event that the City or the Paying Agent/Registrar determines that DTC is incapable of discharging its responsibilities described herein and in the representation letter of the City to DTC, and that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City or the Paying Agent/Registrar shall (a) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (b) notify DTC of the availability through DTC of Bonds and transfer one or more separate Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Bondholders transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

Section 3.10.: Replacement Bonds. Upon the presentation and surrender to the Paying Agent/Registrar of a damaged or mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond, of the same maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Registered Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection therewith and any other expenses connected therewith, including the fees and expenses of the Paying Agent/Registrar and the City.

If any Bond is lost, apparently destroyed or wrongfully taken, the City, pursuant to the applicable laws of the State of Texas and ordinances of the City, and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall execute, and the Paying Agent/Registrar shall authenticate and deliver, a replacement Bond of the same maturity,

interest rate and principal amount, bearing a number not contemporaneously outstanding, provided that the Registered Owner thereof shall have:

- (a) furnished to the City and the Paying Agent/Registrar satisfactory evidence of the ownership of and the circumstances of the loss, destruction or theft of such Bond;
- (b) furnished such security or indemnity as may be required by the Paying Agent/Registrar and the City to save and hold them harmless;
- (c) paid all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar and any tax or other governmental charge that may be imposed; and
- (d) met any other reasonable requirements of the City and the Paying Agent/Registrar.

If, after the delivery of such replacement Bond, a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost or expense incurred by the City or the Paying Agent/Registrar in connection therewith.

If any such mutilated, lost, apparently destroyed or wrongfully taken Bond has become or is about to become due and payable, the City in its discretion may, instead of issuing a replacement Bond, authorize the Paying Agent/Registrar to pay such Bond.

Each replacement Bond delivered in accordance with this Section shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

Section 3.11.: Cancellation. All Bonds paid in accordance with this Ordinance, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance herewith, shall be canceled and destroyed upon the making of proper records regarding such payment. The Paying Agent/Registrar shall periodically furnish the City with certificates of destruction of such Bonds.

ARTICLE IV.

FORM OF BONDS

The Bonds, including the Form of Comptroller’s Registration Certificate, Form of Paying Agent/Registrar Authentication Certificate and Form of Assignment shall be in substantially the form shown in Exhibit A, with such omissions, insertions and variations as may be necessary or desirable and not prohibited by this Ordinance.

ARTICLE V.

SECURITY FOR THE BONDS

Section 5.1.: Pledge and Levy of Taxes. (a) To provide for the payment of principal of and interest on the Bonds, there is hereby levied, within the limits prescribed by law, for the current year and each succeeding year thereafter, while the Bonds or any part of the principal thereof and the interest thereon remain outstanding and unpaid, an ad valorem tax upon all taxable property within the City sufficient to pay the interest on the Bonds and to create and provide a sinking fund of not less than 2% of the principal amount of the Bonds or not less than the principal payable out of such tax, whichever is greater, with full allowance being made for tax delinquencies and the costs of tax collection, and such taxes, when collected, shall be applied to the payment of principal of and interest on the Bonds by deposit to the Debt Service Fund and to no other purpose.

(b) The City hereby declares its purpose and intent to provide and levy a tax legally sufficient to pay the principal of and interest on the Bonds, it having been determined that the existing and available taxing authority of the City for such purpose is adequate to permit a legally sufficient tax. As long as any Bonds remain outstanding, all moneys on deposit in, or credited to, the Debt Service Fund shall be secured by a pledge of security, as provided by law for cities in the State of Texas.

(c) To pay the interest coming due on the Bonds prior to receipt of the taxes levied to pay such interest, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount sufficient to pay such interest, and such amount shall be used for no other purpose.

Section 5.2.: Debt Service Fund. The General Obligation Refunding Bonds, Series 2026 Debt Service Fund (the “Debt Service Fund”) is hereby created as a special fund solely for the benefit of the Bonds. The City shall establish and maintain such fund at an official City depository and shall keep such fund separate and apart from all other funds and accounts of the City. Any amount on deposit in the Debt Service Fund shall be maintained by the City in trust for the Registered Owners of the Bonds. Such amount, plus any other amounts deposited by the City into such fund and any and all investment earnings on amounts on deposit in such fund, shall be used only to pay the principal of, premium, if any, and interest on the Bonds.

Section 5.3.: Further Proceedings. After the Bonds to be initially issued have been executed, it shall be the duty of the Mayor to deliver the Bonds to be initially issued and all pertinent records and proceedings to the Attorney General for examination and approval. After the Bonds to be initially issued shall have been approved by the Attorney General, they shall be delivered to the Comptroller for registration. Upon registration of the Bonds to be initially issued, the Comptroller (or a deputy lawfully designated in writing to act for the Comptroller) shall manually sign the Comptroller’s registration certificate prescribed herein to be affixed or attached to the Bonds to be initially issued, and the seal of said Comptroller shall be impressed, or placed in facsimile, thereon.

ARTICLE VI.

CONCERNING THE PAYING AGENT/REGISTRAR

Section 6.1.: Acceptance. The Paying Agent/Registrar is hereby appointed as the initial Paying Agent/Registrar for the Bonds pursuant to the terms and provisions of the Paying Agent/Registrar Agreement by and between the City and the Paying Agent/Registrar. The Paying Agent/Registrar Agreement shall be substantially in the form attached hereto as Exhibit B, the terms and provisions of which are hereby approved, and the Mayor is hereby authorized to execute and deliver such Paying Agent/Registrar Agreement on behalf of the City in multiple counterparts and the City Secretary is hereby authorized to attest thereto. Such initial Paying Agent/Registrar and any successor Paying Agent/Registrar, by undertaking the performance of the duties of the Paying Agent/Registrar hereunder, and in consideration of the payment of any fees pursuant to the terms of any contract between the Paying Agent/Registrar and the City and/or the deposits of money pursuant to this Ordinance, shall be deemed to accept and agree to abide by the terms of this Ordinance.

Section 6.2.: Trust Funds. All money transferred to the Paying Agent/Registrar in its capacity as Paying Agent/Registrar for the Bonds under this Ordinance (except any sums representing Paying Agent/Registrar's fees) shall be held in trust for the benefit of the City, shall be the property of the City and shall be disbursed in accordance with this Ordinance.

Section 6.3.: Bonds Presented. Subject to the provisions of Section 6.4, all matured Bonds presented to the Paying Agent/Registrar for payment shall be paid without the necessity of further instructions from the City. Such Bonds shall be canceled as provided herein.

Section 6.4.: Unclaimed Funds Held by the Paying Agent/Registrar. Funds held by the Paying Agent/Registrar that represent principal of and interest on the Bonds remaining unclaimed by the Registered Owner thereof after the expiration of three years from the date such funds have become due and payable (a) shall be reported and disposed of by the Paying Agent/Registrar in accordance with the provisions of Title 6 of the Texas Property Code, as amended, to the extent such provisions are applicable to such funds, or (b) to the extent such provisions do not apply to the funds, such funds shall be paid by the Paying Agent/Registrar to the City upon receipt by the Paying Agent/Registrar of a written request therefor from the City.

The Paying Agent/Registrar shall have no liability to the Registered Owners of the Bonds by virtue of actions taken in compliance with this Section.

Section 6.5.: Paying Agent/Registrar May Own Bonds. The Paying Agent/Registrar in its individual or any other capacity, may become the owner or pledgee of Bonds with the same rights it would have if it were not the Paying Agent/Registrar.

Section 6.6.: Successor Paying Agents/Registrars. The City covenants that at all times while any Bonds are Outstanding it will provide a legally qualified bank, trust company, financial institution or other agency to act as Paying Agent/Registrar for the Bonds. The City reserves the right to change the Paying Agent/Registrar for the Bonds on not less than sixty (60) days' written notice to the Paying Agent/Registrar, as long as any such notice is effective not less

than 60 days prior to the payment date for the Bonds. Promptly upon the appointment of any successor Paying Agent/Registrar, the previous Paying Agent/Registrar shall deliver the Register or a copy thereof to the new Paying Agent/Registrar, and the new Paying Agent/Registrar shall notify each Registered Owner, by United States mail, first class, postage prepaid, of such change and of the address of the new Paying Agent/Registrar. Each Paying Agent/Registrar hereunder, by acting in that capacity, shall be deemed to have agreed to the provisions of this Ordinance.

ARTICLE VII.

PROVISIONS CONCERNING SALE AND DELIVERY OF BONDS;

Section 7.1.: Sale of Bonds; Execution of Bond Purchase Agreement. The Bonds are hereby sold and shall be delivered to Raymond James & Associates, Inc. (the “Underwriter”) for a price of \$_____ (representing the par value thereof plus a reoffering premium of \$_____ less an underwriting discount of \$_____), in accordance with the terms of and conditions in the Bond Purchase Agreement. The Bond Purchase Agreement, substantially in the form presented to the City Council, is hereby approved. The Mayor and other appropriate officials of the City are hereby authorized and directed to execute the Bond Purchase Agreement on behalf of the City, and the Mayor and all other appropriate officials, agents and representatives of the City are hereby authorized to do any and all things necessary or desirable to satisfy the conditions set out therein and to provide for the issuance and delivery of the Bonds. It is hereby found and determined that the terms of the sale of the Bonds contained in the Bond Purchase Agreement are the most advantageous terms reasonably obtainable by the City at this time.

The obligation of the Underwriter to accept delivery of the Bonds shall be subject to the Underwriter being furnished with the final, approving opinion of Jackson Walker LLP, Houston, Texas, Bond Counsel for the City, which opinion shall be dated as of and delivered on the date of delivery of the Bonds to the Underwriter. The engagement of such firm as Bond Counsel for the City in connection with the issuance, sale and delivery of the Bonds is hereby approved, ratified and confirmed.

Section 7.2.: Approval, Registration and Delivery. The Mayor is hereby authorized to have control and custody of the Bonds and all necessary records and proceedings pertaining thereto pending their delivery, and the Mayor and other officers and employees of the City are hereby authorized and directed to make such certifications and to execute such instruments as may be necessary to accomplish the delivery of the Bonds and to assure the investigation, examination and approval thereof by the Attorney General and the registration of the Initial Bonds by the Comptroller. Upon registration of the Bonds, the Comptroller (or the Comptroller’s certificates clerk or an assistant certificates clerk lawfully designated in writing to act for the Comptroller) shall manually sign the Comptroller’s Registration Certificates prescribed herein to be attached or affixed to each Bond initially delivered and the seal of the Comptroller shall be impressed or printed or lithographed thereon.

Section 7.3.: Offering Documents; Ratings. The City hereby approves the form and contents of the Preliminary Official Statement dated _____, 2026 and the final Official Statement, dated as of the date hereof, relating to the Bonds, and any addenda, supplement or

amendment thereto, and ratifies and approves the distribution of such Preliminary Official Statement and Official Statement in the offer and sale of the Bonds and in the reoffering of the Bonds by the Underwriter, with such changes therein or additions thereto as the officials executing same may deem advisable, such determination to be conclusively evidenced by their execution thereof. The Mayor is hereby authorized and directed to execute, and the City Secretary is hereby authorized and directed to attest, the final Official Statement. It is further hereby officially found, determined and declared that the statements and representations contained in the Preliminary Official Statement and final Official Statement are true and correct in all material respects, to the best knowledge and belief of the City Council, and that, as of the date thereof, the Preliminary Official Statement was an official statement of the City with respect to the Bonds that was deemed “final” by an authorized official of the City except for the omission of no more than the information permitted by subsection (b)(1) of Rule 15c2-12 of the Securities and Exchange Commission.

Further, the City Council hereby ratifies, authorizes and approves the actions of the Mayor, the City’s financial advisor and other consultants in seeking a rating on the Bonds from S&P Global Ratings and such actions are hereby ratified and confirmed.

Section 7.4.: Application of Proceeds of Bonds. Proceeds from the sale of the Bonds shall, promptly upon receipt by the City, be applied as follows:

- (a) An amount equal to the sum of the accrued interest, if any, on the Bonds shall be deposited into the Debt Service Fund;
- (b) Proceeds from the sale of the Bonds (together with funds, if any, provided by the City) in the amount of \$2,791,629.94 shall be applied to make a cash deposit to establish the Escrow Fund to refund certain Refunded Obligations, or to be deposited with the paying agent for the Refunded Bonds;
- (c) An amount equal to \$43,080.00 costs of issuance of the Bonds shall be applied to pay costs of issuance of the Bonds; and
- (d) Any proceeds of the Bonds remaining after making all such deposits and payments shall be deposited into the Debt Service Fund.

Section 7.5.: Refunded Obligations. The discharge and defeasance of the Refunded Obligations shall be effectuated by a cash deposit with the paying agent for certain Refunded Obligations pursuant to the terms and provisions of the Escrow Agreement to be entered into by and between the City and the Escrow Agent, the terms and provisions of which are hereby approved, and the Mayor is hereby authorized to execute and deliver such Escrow Agreement on behalf of the City in multiple counterparts and the City Secretary is hereby authorized to attest thereto.

To assure the purchase of the Escrowed Securities referred to in the Escrow Agreement, the officials of the City are hereby authorized, if necessary, to subscribe for, agree to purchase and purchase obligations of the United States of America, in such amounts and maturities and bearing interest at such rates as may be provided for in the Report to be attached to the Escrow Agreement, and to execute any and all subscriptions, purchase agreements, commitments, letters of

authorization and other documents necessary to effectuate the foregoing. Any actions heretofore taken for such purpose are hereby ratified and approved.

Section 7.6.: Notice of Redemption. The City hereby authorizes and directs that the Refunded Obligations shall be called for redemption prior to maturity in the amounts, on the dates and at the redemption prices set forth in such notice.

Section 7.7.: Related Matters. In order that the City shall satisfy in a timely manner all of its obligations under this Ordinance, the Mayor, City Secretary and all other appropriate officers, agents, representatives and employees of the City are hereby authorized and directed to take all other actions that are reasonably necessary to provide for the issuance and delivery of the Bonds, including, without limitation, executing and delivering on behalf of the City all certificates, consents, receipts, requests, notices, and other documents as may be reasonably necessary to satisfy the City’s obligations under this Ordinance and to direct the transfer and application of funds of the City consistent with the provisions of this Ordinance.

Section 7.8.: Tax Exemption. The City intends that the interest on the Bonds shall be excludable from gross income of the owners thereof for federal income tax purposes pursuant to Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended, (the “Code”) and all applicable temporary, proposed and final regulations (the “Regulations”) and procedures promulgated thereunder and applicable to the Bonds. For this purpose, the City covenants that it will monitor and control the receipt, investment, expenditure and use of all gross proceeds of the Bonds (including all property, the acquisition, construction or improvement of which is to be financed directly or indirectly with the proceeds of the Bonds) and take or omit to take such other and further actions as may be required by Sections 103 and 141 through 150 of the Code and the Regulations to cause the interest on the Bonds to be and remain excludable from the gross income, as defined in Section 61 of the Code, of the owners of the Bonds for federal income tax purposes. Without limiting the generality of the foregoing, the City shall comply with each of the following covenants:

- (a) The City shall not use, permit the use of or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which, if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City shall have received a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.
- (b) Except as permitted by Section 141 of the Code and the regulations and rulings thereunder, the City shall, at all times prior to the last stated maturity of the Bonds,
 - (1) exclusively own, operate, and possess all property the acquisition, construction, or improvement of which is to be financed directly or indirectly with Gross Proceeds of such series of the Bonds (including property financed with Gross Proceeds of the Refunded Obligations or notes or bonds refunded by the Refunded Obligations

and not use or permit the use of such Gross Proceeds or any property acquired, constructed, or improved with such Gross Proceeds in any activity carried on by any person or entity other than a state or local government, unless such use is solely as a member of the general public, or

- (2) not directly or indirectly impose or accept any charge or other payment for use of Gross Proceeds of such series of the Bonds or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with such Gross Proceeds (including property financed with Gross Proceeds of the Refunded Obligations or notes or bonds refunded by the Refunded Obligations other than taxes of general application and interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(c) Except to the extent permitted by Section 141 of the Code and the regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, Gross Proceeds are considered to be “loaned” to a person or entity if (1) property acquired, constructed or improved with Gross Proceeds (including property financed with Gross Proceeds of the Refunded Obligations or notes or bonds refunded by the Refunded Obligations is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes, (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output, or similar contract or arrangement, or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or such property are otherwise transferred in a transaction which is the economic equivalent of a loan.

(d) Except to the extent permitted by Section 148 of the Code and the regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the final stated maturity or final payment of the Refunded Obligations, directly or indirectly invest Gross Proceeds of such Bonds in any Investment (or use such Gross Proceeds to replace money so invested), if as a result of such investment the Yield of all Investments allocated to such Gross Proceeds whether then held or previously disposed of, exceeds the Yield on the Refunded Obligations.

(e) Based on all of the facts and estimates now known or reasonably expected to be in existence on the date the Bonds are delivered, the City reasonably expects that the proceeds of the Bonds and the Refunded Obligations (to the extent any of such proceeds remain unexpended) will not be used in a manner that would cause the Bonds or the Refunded Obligations or any portion thereof to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(f) At all times while the Bonds are outstanding, the City will identify and properly account for all amounts constituting gross proceeds of the Bonds in accordance with the Regulations. The City will monitor the yield on the investments of the proceeds of the Bonds and, to the extent required by the Code and the Regulations, will restrict the yield on such investments to a yield which is not materially higher than the yield on the Bonds. To the extent necessary to prevent the Bonds from constituting “arbitrage bonds,” the City will make such payments as are necessary to cause the yield on all yield restricted nonpurpose investments allocable to the Bonds to be less than the yield that is materially higher than the yield on the Bonds.

(g) The City will not take any action or knowingly omit to take any action, if taken or omitted, would cause the Bonds to be treated as “federally guaranteed” obligations for purposes of Section 149(b) of the Code.

(h) The City represents that not more than fifty percent (50%) of the proceeds of any new money portion of the Bonds or any new money issue refunded by, the Refunded Obligations was invested in nonpurpose investments (as defined in Section 148(f)(b)(A) of the Code) having a substantially guaranteed yield for four years or more within the meaning of Section 149(g)(3)(A)(ii) of the Code, and the City reasonably expected at the time each issue of the Refunded Obligations was issued that at least eighty-five percent (85%) of the spendable proceeds of the Bonds or the Refunded Obligations would be used to carry out the governmental purpose of such Bonds within the corresponding three-year period beginning on the respective dates of the Bonds or the Refunded Obligations.

(i) The City will take all necessary steps to comply with the requirement that certain amounts earned by the City on the investment of the gross proceeds of the Bonds, if any, be rebated to the federal government. Specifically, the City will (i) maintain records regarding the receipt, investment and expenditure of the gross proceeds of the Bonds as may be required to calculate such excess arbitrage profits separately from records of amounts on deposit in the funds and accounts of the City allocable to other obligations of the City or moneys which do not represent gross proceeds of any obligations of the City and retain such records for at least six years after the day on which the last outstanding Bond is discharged, (ii) account for all gross proceeds under a reasonable, consistently applied method of accounting, not employed as an artifice or device to avoid, in whole or in part, the requirements of Section 148 of the Code, including any specified method of accounting required by applicable Regulations to be used for all or a portion of the gross proceeds, (iii) calculate, at such times as are required by applicable Regulations, the amount of excess arbitrage profits, if any, earned from the investment of the gross proceeds of the Bonds and (iv) timely pay, as required by applicable Regulations, all amounts required to be rebated to the federal government. In addition, the City will exercise reasonable diligence to assure that no errors are made in the calculations required by the preceding sentence and, if such an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter, including payment to the federal government of any delinquent amounts owed to it, including interest thereon and penalty.

(j) The City will not indirectly pay any amount otherwise payable to the federal government pursuant to the foregoing requirements to any person other than the federal government by entering into any investment arrangement with respect to the gross proceeds of the Bonds that might result in a reduction in the amount required to be paid to the federal government because such arrangement results in smaller profit or a larger loss than would have resulted if such arrangement had been at arm’s length and had the yield on the issue not been relevant to either party.

(k) The City will timely file or cause to be filed with the Secretary of the Treasury of the United States the information required by Section 149(e) of the Code with respect to the Bonds on such form and in such place as the Secretary may prescribe.

(l) The City will not issue or use the Bonds as part of an “abusive arbitrage device” (as defined in Section 1.148 10(a) of the Regulations). Without limiting the foregoing, the Bonds are not and will not be a part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the Regulations, by (i) enabling the City to exploit the difference between tax exempt and taxable interest rates to gain a material financial advantage, or (ii) increasing the burden on the market for tax-exempt obligations.

(m) Proper officers of the City charged with the responsibility for issuing the Bonds are hereby directed to make, execute and deliver certifications as to facts, estimates or circumstances in existence as of the Issue Date and stating whether there are facts, estimates or circumstances that would materially change the City’s expectations. On or after the Issue Date, the City will take such actions as are necessary and appropriate to assure the continuous accuracy of the representations contained in such certificates.

(n) The covenants and representations made or required by this Section are for the benefit of the Bond holders and any subsequent Bond holder and may be relied upon by the Bond holder and any subsequent Bond holder and bond counsel to the City.

In complying with the foregoing covenants, the City may rely upon an unqualified opinion issued to the City by nationally recognized bond counsel that any action by the City or reliance upon any interpretation of the Code or Regulations contained in such opinion will not cause interest on the Bonds to be includable in gross income for federal income tax purposes under existing law.

Notwithstanding any other provision of this Ordinance, the City’s representations and obligations under the covenants and provisions of this Section shall survive the defeasance and discharge of the Bonds for as long as such matters are relevant to the exclusion of interest on the Bonds from the gross income of the owners for federal income tax purposes.

ARTICLE VIII.

CONTINUING DISCLOSURE UNDERTAKING

Section 8.1.: Continuing Disclosure Undertaking. The City shall provide annually to the MSRB, within twelve (12) months after the end of each fiscal year and in an electronic format prescribed by the MSRB and available via the Electronic Municipal Market Access (“EMMA”) system at www.emma.msrb.org, financial information and operating data of the general type included in APPENDIX A - Financial Information for the City in Tables 1 through 11, and in APPENDIX D described in the Official Statement, being the information described in Exhibit D. Any financial statements so to be provided shall be (a) prepared in accordance with generally accepted accounting principles for governmental units as prescribed by the Government Accounting Standards Board from time to time, as such principles may be changed from time to time to comply with state or federal law or regulation and (b) audited, if the City commissions an audit of such statements and the audit is completed within the period during which they must be provided. If audited financial statements are not available at the time the financial information and operating data must be provided, then the City shall provide unaudited financial statements for the applicable fiscal year to the MSRB and shall provide to the MSRB audited financial statements, when and if the same become available.

If the City changes its Fiscal Year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the City otherwise would be required to provide financial information and operating data pursuant to this Article.

The financial information and operating data to be provided pursuant to this Article may be set forth in full in one or more documents or may be included by specific reference to documents (i) available to the public on the MSRB's internet web site or (ii) filed with the SEC.

Section 8.2.: Material Event Notices. The City shall notify the MSRB in an electronic format prescribed by the MSRB, in a timely manner (not in excess of ten (10) days after the occurrence of the event), of any of the following events with respect to the Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (v) Substitution of credit or liquidity providers or their failure to perform;
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of holders of the Bonds, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes;
- (xii) Bankruptcy, insolvency, receivership or similar event of the City;
- (xiii) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (xiv) Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- (xv) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and
- (xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City.

The City shall notify the MSRB in an electronic form prescribed by the MSRB, in a timely manner, of any failure by the City to provide financial information or operating data in accordance with Section 8.1 of this Ordinance by the time required by such Section.

Section 8.3.: Identifying Information. All documents provided to the MSRB shall be accompanied by identifying information, as prescribed by the MSRB.

Section 8.4.: Limitations, Disclaimers and Amendments. The City shall be obligated to observe and perform the covenants specified in this Article for so long as, but only for so long as, the City remains an “obligated person” with respect to the Bonds within the meaning of the Rule, except that the City in any event will give the notice required by this Article of any Bond calls and defeasance that cause the City to be no longer such an “obligated person.”

The provisions of this Article are for the sole benefit of the Holders and beneficial owners of the Bonds, and nothing in this Article, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The City undertakes to provide only the financial information, operating data, principal statements, and notices which it has expressly agreed to provide pursuant to this Article and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the City’s financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Article or otherwise, except expressly provided herein. The City does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE HOLDER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS ARTICLE, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

No default by the City in observing or performing its obligations under this Article shall constitute a breach of or default under this Ordinance for purposes of any other provision of this Ordinance.

Nothing in this Article is intended or shall act to disclaim, waive, or otherwise limit the duties of the City under federal and state securities law.

The provisions of this Section may be amended by the City from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the City, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell the Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed

circumstances, and (2) either (a) the Registered Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the City (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Registered Owners and beneficial owners of the Bonds. If the City so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with this Section an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided. The City may also amend or repeal the provisions of this Section if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, and the City also may amend the provisions of this Section in its discretion in any other manner or circumstance, but in any case only if and to the extent that the provisions of this sentence would not have prevented an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds, giving effect to (a) such provisions as so amended and (b) any amendments or interpretations of the Rule.

Section 8.5.: Definitions. As used in this Article, the following terms have the meanings ascribed to such terms below:

“MSRB” means the Municipal Securities Rulemaking Board.

“Rule” means SEC Rule 15c2-12, as amended from time to time.

“SEC” means the United States Securities and Exchange Commission.

ARTICLE IX.

MISCELLANEOUS

Section 9.1.: Defeasance. The City may defease the provisions of this Ordinance and discharge its obligations to the Registered Owners of any or all of the Bonds to pay the principal of and interest thereon in any manner now or hereafter permitted by law, including by depositing with the Paying Agent/Registrar, a trust company or commercial bank other than the Paying Agent/Registrar, or with the Comptroller of Public Accounts of the State of Texas either:

- (a) cash in an amount equal to the principal amount of such Bonds plus interest thereon to the date of maturity or earlier redemption; or
- (b) pursuant to an escrow or trust agreement, cash and/or (i) direct noncallable obligations of United States of America, including obligations that are unconditionally guaranteed by the United States of America; (ii) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent; or (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that are rated as

to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, which, in the case of (i), (ii) or (iii), may be in book-entry form, and the principal of and interest on which will, when due or redeemable at the option of the holder, without further investment or reinvestment of either the principal amount thereof or the interest earnings thereon, provide money in an amount which, together with other moneys, if any, held in such escrow at the same time and available for such purpose, shall be sufficient to provide for the timely payment of the principal of and interest thereon to the date of maturity or earlier redemption;

provided, however, that if any of the Bonds are to be redeemed prior to their respective dates of maturity, provision shall have been made for giving notice of redemption as provided in this Ordinance. Upon such deposit, such Bonds shall no longer be regarded to be Outstanding or unpaid. Any surplus amounts not required to accomplish such defeasance shall be returned to the City.

Section 9.2.: Legal Holidays. In any case where the date interest accrues and becomes payable on the Bonds or principal of the Bonds matures or a Record Date shall be in the City a Saturday, Sunday, legal holiday or a day on which banking institutions are authorized by law to close, then payment of interest or principal need not be made on such date, or the Record Date shall not occur on such date, but payment may be made or the Record Date shall occur on the next succeeding day which is not in the City a Saturday, Sunday, legal holiday or a day on which banking institutions are authorized by law to close with the same force and effect as if (i) made on the date of maturity and no interest shall accrue for the period from the date of maturity to the date of actual payment or (ii) the Record Date had occurred on the 15th day of that calendar month.

Section 9.3.: No Recourse Against City Officials. No recourse shall be had for the payment of principal of or interest on any Bonds or for any claim based thereon or on this Ordinance against any official of the City or any person executing any Bonds.

Section 9.4.: Further Proceedings. The Mayor, City Secretary and other appropriate officials of the City are hereby authorized and directed to do any and all things necessary and/or convenient to carry out the terms of this Ordinance. The Mayor, City Secretary and other appropriate officials of the City are each hereby authorized to execute and attest to such other agreements, assignments, bonds, certificates, contracts, documents, licenses, instruments, releases, financing statements, letters of instruction, notices of acceptance, notices of final payment, written requests and other documents, and to take all actions and to do all things whether or not mentioned herein, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Ordinance and the Bonds.

Section 9.5.: Severability. If any Section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such Section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

Section 9.6.: Open Meeting. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at

which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9.7.: Repealer. All orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 9.8.: Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 9.9.: Power to Revise Form of Documents. Notwithstanding any other provision of this Ordinance, the Mayor, City Secretary and other appropriate officials of the City are each hereby authorized to make or approve such revisions, additions, deletions and variations in the form of the documents as, in the judgment of the Mayor, City Secretary and other appropriate officials of the City, and in the opinion of Bond Counsel to the City, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Ordinance, the Preliminary Official Statement, and the final Official Statement; provided, however, that any changes to such documents resulting in substantive amendments to the terms and conditions of the Bonds or such documents shall be subject to the prior approval of the City Council.

Section 9.10.: Ordinance a Contract - Amendments. This Ordinance shall constitute a contract with the Registered Owners from time to time, be binding on the City, and shall not be amended or repealed by the City so long as any Bond remains Outstanding except as permitted in this Section. The City may, without the consent of or notice to any Registered Owners, from time to time and at any time, amend this Ordinance in any manner not detrimental to the interests of the Registered Owners, including the curing of any ambiguity, inconsistency, or formal defect or omission herein. In addition, the City may, with the consent of Registered Owners who own in the aggregate 51% of the principal amount of the Bond then Outstanding, amend, add to, or rescind any of the provisions of this Ordinance; provided that, without the consent of all Registered Owners of Outstanding Bonds, no such amendment, addition, or rescission shall (i) extend the time or times of payment of the principal of and interest on the Bonds, reduce the principal amount thereof or the rate of interest thereon, or in any other way modify the terms of payment of the principal of or interest on the Bonds, (ii) give any preference to any Bond over any other Bond, or (iii) reduce the aggregate principal amount of Bonds required to be held by Registered Owners for consent to any such amendment, addition, or rescission.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 20th day of April, 2026.

CITY OF SANGER, TEXAS

Mayor

ATTEST

City Secretary

- Exhibit A — Form of Bond
- Exhibit B — Form of Paying Agent/Registrar Agreement
- Exhibit C — Schedule of Refunded Obligations

is payable on November 15, 2026, and each May 15 and November 15 thereafter until maturity of this Bond, by check sent by United States mail, first class, postage prepaid, by the Paying Agent/Registrar to the Registered Owner of record as of the close of business on the last business day of the month next preceding the applicable interest payment date, as shown on the registration books kept by the Paying Agent/Registrar. Any accrued interest payable at maturity shall be paid upon presentation and surrender of this Bond at the office of the Paying Agent/Registrar.

THIS BOND IS ONE OF A DULY AUTHORIZED SERIES OF BONDS (the “Bonds”) in the aggregate principal amount of \$_____ issued pursuant to an ordinance adopted by the City Council of the City on April 20, 2026 (the “Ordinance”) for the purpose of refunding certain outstanding obligations (the “Refunded Obligations”) of the City under and pursuant to the authority of Chapter 1207, Texas Government Code, as amended. Proceeds of the Bonds will also be used to pay the costs of issuing the Bonds and refunding the Refunded Obligations.

THIS BOND shall not be valid or obligatory for any purpose or be entitled to any benefit under the Ordinance unless this Bond is authenticated by the Paying Agent/Registrar by due execution of the authentication certificate endorsed hereon.

THE BONDS MATURING on or after May 15, 2037, may be redeemed in whole or in part, on May 15, 2036 or any date thereafter, at a price equal to the par value thereof, plus accrued interest from the most recent interest payment date to the date of redemption with funds derived from any available and lawful source.

THE BONDS MAY BE REDEEMED IN PART only in integral multiples of \$5,000. If a Bond subject to redemption is in a denomination larger than \$5,000, a portion of such Bond may be redeemed, but only in integral multiples of \$5,000. In selecting portions of Bonds for redemption, each Bond shall be treated as representing that number of Bonds of \$5,000 denomination which is obtained by dividing the principal amount of such Bond by \$5,000. Upon surrender of any Bond for redemption in part, the Paying Agent/Registrar, in accordance with the provisions of the Ordinance, shall authenticate and deliver in exchange therefor a Bond or Bonds of like maturity and interest rate in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered.

NOTICE OF ANY SUCH REDEMPTION, identifying the Bonds or portions thereof to be redeemed, shall be sent by United States mail, first class, postage prepaid, to the Registered Owners thereof at their addresses as shown on the books of registration kept by the Paying Agent/Registrar, not less than thirty (30) days before the date fixed for such redemption. By the date fixed for redemption, due provision shall be made with the Paying Agent/Registrar for the payment of the redemption price of the Bonds called for redemption. If such notice of redemption is given, and if due provision for such payment is made, all as provided above, the Bonds which are to be so redeemed thereby automatically shall be redeemed prior to their scheduled maturities, they shall not bear interest after the date fixed for redemption, and they shall not be regarded as

months, from the later of the date of delivery or the most recent interest payment date to which interest has been paid or duly provided for

being outstanding except for the purpose of being paid with the funds so provided for such payment.

THIS BOND IS TRANSFERABLE only upon presentation and surrender at the principal corporate trust office of the Paying Agent/Registrar, accompanied by an assignment duly executed by the Registered Owner or its authorized representative, subject to the terms and conditions of the Ordinance.

THIS BOND IS EXCHANGEABLE at the principal corporate trust office of the Paying Agent/Registrar for a Bond or Bonds of the same maturity and interest rate and in the principal amount of \$5,000 or any integral multiple thereof, subject to the terms and conditions of the Ordinance.

THE CITY OR PAYING AGENT/REGISTRAR may require the Registered Owner of any Bond to pay a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with the transfer or exchange of a Bond. Any fee or charge of the Paying Agent/Registrar for a transfer or exchange shall be paid by the City.

THE REGISTERED OWNER of this Bond by acceptance hereof, acknowledges and agrees to be bound by all the terms and conditions of the Ordinance.

IT IS HEREBY DECLARED AND REPRESENTED that this Bond has been duly and validly issued and delivered; that all acts, conditions and things required or proper to be performed, exist and to be done precedent to or in the issuance and delivery of this Bond have been performed, exist and have been done in accordance with law; that the Bonds do not exceed any constitutional or statutory limitation; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Bond, as such interest comes due and such principal matures, have been levied and ordered to be levied, within the limits prescribed by law, against all taxable property in the City and have been irrevocably pledged for such payment.

REFERENCE IS HEREBY MADE TO THE ORDINANCE, a copy of which is filed with the Paying Agent/Registrar, for the full provisions thereof, to all of which the Registered Owners of the Bonds assent by acceptance of the Bonds.

IN WITNESS WHEREOF, the City has caused this Bond to be signed by the Mayor, countersigned by the City Secretary by their manual, lithographed or printed facsimile signatures.

CITY OF SANGER, TEXAS

Mayor

COUNTERSIGNED:

City Secretary

* * *

FORM OF COMPTROLLER'S REGISTRATION CERTIFICATE

The following form of Comptroller's Registration Certificate shall be attached or affixed to each of the Bonds initially delivered:

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO. _____
THE STATE OF TEXAS	§	

I hereby certify that this Bond has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____.

Acting Comptroller of Public Accounts
of the State of Texas

(SEAL)

* * *

FORM OF PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

The following form of authentication certificate shall be printed on the face of each of the Bonds other than those initially delivered:

AUTHENTICATION CERTIFICATE

This Bond is one of the Bonds described in and delivered pursuant to the within-mentioned Ordinance; and, except for the Bonds initially delivered, this Bond has been issued in exchange for or replacement of a Bond, Bonds, or a portion of a Bond or Bonds of an issue which originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

_____,
as Paying Agent/Registrar

By: _____
Authorized Signature: _____
Date of Authentication: _____

* * *

FORM OF ASSIGNMENT

The following form of assignment shall be printed on the back of each of the Bonds:

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto

(Please print or type name, address and zip code of Transferee)

(Please insert Social Security or Taxpayer Identification Number of Transferee)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

DATED: _____

Signature Guaranteed:

Registered Owner

NOTICE: Signature must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The signature above must correspond to the name of the registered owner as shown on the face of this Bond in every particular, without any alteration, enlargement or change whatsoever.

* * * *

EXHIBIT B
FORM OF PAYING AGENT/REGISTRAR AGREEMENT

See Tab 6

Exhibit B

EXHIBIT C

SCHEDULE OF REFUNDED OBLIGATIONS

Combination Tax and Revenue Certificates of Obligation, Series 2015

<u>Maturity Date</u>	<u>Principal Amount Outstanding</u>	<u>Amount Being Redeemed</u>	<u>Interest Rate</u>
11/15/2027	\$330,000	\$330,000	3.50%
11/15/2028	340,000	340,000	3.50
11/15/2029	355,000	355,000	3.75
11/15/2030	370,000	370,000	3.75
11/15/2031	380,000	380,000	3.75
11/15/2035*	1,675,000	1,675,000	3.75

Combination Tax and Revenue Certificates of Obligation, Series 2017

<u>Maturity Date</u>	<u>Principal Amount Outstanding</u>	<u>Amount Being Redeemed</u>	<u>Interest Rate</u>
05/15/2027	\$390,000	\$390,000	4.00%
05/15/2028	545,000	545,000	4.00
05/15/2029	560,000	560,000	4.00
05/15/2030	585,000	585,000	4.00
05/15/2031	605,000	605,000	4.00
05/15/2032	630,000	630,000	4.00
05/15/2033	660,000	660,000	4.00
05/15/2034	1,010,000	1,010,000	4.00
05/15/2035	1,050,000	1,050,000	4.00
05/15/2036	1,090,000	1,090,000	4.00
05/15/2037	1,585,000	1,585,000	4.00