CITY COUNCIL

MEETING AGENDA

DECEMBER 07, 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

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS
For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- Applicant interviews for Councilmember Place 2

RECONVENE INTO WORK SESSION

Reconvene into the Work Session. Any action deemed necessary as a result of Executive Session will be taken during the Regular Session.

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.

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.

1. Consideration of and possible action on an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances with Meritage Homes of Texas, LLC for the Elada Development generally located north of Belz Road approximately 1800 feet west of the intersection of Belz Road and I-35.

2. Consideration and possible action on the minutes from the November 9, 2026, meeting.

3. Consideration and possible action on the minutes from the November 16, 2026, meeting.

PUBLIC HEARING ITEMS

4. Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for the Elada Phase 1A subdivision, being approximately 68.437 acres of land described as Elada Phase 1A within the City of Sanger and generally located approximately 1800 feet west of the intersection of Belz Rd and I-35.

ACTION ITEMS

5. Consideration and possible action on Ordinance No. 12-35-26, a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for the Elada Phase 1A subdivision, being approximately 68.437 acres of land described as Elada Phase 1A within the City of Sanger and generally located approximately 1800 feet west of the intersection of Belz Rd and I-35.

6. Consideration and possible action on Resolution 2026-19, Adopting Legislative Priorities for the 90th Texas Legislature, supporting coordinated advocacy on matters affecting municipalities and Texas communities.

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

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

7. Republic Services Waste Report October 2026

8. October 2026 Financial Statement

9. October 2026 Disbursement Report

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, the City Council Will Meet in a Closed Executive Session in Accordance with the Texas Government Code:

Section 551.074. PERSONNEL MATTERS
For deliberations regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- Applicant interviews for Councilmember Place 2

Section 551.071. CONSULTATION WITH ATTORNEY
For deliberations regarding legal (A) pending or contemplated litigation; or (B) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Property known as Riley Ranch

- Laguna Azure

RECONVENE INTO REGULAR SESSION

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

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 November 25, 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.

SANGER CITY COUNCIL COMMUNICATION

DATE: October 5, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration of and possible action on an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances with Meritage Homes of Texas, LLC for the Elada Development generally located north of Belz Road approximately 1800 feet west of the intersection of Belz Road and I-35.

SUMMARY:

- Construction of the Authorized Improvements
- Reimbursement for Funds Advanced; Funding of Authorized Improvements
- Acquisition of Authorized Improvements
- Representations
- Remedies
- Miscellaneous

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Agreement has been reviewed by staff attorney and PID counsel. Staff recommends APPROVAL.

ATTACHMENTS:

Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances

AGREEMENT FOR THE CONSTRUCTION AND FUNDING OF AUTHORIZED IMPROVEMENTS AND REIMBURSEMENT OF ADVANCES
Elada Public Improvement District

This Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances (the "Agreement") is made and entered into as of December 7, 2026 (the "Effective Date") by and between the City of Sanger, Texas (the "City") and Meritage Homes of Texas, LLC, an Arizona limited liability company (the "Developer"). The City and Developer may hereinafter each be referred to as a "Party" or collectively, the "Parties."

RECITALS

WHEREAS, the Developer is the entity responsible for installing certain infrastructure that benefits certain real property located within the City (the "Property"), and desires to develop such Property; and

WHEREAS, on July 7, 2025, the City Council of the City of Sanger (the "City Council") by resolution No. 2025-08, authorized the formation of the Elada Public Improvement District (the "District") consisting of the Property, in accordance with the provisions of Chapter 372, Texas Local Government Code, as amended (the "PID Act"); and

WHEREAS, the PID includes the Property; which Property is intended to be developed in phases or improvement areas (each, an "Improvement Area") of the PID, as such Improvement Areas will be illustrated in the Elada Public Improvement District Service and Assessment Plan ("SAP") to be prepared and approved by the City; and

WHEREAS, the Developer intends to make or cause to be made certain authorized improvements to the Property which improvements include the acquisition, construction, or improvement of water facilities or improvements, wastewater facilities or improvements, drainage facilities or improvements, streets, roadway improvements, sidewalks, right-of-way acquisition, utility easement acquisition, landscaping, and other improvement projects described in the Creation Resolution, all of which are designated as "authorized improvements" under the PID Act, in each case only to the extent such improvements are authorized improvements under Section 372.003 of the PID Act and are identified and described as Authorized Improvements in the SAP (collectively, the "Authorized Improvements"); and

WHEREAS, the purpose of the PID is to finance the Authorized Improvements; and

WHEREAS, the SAP shall be prepared and approved by the City in accordance with the PID Act, and shall establish, among other matters, the projected cost of the Authorized Improvements, including the Actual Costs (as defined herein), costs incurred in the establishment, administration, and operation of the PID, and costs of bond issuance, if applicable, as provided in the PID Act (collectively, the "PID Costs"); and

WHEREAS, the SAP shall allocate the PID Costs to the benefitted Property within the PID; and

WHEREAS, assessments to be levied against benefitted Property within the District ("PID Assessments") will be reflected on one or more assessment rolls to be approved by the City Council; and

WHEREAS, the City shall, by order, approve the SAP (including the assessment roll(s)), levy PID Assessments, and establish the dates upon which interest on PID Assessments will begin to accrue and collection of PID Assessments will begin; and

WHEREAS, all Assessment Revenues (as defined herein) received and collected by the City shall be deposited, as required by the PID Act, into an assessment fund that is segregated from all other funds of the City (the "Assessment Fund") or, in the event of the issuance of bonds to finance the Authorized Improvements ("PID Bonds"), into funds held under an indenture pursuant to which the PID Bonds are issued (the "PID Bond Indenture"); and

WHEREAS, Assessment Revenue deposited into the Assessment Fund or the PID Bond Reimbursement Fund (as defined herein) shall be used solely to reimburse Developer and its designees or assigns for PID Costs advanced by the Developer, plus interest; and proceeds from PID Bonds ("PID Bond Proceeds"), if issued, shall be used to pay the PID Costs, including costs previously paid by the Developer, and for the purposes set forth in the PID Bond Indenture; and

WHEREAS, the Developer intends to make or cause to be made Developer Advances (as defined herein) for the permitting, design, and construction of the Authorized Improvements and the City intends to acquire and/or receive the Authorized Improvements constructed by the Developer or otherwise authorize the dedication of the Authorized Improvements, pursuant to the Development Agreement (as defined herein), and to reimburse the Developer for the Developer Advances; and

WHEREAS, the City and the Developer desire to enter into this Agreement to memorialize the City's intent to reimburse the Developer for the Developer Advances made for the construction and financing of the Authorized Improvements to the fullest extent allowed by law; and

WHEREAS, this Agreement is a "reimbursement agreement" authorized by Section 372.023(d)(1) of the PID Act; and

WHEREAS, the City's obligations to reimburse the Developer for Developer Advances paid related to the Authorized Improvements constructed for the benefit of the PID shall (i) only be paid from the PID Assessments and/or Annual Installments (as defined in the SAP) collected from property within the PID once such PID Assessments are levied and/or from PID Bond Proceeds, (ii) are contingent upon the City levying PID Assessments for the related Authorized Improvements, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the City and the Developer hereby contract and agree as follows:

DEFINITIONS

As used herein, the following terms have the following meanings:

"Actual Costs" has the meaning assigned to such term in the SAP and shall include only those costs of the Authorized Improvements that are identified and budgeted in the SAP.

"Annual Collection Costs" has the meaning assigned to such term in the SAP.

"Assessment Order" shall mean any order adopted by the City Council approving the SAP and levying PID Assessments.

"CFA Agreement(s)" means any existing or future agreement(s) related to the construction, funding, and acquisition of Authorized Improvements within the District; provided, however, that no CFA Agreement shall be effective for purposes of this Agreement unless approved by the City Council, and no

CFA Agreement shall establish or modify the eligibility or amount of Actual Costs, the principal amount of the Reimbursement Agreement Balance, or the interest rate on or date of accrual of interest on the Reimbursement Agreement Balance, all of which shall be governed solely by this Agreement, the SAP (including Schedule I), and the applicable Assessment Order.

"Certificate for Payment" means a certificate substantially in the form of Exhibit A (or as otherwise approved by the Developer and the City Representative) executed by a representative of the Developer and approved by the City Representative, delivered to the City Representative (and/or, if applicable, to the trustee under the applicable PID Bond Indenture), specifying the work performed and the amount charged (including materials and labor costs) for Actual Costs, and requesting payment of such amount from the appropriate fund or account. Each Certificate for Payment shall include supporting documentation in the standard form for City construction projects, "bills paid" affidavits, and evidence that each Authorized Improvement (or completed segment thereof) covered by the Certificate for Payment has been inspected by the City. Exhibit A is incorporated into this Agreement for all purposes.

"City Representative" means any person authorized by the City Council to undertake the actions referenced herein.

"Closing Disbursement Request" means a request for payment of PID Costs from PID Bond Proceeds, submitted by the Developer in connection with the closing of a series of PID Bonds, in a form approved by the City and the Developer.

"Developer Advances" mean advances made by the Developer to pay Actual Costs.

"Developer" means Meritage Homes of Texas, LLC, an Arizona limited liability company, and its permitted successor and assigns.

"Developer Improvement Account" means an account of the PID Project Fund which may be created and established under the applicable PID Bond Indenture (and segregated from all other funds contained in the PID Project Fund) into which the City deposits or directs the applicable trustee to deposit any funds received from the Developer as required under such PID Bond Indenture.

"Development Agreement" means that Elada Development Agreement entered into by and between the City and Developer, effective November 13, 2024.

"Improvement Area Account" has the meaning assigned to such term in Section 2.03.

"Maturity Date" means, with respect to each Improvement Area, the date that is one year after the date on which the final Annual Installment of the PID Assessments levied on Assessed Property within such Improvement Area is collected.

"PID Pledged Revenue Fund" means, collectively, the fund established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City deposits Assessment Revenue in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"PID Project Fund" means, collectively, the fund and all accounts created within such fund, established by the City under each applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City deposits PID Bond Proceeds in the amounts and as described in the applicable PID Bond Indenture.

"PID Bond Reimbursement Fund" means a fund which may be established by the City under the applicable PID Bond Indenture (and segregated from all other funds of the City) into which the City transfers Assessment Revenues from the applicable PID Pledged Revenue Fund for the purpose of paying amounts due to the Developer under this Agreement or a separate reimbursement agreement and/or Actual Costs of Authorized Improvements that are not paid from PID Bond Proceeds deposited in the applicable account of the PID Project Fund in accordance with each applicable PID Bond Indenture related to a series of PID Bonds issued and still outstanding.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Schedule I" means Schedule I to the SAP, as approved by the City Council in each Assessment Order and as updated or amended from time to time by City Council action in accordance with the PID Act, setting forth for each Improvement Area the principal amount of the portion of the Reimbursement Agreement Balance payable from the PID Assessments levied under such Assessment Order and the interest rate applicable thereto. Schedule I is incorporated into this Agreement for all purposes.

ARTICLE 1

Construction of the Authorized Improvements

1.01. Design of the Authorized Improvements. All physical facilities to be constructed or acquired as a part of the Authorized Improvements shall be approved by the governmental entity having authority over such Authorized Improvements.

1.02. Construction and Acquisition of Authorized Improvements.

(a) The Authorized Improvements shall be constructed or caused to be constructed and all easements, equipment, materials, and supplies required in connection therewith may be acquired in the name of the City, or the Developer; provided, however, all construction contracts, easements and other agreements shall contain provisions, in a form reasonably satisfactory to the City for improvements to be owned and maintained by the City in accordance with the Development Agreement, to the effect that any contractor, materialman or other Party to a construction contract, easement or other agreement awarded or entered into by the Developer on behalf of the City shall look solely to the Developer for payment of all sums coming due thereunder and that the City shall have no obligation whatsoever to any such Party. Prior to or at the time of reimbursement of the Developer with funds from the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account, or PID Bonds, as applicable, the Developer shall convey the Authorized Improvements to the City, as applicable, in accordance with Section 3.02 below.

(b) The Authorized Improvements shall be constructed in a good and workmanlike manner and all material used in such construction shall be fit for their intended purpose. In performing this Agreement, the Developer is not the agent or employee of the City.

(c) Upon completion of construction of Authorized Improvements to be accepted and owned by the City in accordance with the Development Agreement, constructed in the name of the Developer, the Developer shall provide the City with final "record" drawings of the Authorized Improvements approved by the City's engineers.

(d) Upon completion of the Authorized Improvements (or a completed segment thereof), the Developer shall present to the City Representative a Certificate for Payment, together with all supporting

documentation required by Exhibit A, for review and approval. The City agrees, subject to the provisions of Sections 1.05, 2.01, 2.02, and 2.05 hereof, to pay the Developer, and the Developer shall be entitled to receive from the City, the amount equal to the PID Costs paid by the Developer allowed hereunder and as described in the SAP, that were paid by the Developer, plus interest, as provided in Article II hereof.

(e) All Authorized Improvements shall be constructed by or at the direction of the Developer in accordance with the plans, the Development Agreement, the CFA Agreements, applicable City orders and regulations, including regulations of a third-party receiving any of the Authorized Improvements, and this Agreement and any other agreement between the parties related to property in the PID and/or the Authorized Improvements. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Authorized Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer has sole responsibility of ensuring that all Authorized Improvements are constructed in accordance with the Development Agreement and CFA Agreements and in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ at all times adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Authorized Improvements to be acquired and accepted by the City, pursuant to the Development Agreement, from the Developer. If any Authorized Improvements are or will be on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance) of the Authorized Improvements. Inspection and acceptance of Authorized Improvements will be in accordance with applicable City orders and regulations.

(f) Once a CFA Agreement approved by the City Council is entered into for an Improvement Area within the District, the applicable CFA Agreement shall control for such Improvement Area in the event of any conflict between the CFA Agreement and this Agreement; provided, however, that the SAP (including Schedule I), the applicable Assessment Order, and any applicable PID Bond Indenture shall control over any CFA Agreement and this Agreement with respect to the eligibility and amount of Actual Costs, the principal amount of the Reimbursement Agreement Balance, and the interest rate on, and the date of accrual of interest on, the Reimbursement Agreement Balance.

1.03. Cost of Authorized Improvements. To the extent that the City has not issued PID Bonds, the Developer shall promptly pay the undisputed costs of the Authorized Improvements as the same become due, subject to statutory retainage. Only those costs that constitute Actual Costs, as defined in the SAP and budgeted in the SAP for the applicable Authorized Improvement, shall be eligible for reimbursement under this Agreement. The City shall not be liable to any contractor, engineer, attorney, materialman or other party employed or contracted with in connection with the construction of the Authorized Improvements, but shall only be obligated to acquire the Authorized Improvements designated in the Development Agreement as to be owned by the City and/or reimburse the Developer in the manner and to the extent provided in Article II of this Agreement, and for the avoidance of any doubt, solely from PID Assessments or PID Bond Proceeds, if issued.

1.04. Timing of Authorized Improvements. Notwithstanding anything herein to the contrary, the Developer may advance funds or cause funds to be advanced and/or construct and install or cause to be constructed and installed Authorized Improvements as Developer deems appropriate in its sole and absolute discretion, including the construction and installation of Authorized Improvements to serve portions of the

Property and in different phases and sections over a period of time. The Developer may exercise its sole discretion on all aspects of the phasing and timing of development and shall not be obligated to advance funds and/or construct and install the Authorized Improvements for the entire Property at one time.

1.05. City's Obligation Limited. The Parties agree the City's obligations to reimburse the Developer for costs paid related to the Authorized Improvements constructed for the benefit of an Improvement Area shall only be paid from (A) PID Bonds, if issued and/or (B) the PID Assessments and/or Annual Installments collected from the portion of an Improvement Area subject to the PID Assessments (the "Assessed Property") (such PID Assessments and/or Annual Installments thereof collected on such Assessed Property, the "Assessment Revenue"), and such obligation (i) is contingent upon the City levying such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area, and (ii) will not be due and owing unless and until the City actually levies such PID Assessments related to the Authorized Improvements constructed for the benefit of that Improvement Area.

ARTICLE II

Reimbursement for Funds Advanced; Funding of Authorized Improvements

2.01. Obligation to Reimburse; Obligations Limited. The City may, in its sole legislative discretion, levy PID Assessments and issue and sell, from time to time, PID Bonds to fund the PID Costs, in each case when and if the City Council determines, following the notice, hearing, and findings required by the PID Act, that such action is appropriate and financially feasible. Nothing in this Agreement shall obligate the City to levy PID Assessments or to issue PID Bonds, and the failure or refusal of the City to levy PID Assessments or to issue PID Bonds shall not constitute a Failure or a default by the City under this Agreement or give rise to any claim by the Developer. It is the mutual intent and agreement of the City and Developer to provide for future reimbursement of funds advanced for PID Costs, including Actual Costs, by the Developer through the levy of PID Assessments and/or issuance of PID Bonds and use of Assessment Revenues and/or PID Bond Proceeds. The City is obligated, subject to the provisions of Sections 1.05, 2.02, and 2.05 hereof, to reimburse the Developer and its designees and assigns for all funds advanced or caused to be advanced by the Developer for the PID Costs authorized under the PID Act and in accordance with the provisions of the SAP, including Schedule I. If the Developer is in substantial compliance with its obligations under this Agreement, then following the inspection and approval of any portion of Authorized Improvements to be owned by the City pursuant to the provisions of the PID Act for which Developer seeks reimbursement or payment of the PID Costs by submission of a Certificate for Payment, the obligations of the City under this Agreement to pay from Assessment Revenue or the net PID Bond Proceeds, as applicable, disbursements (whether to the Developer or to any person designated by the Developer) identified in any approved Certificate for Payment and to pay debt service on PID Bonds are unconditional and not subject to any defenses or rights of offset except as may be provided by law or in any PID Bond Indenture. To the extent that the City levies PID Assessments but does not issue PID Bonds, and subject to the provisions of Sections 1.05, 2.02, and 2.05, the City agrees to reimburse the Developer with interest as provided in Section 2.05 from monies available in the applicable Improvement Area Account, and the Developer shall be entitled to receive payments from the City, from such source for amounts shown on an approved Certificate for Payment.

Upon the levy of the PID Assessments, the Reimbursement Agreement Balance (as defined in Section 2.05), shall bear simple interest per annum at the rate approved by the City Council in the applicable Assessment Order and shown on Schedule I, which rate shall not exceed the rates permitted under subsections (e)(1) and (e)(2) of Section 372.023 of the PID Act, or if PID Bonds are issued, the rate determined in accordance with Section 2.05. Interest on the Reimbursement Agreement Balance shall accrue from the latest of: (1) final plat approval for the applicable portion of the Assessed Property, as evidenced by recording of the final plat in the real property records of Denton County, Texas; (2) the levy

of the PID Assessments securing such portion of the Reimbursement Agreement Balance; and (3) the City's acceptance of the Authorized Improvements (or portion thereof) for which such portion of the Reimbursement Agreement Balance is owed. The PID Assessments shall accrue interest in accordance with the SAP. Interest shall continue on the unpaid principal amount of the PID Assessments for a lot or parcel for 30 years or as otherwise set forth in the SAP and until the PID Assessments are paid in full, unless otherwise provided in the SAP and/or Assessment Order.

For the avoidance of doubt, the City's obligation to reimburse shall be solely from funds in the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account and/or from the PID Bond Proceeds, and the Developer agrees to look solely to such sources for reimbursement. The obligations of the City under this Agreement shall not, under any circumstances, give rise to or create a charge against the general credit or taxing power of the City or a debt or other obligation of the City payable from any source other than the Assessment Fund, the PID Bond Reimbursement Fund, the Developer Improvement Account or the PID Bond Proceeds if applicable. Unless approved by the City, no other City funds, revenues, taxes, or income of any kind shall be used to pay: (1) the PID Costs; (2) amounts due and owing under this Agreement or any CFA Agreement; or (3) debt service on any PID Bonds. None of the City nor any of its elected or appointed officials or any of its officers, employees, consultants or representatives shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Agreement or their acts or omissions under this Agreement.

2.02. Time and Amount of Reimbursement. The City shall reimburse the Developer for payment of Actual Costs related to the construction of Authorized Improvements solely from (i) the proceeds of PID Bonds secured by Assessment Revenue from the Improvement Area benefitted by such Authorized Improvements and/or (ii) Assessment Revenue collected pursuant to PID Assessments levied on Assessed Property within the Improvement Area benefitted by such Authorized Improvements, subject to Section 2.05.

In regards to reimbursement from PID Bonds, the City shall reimburse the Developer and its designees for those Actual Costs that have been paid or advanced or caused to be paid or advanced by the Developer pursuant to Sections 1.03, 1.05, and 2.01 hereof and in accordance with the terms of the PID Bond Indenture.

Additionally, the Developer may request reimbursements directly from Assessment Revenue on deposit in the Improvement Area Account for the Improvement Area benefitted by the applicable Authorized Improvements by submitting a Certificate for Payment. The invoices included with the Certificate for Payment shall identify the payee, the goods, services and/or materials provided by such payee and the total amount paid with respect to such goods, services and/or materials. If the City timely disapproves of the Certificate for Payment by delivering a detailed notice to the Developer, then payment with respect to the disputed portion(s) of the Certificate for Payment shall not be made until the Developer and the City settle the dispute. The Parties agree to meet promptly and resolve any dispute within 60 days from the date of the initial submittal of the Certificate for Payment. Any unresolved disputes may be appealed to the City Council.

Notwithstanding anything to the contrary in this Agreement, in no event shall the City Representative be authorized to approve, or the City be obligated to approve or pay, any Certificate for Payment unless and until the City has levied PID Assessments against the Assessed Property within the Improvement Area benefitted by the Authorized Improvements for which such Certificate for Payment has been submitted. Approval of a Certificate for Payment and all payments under this Agreement are further predicated on: (1) the Developer constructing and installing the Authorized Improvements (or portion thereof) shown on such Certificate for Payment as required under the Development Agreement; (2) the Developer providing the supporting documentation required by Exhibit A; and (3) the City's inspection of

each Authorized Improvement (or portion thereof) covered by such Certificate for Payment. The City shall be under no obligation to reimburse the Developer for Actual Costs of any Authorized Improvement that has not been accepted by the City.

2.03. Fund Deposits. Until PID Bonds payable from Assessment Revenues collected from an Improvement Area are issued, the City shall bill, collect, and immediately deposit into the Assessment Fund, in a separate account established for the Improvement Area from which such Assessment Revenue was collected (each, an "Improvement Area Account"), all Assessment Revenue consisting of: (1) revenue collected from the payment of PID Assessments (including Prepayments and amounts received from the foreclosure of liens but excluding costs and expenses related to collection); and (2) any additional revenue collected from the payment of Annual Installments (excluding administrative expenses and Delinquent Collection Costs, as defined in the SAP). Funds in each Improvement Area Account shall only be used to pay Actual Costs of the Authorized Improvements benefitting such Improvement Area or all or any portion of the Reimbursement Agreement Balance related to such Improvement Area in accordance with this Agreement. Once PID Bonds payable from Assessment Revenue collected from an Improvement Area are issued, the City shall bill, collect, and immediately deposit all Assessment Revenue securing such series of PID Bonds in the manner set forth in the applicable PID Bond Indenture.

Once PID Bonds payable from Assessment Revenue are issued, the City shall also deposit PID Bond Proceeds and any other funds authorized or required by the applicable PID Bond Indenture into the funds established by the applicable PID Bond Indenture in the manner set forth in the applicable PID Bond Indenture. Annual Installments shall be billed and collected by the City (or by any person, entity, or governmental agency permitted by law) in the same manner and at the same time as City ad valorem taxes are billed and collected. Funds in the PID Project Fund shall only be used in accordance with the applicable PID Bond Indenture; provided that funds disbursed from the applicable PID Project Fund shall be made first from PID Bond Proceeds held in the applicable accounts within such PID Project Fund until such accounts are fully depleted and then from the Developer Improvement Account of the applicable PID Project Fund, if applicable. Funds in the PID Bond Reimbursement Fund shall only be used to pay Actual Costs of the Authorized Improvements not paid from the PID Project Fund in accordance with the applicable PID Bond Indenture.

Notwithstanding any other provision in this Agreement, the Actual Costs of Authorized Improvements shall be paid from: (1) the Assessment Revenue collected solely from PID Assessments levied on Assessed Property within the Improvement Area benefitted by such Authorized Improvements and on deposit in the applicable Improvement Area Account, or (2) net PID Bond Proceeds or other amounts deposited in an account of the PID Project Fund created under an PID Bond Indenture related to PID Bonds secured by the Assessment Revenue collected solely from such Improvement Area. The City will take and pursue all actions permissible under Applicable Laws (hereinafter defined) to cause the PID Assessments to be collected and the liens related to such PID Assessments to be enforced continuously, in the manner and to the maximum extent permitted by the Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the PID Assessments for so long as any PID Bonds are outstanding or a Reimbursement Agreement Balance remains outstanding. The City shall determine or cause to be determined, no later than March 1 of each year whether any Annual Installment is delinquent. If delinquencies exist, then the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent PID Assessment or the corresponding Assessed Property or to use any City funds, revenues, taxes, income, or property other than moneys collected from the PID Assessments. Once PID Bonds are issued, the applicable PID Bond Indenture shall control in the event of any conflict with this Agreement.

2.04. Payment of Actual Costs. If PID Bonds are not issued (or prior to such issuance) to pay the Actual Costs, the Developer may elect to make Developer Advances to pay Actual Costs. If PID Bonds are issued, the PID Bond Proceeds shall be used in the manner provided in the applicable PID Bond Indenture; and, except as may be required under the CFA Agreement and/or an applicable PID Bond Indenture, the Developer shall have no obligation to make Developer Advances for the related Authorized Improvements, unless the PID Bond Proceeds, together with any other funds in the PID Project Fund, are insufficient to pay the Actual Costs of such Authorized Improvements, in which case the Developer shall make Developer Advances to pay the deficit. If Developer Advances are required in connection with the issuance of a series of PID Bonds, then such Developer Advances may be reduced by the amount of Actual Costs of the Authorized Improvements (or portions thereof) to be financed by such PID Bonds that the Developer has previously paid if (i) the Developer submits to the City all information related to such costs at least fifteen (15) business days prior to the scheduled closing date of such PID Bonds, and (ii) the City approves such Actual Costs in writing. The Developer shall also make Developer Advances to pay for cost overruns (after applying cost savings). The lack of PID Bond Proceeds or other funds in the PID Project Fund shall not diminish the obligation of the Developer to pay Actual Costs of the Authorized Improvements.

2.05. Payment of Reimbursement Agreement Balance. The City agrees to pay to the Developer, and the Developer shall be entitled to receive payments from the City until the applicable Maturity Date (subject to the provisions of Sections 1.05, 2.01, 2.02, and 2.07 hereof) for the lesser of: (a) the amounts shown on each approved Certificate for Payment (which amounts include only Actual Costs paid by or at the direction of the Developer), and (b) the reimbursement amount for the applicable Improvement Area shown on Schedule I, plus simple interest on the unpaid principal balance at the rate shown on Schedule I and approved by the City Council in the Assessment Order levying the PID Assessments from which such amounts are to be paid, as described in Section 2.01 hereof, (the amount owed the Developer for all approved Certificates for Payment is referred to as the "Reimbursement Agreement Balance"); provided, however, upon the issuance of PID Bonds, the interest rate due and unpaid on amounts shown on each Certificate for Payment to be paid to the Developer shall be the lower of: (1) the interest rate on the applicable series of PID Bonds issued to finance the costs of the Authorized Improvements for which the Certificate for Payment was filed, or (2) the interest rate approved by the City Council in the Assessment Order levying the PID Assessments from which such PID Bonds shall be paid. The interest rate on each portion of the Reimbursement Agreement Balance shall be approved by the City Council in the applicable Assessment Order, shall be shown on Schedule I, and shall not exceed the rates authorized by Section 372.023(e) of the PID Act. The principal amount of each portion of the Reimbursement Agreement Balance to be paid under each Assessment Order shall be set forth in Schedule I, and no CFA Agreement shall establish or modify such principal amount or interest rate. The City's obligations to pay the Reimbursement Agreement Balance related to the Authorized Improvements constructed for the benefit of an Improvement Area (i) shall only be paid from the PID Assessments and/or Annual Installments collected from Assessed Property within such Improvement Area once such PID Assessments are levied, or PID Bond Proceeds of PID Bonds secured by such PID Assessments, (ii) are contingent upon the City levying such PID Assessments, and (iii) will not be due and owing unless and until the City actually levies such PID Assessments. Interest will not accrue on Certificates for Payment until such time as they have been approved pursuant to the terms of this Agreement.

The Reimbursement Agreement Balance is payable solely from: (1) the applicable Improvement Area Account of the Assessment Fund if no PID Bonds are issued for the purpose of paying the Authorized Improvements related to such Reimbursement Agreement Balance, or (2) from PID Bond Proceeds, the Developer Improvement Account, and the PID Bond Reimbursement Fund, if applicable, if PID Bonds are issued for the purpose of paying the Authorized Improvements related to such Reimbursement Agreement Balance. No other City funds, revenues, taxes, income, or property shall be used even if the Reimbursement Agreement Balance is not paid in full by the applicable Maturity Date. Payments made from PID Bond

Proceeds deposited in the PID Project Fund and payments made from the Developer Improvement Account and PID Bond Reimbursement Fund, if applicable, shall be made in the manner set forth in the applicable PID Bond Indenture.

So long as no PID Bonds are issued and the City has received and approved a Certificate for Payment, the City shall make a payment to the Developer from the applicable Improvement Area Account for an amount of the Reimbursement Agreement Balance at least annually, and no later than 60 days after the date payment of the Annual Installments are due, not to exceed the Assessment Revenue collected from the applicable Improvement Area and on deposit in such Improvement Area Account. In the event that a Prepayment of an Assessment is made prior to the issuance of PID Bonds, the City shall remit payment to the Developer of an amount of the Reimbursement Agreement Balance then due and payable not to exceed the Assessment Revenue related to such Prepayment from the Assessment Revenue deposited into the applicable Improvement Area Account within 60 days after the Prepayment is made. Payments made from the Assessment Fund toward any outstanding Reimbursement Agreement Balance shall first be applied to unpaid interest on such Reimbursement Agreement Balance owed to the Developer, and second to unpaid principal of the Reimbursement Agreement Balance owed to the Developer. Each payment from the Assessment Fund shall be accompanied by an accounting that certifies the Reimbursement Agreement Balance as of the date of the payment and that itemizes all deposits to and disbursements from the fund since the last payment.

2.06. Disbursements and Transfers at and after Bond Closing. The City and the Developer agree that from the proceeds of the PID Bonds, and upon the presentation of evidence satisfactory to the City Representative, the City will cause the trustee under the applicable PID Bond Indenture to pay at closing of the PID Bonds approved amounts from the appropriate account to the persons entitled to payment for costs of issuance and payment of costs incurred in the establishment, administration, and operation of the PID and any other eligible costs incurred by the Developer and the City as of the time of the delivery of the PID Bonds as described in the SAP. In order to receive disbursement, the Developer shall execute a Closing Disbursement Request to be delivered to the City no less than fifteen (15) business days prior to the scheduled closing date for the applicable series of PID Bonds for payment in accordance with the provisions of the PID Bond Indenture. In order to receive additional disbursements from any applicable fund under a PID Bond Indenture or from any Improvement Area Account, the Developer shall execute a Certificate for Payment, no more frequently than monthly, to be delivered to the City for payment in accordance with the provisions of the applicable PID Bond Indenture, if applicable, and this Agreement. Upon receipt of a Certificate for Payment (along with all accompanying documentation required by Exhibit A and by the City) from the Developer, the City shall conduct a review in order to confirm that such request is complete, to confirm that the work for which payment is requested was performed in accordance with all Applicable Laws and applicable plans therefore and with the terms of this Agreement and any other agreement between the parties related to property in the PID, and to verify and approve the Actual Costs of such work specified in such Certificate for Payment. The City shall also conduct such review as is required in its discretion to confirm the matters certified in the Certificate for Payment. The Developer agrees to cooperate with the City in conducting each such review and to provide the City with such additional information and documentation as is reasonably necessary for the City to conclude each such review. The Developer further agrees that if the City provides to the Developer a sales tax exemption certificate then sales tax will not be approved for payment under a Certificate for Payment. Within fifteen (15) business days following receipt of any Certificate for Payment, the City shall either: (1) approve the Certificate for Payment and forward it to the trustee for payment (or, if no PID Bonds have been issued, pay the approved amount in accordance with Section 2.05), or (2) provide the Developer with written notification of disapproval of all or part of a Certificate for Payment, specifying the basis for any such disapproval. No Certificate for Payment shall be deemed approved by reason of the City's failure to act within such period. Any disputes shall be resolved as required herein. The City shall deliver the approved or partially approved Certificate for Payment to the trustee for payment, and the trustee shall make the disbursements as quickly as practicable thereafter.

2.07. PID Bonds; Subordination. Upon the issuance of any series of PID Bonds, and for so long as such PID Bonds remain outstanding, the Developer's right to receive payments under this Agreement from Assessment Revenue securing such PID Bonds shall be subordinate to the deposits required under the applicable PID Bond Indenture, and the Developer shall be entitled to receive such funds only pursuant to the flow of funds provisions of such PID Bond Indenture. The failure of the City to issue PID Bonds shall not constitute a Failure by the City or otherwise result in a default by the City under this Agreement.

ARTICLE III

Acquisition of Authorized Improvements

3.01. Acquisition of Authorized Improvements. The City will acquire the Authorized Improvements in accordance with the Development Agreement, as set forth in the SAP, from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of the City, including off-site Authorized Improvements. At or prior to the time of reimbursement of the Developer for the Actual Costs or a portion of the Actual Costs related to Authorized Improvements to be owned by the City, in accordance with the Development Agreement, pursuant to the provisions of the PID Act, the City will acquire or cause to be acquired such Authorized Improvements from the Developer as have been constructed or caused to be constructed by the Developer for the benefit of the City, including off-site Authorized Improvements.

3.02. Conveyance Requirements. The Developer shall convey the Authorized Improvements to be owned by the City pursuant to the Development Agreement and the provisions of the PID Act to such entity by deed or other appropriate instrument of conveyance, with full warranties, free and clear of any liens, claims, encumbrance, options, charges, assessments, restrictions, limitations or reservations, including liens for ad valorem taxes for past and current years, and payments due to construction contractors, laborers, or materialmen, unless otherwise waived by such entity. The Developer shall provide reasonable proof of title and proof of no liens, claims, or encumbrances. Conveyance of any Authorized Improvements to be owned by the City at any time shall be subject to the reimbursement obligations created in this Agreement. Each conveyance shall include all easements within which the Authorized Improvements are located, unless such easements have been dedicated to the public, and all easements necessary to own, operate and maintain the Authorized Improvements. Each conveyance shall additionally include sufficient title to any and all plant sites, together with necessary rights of way where such site or sites are not directly accessible by a dedicated public street, and all licenses, franchises and permits for the Authorized Improvements. The Developer shall also assign, in writing, all of its contractors' and materialmen's warranties, if any, relating to the Authorized Improvements to be owned by the City. All documents or instruments of conveyance, transfer, or assignment hereunder of Authorized Improvements to be owned by the City shall be in a form and content acceptable to the attorney for the City, subject to commercially reasonable standards. The Developer, at the time of reimbursement by the City for Authorized Improvements to be owned by the City, shall deliver to the City a release of all liens upon the bonded Authorized Improvements securing the costs of construction of the bonded Authorized Improvements advanced by a third-party lender. Any conveyance of Authorized Improvements to the City, in accordance with the Development Agreement, by deed or similar instrument shall not be considered effective until such deed or other instrument is recorded in the property records of Denton County.

Prior to completion and conveyance to the City of any Authorized Improvements to be owned the City, the Developer shall cause to be provided to the City a maintenance bond in the amount required by the City for applicable Authorized Improvements, which maintenance bond shall be for a term of two years from the date of final acceptance of the applicable Authorized Improvements. Any surety company through which a bond is written shall be a surety company duly authorized to do business in the State of Texas. Nothing in this Agreement shall be deemed to prohibit the Developer, the City from contesting in good

faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to the Developer, the City with respect thereto so long as such delay in performance shall not subject the Authorized Improvements to foreclosure, forfeiture, or sale. In the event that any such lien and/or judgment with respect to the Authorized Improvements is contested, the Developer shall be required to post or cause the delivery of a surety bond or letter of credit, whichever is preferred by the City, in an amount reasonably determined by the City, not to exceed 100 percent of the disputed amount, in order for the City to accept the Authorized Improvements.

3.03. Correction of Defects. Conveyance of any Authorized Improvements to the City shall not relieve the Developer of liability for the correction of any existing engineering or construction defects then existing in the Authorized Improvements to be owned by the City or for satisfaction of any unpaid claim for materials or labor. The City shall be under no obligation to contest or challenge any claim for labor or materials; provided, however, that in the event the Developer fails to promptly correct any such defect or satisfy any such claim, the City may elect to do so and, in such event, shall have full rights of subrogation. Subject to any applicable statutes of limitation, the Developer shall pay the City, as the case may be, for such entities' costs in correcting any defect or satisfying any claim including, but not limited to, construction costs, engineering fees, attorneys' fees, building or construction permits, filing fees or court costs.

3.04. Survival or Representations. All representations, warranties and agreements of the City and the Developer hereunder shall survive the conveyance of the Authorized Improvements to City in accordance with the Development Agreement.

ARTICLE IV

Representations

4.01. Representations by the Developer. The Developer hereby represents to the City that:

(a) The execution and delivery of this Agreement and the transactions contemplated hereby have been duly authorized by the Developer;

(b) This Agreement, the representations and covenants contained herein, and the consummation of the transactions contemplated hereby shall not violate or constitute a breach of any contract or other agreement to which the Developer is a party;

(c) The Developer has made financial arrangements or the ability to obtain sufficient financial resources to assure its ability to perform its obligations hereunder; and

(d) The Developer will make commercially reasonable efforts to send a representative to all meetings of the City Council related to this Agreement or the Authorized Improvements and at which such presence may be requested.

4.02. Representations by the City. The City hereby represents to the Developer that:

(a) The City has the authority to enter into and perform its obligations under this Agreement.

ARTICLE V

Remedies

5.01. Default by the Developer. In the event of a default by the Developer hereunder (after written notice and the expiration of the applicable cure period set forth in Section 5.04), the City shall have the right:

(a) To pursue all legal or equitable remedies; and

(b) To recover from the Developer all expenses incurred in pursuing its legal rights hereunder, including reasonable attorneys' fees.

An event of default by the Developer does not release the City from the obligation to reimburse the Developer for Actual Costs advanced or incurred by the Developer on behalf of the City prior to the date of default by the Developer or to reimburse the Developer for Authorized Improvements previously acquired by or conveyed to the City.

5.02. Default by City. In the event of default by the City hereunder (after written notice and the expiration of the applicable cure period set forth in Section 5.04), the Developer shall be entitled to pursue all remedies at law or in equity, subject to Section 6.19; provided, however, that no default by the City shall entitle the Developer to (i) terminate this Agreement or (ii) recover consequential, special, exemplary, or punitive damages, and that any financial obligation of the City will only be payable from Assessment Revenues. Any amounts or remedies due pursuant to this Agreement are not subject to acceleration.

5.03. Future Performance. The failure of either Party hereto to insist, in any one or more instances, upon performance of any of the terms, covenants, and conditions of this Agreement, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant, or condition by the other Party hereto, but the obligation of such other Party with respect to such future performance shall continue in full force and effect.

5.04. Failure; Cure Periods. If either Party fails to perform an obligation imposed on such Party by this Agreement (a "Failure"), such Failure shall constitute a default under this Agreement only if it is not cured after written notice from the other Party and the expiration of the applicable cure period provided in this Section. If the Failure is monetary, the non-performing Party shall have ten (10) days after receipt of such notice within which to cure. If the Failure is non-monetary, the non-performing Party shall have thirty (30) days after receipt of such notice within which to cure; provided, however, that if a non-monetary Failure is of such a nature that it cannot reasonably be cured within thirty (30) days, the non-performing Party shall have up to ninety (90) days after receipt of such notice to cure such Failure, so long as such Party commences the cure within such thirty (30) day period and thereafter diligently pursues the cure to completion.

ARTICLE VI

Miscellaneous

6.01. Severability. In case any one or more provision contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

6.02. Modification. This Agreement may be modified or varied only by a written instrument subscribed by both of the parties hereto including a reimbursement agreement entered into for a phase of development or issuance of PID Bonds.

6.03. Assignability. The Developer may convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part, without the consent of (but with prior written notice to) the City, the Developer's right, title, and interest in and to payments under this Agreement, including payments of the Reimbursement Agreement Balance (but not the Developer's performance obligations) (any of the foregoing, a "Transfer," and the person or entity to whom a Transfer is made, a "Transferee"); provided, however, that no such conveyance, transfer, assignment, mortgage, pledge, or other encumbrance shall be made without prior written consent of the City if such conveyance, transfer, assignment, mortgage, pledge, or other encumbrance would result in (1) the issuance of municipal securities, and/or (2) the City being viewed as an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission (the "SEC"), and/or (3) the City being subjected to additional reporting or recordkeeping duties. The Developer shall not assign or delegate any of its performance obligations under this Agreement without the prior written consent of the City, and no such assignment shall release the Developer from such obligations unless the assignee assumes such obligations in writing and the City expressly releases the Developer in writing. No Transfer shall be effective until written notice of the Transfer is given to the City. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity of the Transfer, and the Developer waives all rights and claims against the City for any funds paid to a Transferee in reliance on such notice. Notwithstanding the foregoing, the City hereby authorizes the Developer to grant a security interest in the Developer's rights to payment hereunder and to all sums to be paid to the Developer by the City pursuant to this Agreement to any bank or financial institution without City consent (but with written notice to the City) and to the extent permitted by State law; provided that no such security interest shall extend to or affect the Developer's performance obligations or any Authorized Improvements conveyed to the City.

6.04. Captions. The captions used in connection with the paragraphs of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement, or used as interpreting the meanings and provisions hereof.

6.05. Applicable Law. This Agreement shall be construed and interpreted under the laws of the State of Texas and all obligations of the parties created hereunder are performable in Denton County, Texas (collectively, "Applicable Laws").

6.06. Parties at Interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall never be construed to confer any benefit on any third party. This Agreement shall be binding upon each Party, its successors and assigns.

6.07. Term. The term of this Agreement shall begin on the Effective Date and shall continue until the earlier to occur of (i) the latest Maturity Date for all Improvement Areas or (ii) the date on which the Reimbursement Agreement Balance for all Improvement Areas is paid in full. Upon the Maturity Date for an Improvement Area, the amount of the Reimbursement Agreement Balance, if any, for that Improvement Area that has not been paid, plus the accrued and unpaid interest thereon (collectively, the "Unpaid Balance") shall be canceled and for all purposes of this Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL, and such Unpaid Balance shall no longer be deemed to be payable.

6.08. Force Majeure. If the City or the Developer is rendered unable, in whole or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligations of such Party, to the extent affected by such force majeure and to the extent that due diligence is being used to remedy such inability and to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. The term "force majeure", as used herein, shall include, without limitation, acts of God; strikes, lockouts, or other industrial

disturbances; acts of public enemy; order of any kind of the Government of the United States or the State of Texas or any civil or military authority; insurrections; riots; epidemics; landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accidents to machinery; pipelines or canals; partial or total failure of water supply and inability to provide water necessary for operation of the water system; and any other inabilities of the Party, whether similar to those enumerated or otherwise, which are not within the control of the Party, which the Party could not have avoided by the exercise of due diligence and care. It is understood and agreed that the settlement of strikes and lockouts shall be entirely within the discretion of such Party, and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require the settlement of strikes and lockouts by acceding to the demand of the opposing Party or parties when such settlement is unfavorable to it in the judgment of such Party.

6.09. Non-Waiver. The failure by a Party to insist upon the strict performance of any provision of this Agreement by the other Party, or the failure by a Party to exercise its rights upon a default by the other Party, shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Agreement.

6.10. Third Party Beneficiaries. Nothing in this Agreement is intended to or shall be construed to confer upon any person or entity other than the City and the Developer any rights under or by reason of this Agreement. All provisions of this Agreement shall be for the sole and exclusive benefit of the City and the Developer.

6.11. Counterparts. This Agreement may be executed in multiple counterparts, which, when taken together, shall be deemed one original.

6.12. Employment of Undocumented Workers. During the term of this Agreement, the Developer agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a(f), the Developer shall repay the incentives granted herein within 120 days after the date the Developer is notified by the City of such violation, plus interest at the rate of six percent (6%) compounded annually from the date of violation until paid. Pursuant to Section 2264.101(c), Texas Government Code, a business is not liable for a violation of Chapter 2264 by a subsidiary, affiliate, or franchisee of the business, or by a person with whom the business contracts.

6.13. Statutory Verifications. The Developer makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

6.14. Form 1295. Submitted herewith is a completed Form 1295 generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application system not later than the 30th day after the receipt of such form. The Parties understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

6.15. Audit; Records. The City Representative shall have the right, during normal business hours and upon three (3) business days' prior written notice to the Developer, to review and audit all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Authorized Improvements, including all Actual Costs submitted for payment in any Certificate for Payment or Closing Disbursement Request. The Developer shall maintain proper books of record and account for the construction of the Authorized Improvements and all costs related thereto, in accordance with customary real estate accounting principles, for a period of five (5) years after the later of (i) the final completion and acceptance of the applicable Authorized Improvements or (ii) the final payment to the Developer of the Reimbursement Agreement Balance related to such Authorized Improvements.

6.16. Public Information. Notwithstanding any other provision of this Agreement to the contrary, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act, Chapter 552, Texas Government Code, and any opinion of the Texas Attorney General or a court of competent jurisdiction relating thereto. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement, and the Developer agrees that this Agreement may be terminated if the Developer knowingly or intentionally fails to comply with a requirement of that subchapter, if applicable, and fails to cure such violation on or before the tenth business day after the date the City provides notice to the Developer of such noncompliance. Pursuant to Section 552.372, Texas Government Code, the Developer shall preserve all contracting information related to this Agreement as provided by the records retention requirements applicable to the City for the duration of this Agreement; promptly provide to the City any contracting information related to this Agreement that is in the custody or possession of the Developer on request of the City; and, on completion of this Agreement, either provide at no cost to the City all contracting information related to this Agreement that is in the

custody or possession of the Developer or preserve such contracting information as provided by the records retention requirements applicable to the City.

6.17. Indemnification. TO THE EXTENT PERMITTED BY LAW, THE DEVELOPER SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY AND ITS ELECTED AND APPOINTED OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, AND CONSULTANTS (COLLECTIVELY, THE "CITY INDEMNITEES") FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, SUITS, LIENS, LOSSES, DAMAGES, LIABILITIES, COSTS, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND COURT COSTS) ARISING OUT OF OR RELATING TO (I) THE DESIGN, ENGINEERING, CONSTRUCTION, OR INSTALLATION OF THE AUTHORIZED IMPROVEMENTS BY OR AT THE DIRECTION OF THE DEVELOPER, OR THE MAINTENANCE THEREOF PRIOR TO ACCEPTANCE BY THE CITY; (II) ANY CLAIM BY ANY CONTRACTOR, SUBCONTRACTOR, MATERIALMAN, ENGINEER, OR OTHER PERSON EMPLOYED OR CONTRACTED BY OR ON BEHALF OF THE DEVELOPER IN CONNECTION WITH THE AUTHORIZED IMPROVEMENTS; OR (III) THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DEVELOPER OR ITS AGENTS, CONTRACTORS, OR EMPLOYEES; EXCEPT, IN EACH CASE, TO THE EXTENT CAUSED BY THE NEGLIGENCE OR WILLFUL MISCONDUCT OF A CITY INDEMNITEE. THE DEVELOPER SHALL DEFEND ANY SUCH CLAIM WITH COUNSEL REASONABLY ACCEPTABLE TO THE CITY. THIS SECTION SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

6.18. Insurance. From the commencement of construction of any Authorized Improvements until final acceptance thereof by the City, the Developer shall maintain, or cause its contractors to maintain, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate, (ii) business automobile liability insurance with a combined single limit of not less than $[1,000,000], and (iii) workers' compensation insurance as required by Texas law, in each case with insurers authorized to do business in the State of Texas. The City shall be named as an additional insured on the commercial general liability and automobile liability policies, and such policies shall include a waiver of subrogation in favor of the City. The Developer shall deliver certificates of insurance evidencing such coverage to the City upon request.

6.19. Governmental Immunity; Limitation on Damages. Nothing in this Agreement shall be construed as a waiver by the City of its governmental immunity from suit or liability, all of which the City expressly retains, except to the extent, if any, that such immunity is waived by applicable state law, in which event the Developer's recovery shall be limited as provided by such law. In no event shall the City or any of its elected or appointed officials, officers, employees, or representatives be liable to the Developer for any consequential, special, exemplary, or punitive damages arising out of or relating to this Agreement.

6.20. Notice. Any notice referenced in this Agreement must be in writing and shall be deemed given at the addresses shown below: (1) when delivered by a nationally recognized delivery service such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person is the named addressee; or (2) 72 hours after deposit with the United States Postal Service, Certified Mail, Return Receipt Requested.

To the City: Attn: Mayor
City of Sanger
PO Box 1729
Sanger, Texas 76266

With a copy to:	Attn: Todd Brewer Jackson Walker LLP 1401 McKinney Street, Suit 1900 Dallas, Texas 77010
To the Developer:	Attn: Frank Su Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd., Suite 100 Coppell, Texas 75019
With a copy to:	Attn: Sarah Landiak Winstead PC 2728 N. Harwood St., Suite 500 Dallas, Texas 75201

[Signatures to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple counterparts, each of equal dignity, to be effective as of the date first written above.

CITY:

CITY OF SANGER, TEXAS

By: _____
Gary Bilyeu, Mayor

DEVELOPER:

MERITAGE HOMES OF TEXAS, LLC
An Arizona limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A
FORM OF CERTIFICATE FOR PAYMENT

The undersigned is an agent for Meritage Homes of Texas, LLC (the "Developer") and requests payment from the applicable [Improvement Area Account of the Assessment Fund] [PID Project Fund] from the City of Sanger, Texas (the "City") in the amount of $_____ for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Authorized Improvements providing a special benefit to property within Improvement Area #__ of the Elada Public Improvement District. Unless otherwise defined, capitalized terms used herein have the meanings given to them in the Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances between the City and the Developer, effective as of _____, 2026 (the "Reimbursement Agreement"). In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certificate for Payment on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Authorized Improvements has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The amount listed for the Authorized Improvements below is a true and accurate representation of the Actual Costs associated with the creation, acquisition, or construction of said Authorized Improvements, and such costs (i) are in compliance with the Reimbursement Agreement, (ii) are consistent with the Service and Assessment Plan, and (iii) together with all prior payments, do not exceed the reimbursement amount for the applicable Improvement Area shown on Schedule I.

4. The Developer is in compliance with the terms and provisions of the Reimbursement Agreement, the PID Bond Indenture (if applicable), the Service and Assessment Plan, and the Development Agreement.

5. The Developer has timely paid all ad valorem taxes and annual installments of special assessments it owes, or that an entity the Developer controls owes, on property located in the Elada Public Improvement District and has no outstanding delinquencies for such taxes or assessments.

6. The City has levied PID Assessments on the Assessed Property within the Improvement Area benefitted by the Authorized Improvements referenced below, and all conditions set forth in the Reimbursement Agreement and in the PID Bond Indenture (if applicable) for the payment hereby requested have been satisfied.

7. The work with respect to the Authorized Improvements referenced below (or its completed segment) has been completed, and the City has inspected such Authorized Improvements (or its completed segment).

8. The Developer agrees to cooperate with the City in conducting its review of the requested payment and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

9. No more than ninety-five percent (95%) of the budgeted or contracted hard costs for any Authorized Improvement (or segment thereof) may be paid until the work with respect to such Authorized Improvement (or segment) has been completed and the City has accepted such Authorized Improvement (or segment). One hundred percent (100%) of soft costs (e.g., engineering costs, inspection fees, and the like) may be paid prior to City acceptance of such Authorized Improvement (or segment).

Payments requested are as follows: a. $_____ to [Person or Account] for [goods or services]; b. [Etc.]

Attached hereto are invoices, receipts, purchase orders, change orders, and similar instruments that support and validate the above requested payments. Also attached hereto are "bills paid" affidavits and supporting documentation in the standard form for City construction projects.

Pursuant to the Reimbursement Agreement, after receiving this payment request, the City has inspected the Authorized Improvements (or completed segment) and confirmed that said work has been completed in accordance with approved plans and all applicable governmental laws, rules, and regulations.

I hereby declare that the above representations and warranties are true and correct.

MERITAGE HOMES OF TEXAS, LLC,
an Arizona limited liability company
By: _____
Title: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certificate for Payment, acknowledges the Certificate for Payment, acknowledges that the Authorized Improvements (or completed segment) covered by the Certificate for Payment have been inspected by the City, and otherwise finds the Certificate for Payment to be in order. After reviewing the Certificate for Payment, the City approves the Certificate for Payment and shall [direct payment from the applicable Improvement Area Account] [include said payments in the City certificate submitted to the trustee directing payment from the appropriate account of the PID Project Fund] to the Developer or to any person designated by the Developer.

CITY OF SANGER, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

CITY COUNCIL COMMUNICATION

DATE: December 7, 2026

FROM: Christy Middleton, Executive Administrative Assistant to City Manager

AGENDA ITEM: Consideration and possible action on the minutes from the November 9, 2026, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
N/A

RECOMMENDED MOTION OR ACTION:
Approve the November 9, 2026, meeting minutes.

ATTACHMENTS:
Meeting minutes.

CITY COUNCIL

MEETING MINUTES

NOVEMBER 09, 2026, 6:00 PM

CITY COUNCIL WORK SESSION
DEVELOPMENT SERVICE BUILDING - 201 BOLIVAR STREET, SANGER, TEXAS

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Mayor Pro Tem, Place 1 Marissa Newton

STAFF MEMBERS PRESENT:

City Manager John Noblitt, and Executive Administrative Assistant to the City Manager Christy Middleton.

DISCUSSION ITEMS

1. Presentation, overview, and general information on PIDs (Public Improvement Districts). Public Improvement Districts (PIDs), including their purpose, statutory authority, formation process, assessment methodology, administration, eligible public improvements, and potential benefits and considerations for residential and commercial developments within the City.

   City Manager Noblitt gave an overview of the PID guidelines, housing mix, zoning code, and comprehensive plan.

Discussion ensued regarding the PID guidelines, housing mix for density, zoning code, and comprehensive plan. City Manager Noblitt explained that these are the principal documents that the council has adopted and that the city uses as a guideline on how the city negotiates a PID.

Mayor Bilyeu stated the intent of this meeting is for council to decide what they want development to look like. Mayor went over the minimum requirements for consideration of creation line by line.

City Manager Noblitt reviewed the General Section of the PID guidelines. Daniel Andrade with P3 explained the difference between 3:1 and 2:1 restricted bonds.

Mayor Bilyeu covered bond financing for PIDs. Mr. Andrade stated as part of the developer's reimbursement agreement, P3 would review invoices as part of the reimbursement process.

No action will be taken.

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 8:18 p.m.

_____
Gary Bilyeu, Mayor

_____
Christy Middleton, Executive Administrative
Assistant to the City Manager

CITY COUNCIL COMMUNICATION

DATE: December 7, 2026

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the November 16, 2026, meeting.

SUMMARY:
N/A

FISCAL INFORMATION:
N/A

RECOMMENDED MOTION OR ACTION:
Approve the November 16, 2026, meeting minutes.

ATTACHMENTS:
Meeting minutes.

CITY COUNCIL

MEETING MINUTES

NOVEMBER 16, 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

Mayor Bilyeu called the work session to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Lisa Mares, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Library Director Laura Klenke, and Lt. Justin Lewis.

DISCUSSION ITEMS

1. Discussion with representatives from Kimley-Horn regarding a Drainage Utility Fee and NewGen Strategies regarding an updated Stormwater Fee Study, including the study's findings, proposed fee structure, and related considerations.

   Director Bolz introduced the team from Kimley-Horn. Mitchell Jensen provided an overview of water drainage, calculations, and collection systems.

   Discussion ensued regarding drainage on private property, flooding, and city infrastructure.

Chris Ekrut with NewGen provided a presentation and overview on establishing a Drainage Utility Fee.

Discussion ensued regarding the requirements for establishing a fee, exemptions, capping fees, and calculating fees for residential and commercial properties.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No additional discussion.

ADJOURN THE WORK SESSION

There being no further business, Mayor Bilyeu adjourned the work session at 6:52 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the regular meeting to order at 7:01 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Josh Burrus

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Lisa Mares, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Director of Economic Development Shani Bradshaw, Library Director Laura Klenke, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

Councilmember Gann gave the Invocation. The Pledge of Allegiance was led by Councilmember Tisdale.

CITIZENS COMMENTS

Phyllis Rewis, address on file, spoke about her concerns regarding emergency services' access to the east side when trains pass through the city. Would like to see a future station on the city's east side.

REPORTS

2. Annual presentation and overview of the Economic Development Corporation.

   Director Bradshaw provided the annual presentation regarding Economic Development.

CONSENT AGENDA

3. Consideration and possible action on a 4.0% rate increase from Republic Services, Inc., for solid waste and recycling services.

4. Consideration and possible action on adopting a revised library Hotspot Policy.

5. Consideration and possible action on adopting a revised library Study Spaces Policy.

6. Consideration and possible action on the minutes from the November 2, 2026, meeting.

7. Consideration and possible action on Resolution 2026-15, declaring the public necessity to acquire certain real property interests for right of way in fee simple; and authorizing the City Manager to take all steps necessary to acquire the needed property rights in compliance with all applicable laws and resolutions.

8. Consideration and possible action on Resolution 2026-17, to approve financing by the Sanger Cultural Education Facilities Finance Corporation for the Benefit of East Texas Baptist University and related matters.

9. Consideration and possible action to renew the annual Facility Use Agreement between the City of Sanger and The Farmer’s Wife North TX, LLC dba Downtown Sanger Farmer’s Market; and authorize the City Manager to execute said agreement.

   Motion: Newton
   Second: Tisdale
   Ayes: Bulger, Gann, Newton, and Tisdale.
   Nays: None
   Motion passed unanimously.

ACTION ITEMS

10. Discussion with the City's municipal advisor on the issuance of Limited Tax Notes.

    Financial Advisor, Ted Christensen, provided an overview of Limited Tax Notes.

11. Consideration and possible action on Resolution No. 2026-18, expressing intent to reimburse certain expenditures incurred by the City of Sanger.

    Motion to approve.

    Motion: Gann
    Second: Bulger
    Ayes: Bulger, Gann, Newton, and Tisdale.
    Nays: None
    Motion passed unanimously.

12. Consideration and possible action on an agreement with Messer Fort, PLLC, a law firm, for City Attorney and Municipal Legal Services, and authorize the City Manager to execute said agreement.

    Motion to approve.

    Motion: Gann
    Second: Bulger
    Ayes: Bulger, Gann, Newton, and Tisdale.
    Nays: None
    Motion passed unanimously.

FUTURE AGENDA ITEMS

No items provided.

INFORMATIONAL ITEMS

13. Atmos Energy Corporation, Mid-Tex Division, Quality of Service Rules Tariff Revision - October 26, 2026

14. Rider GCR - Rate Filing under Docket No. OS-24-00019196 - October 27, 2026

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 7:40 p.m.

_____
Gary Bilyeu, Mayor

_____
Kelly Edwards, City Secretary

SANGER CITY COUNCIL COMMUNICATION

DATE: December 7, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for the Elada Phase 1A subdivision, being approximately 68.437 acres of land described as Elada Phase 1A within the City of Sanger and generally located approximately 1800 feet west of the intersection of Belz Rd and I-35.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Elada Phase 1A.
- The Temporary Batch Plant would be set up on-site.
- The plant will be in operation for two to three weeks.
- This will reduce the number of concrete trucks on the roadways.
- Staff recommends a 6-month expiration date to allow for construction delays and flexibility.
- Staff mailed 50 notices and, at the time of this report, has not received any responses.
- Planning and Zoning recommended Approval with a 6-month expiration on 11-9-26.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

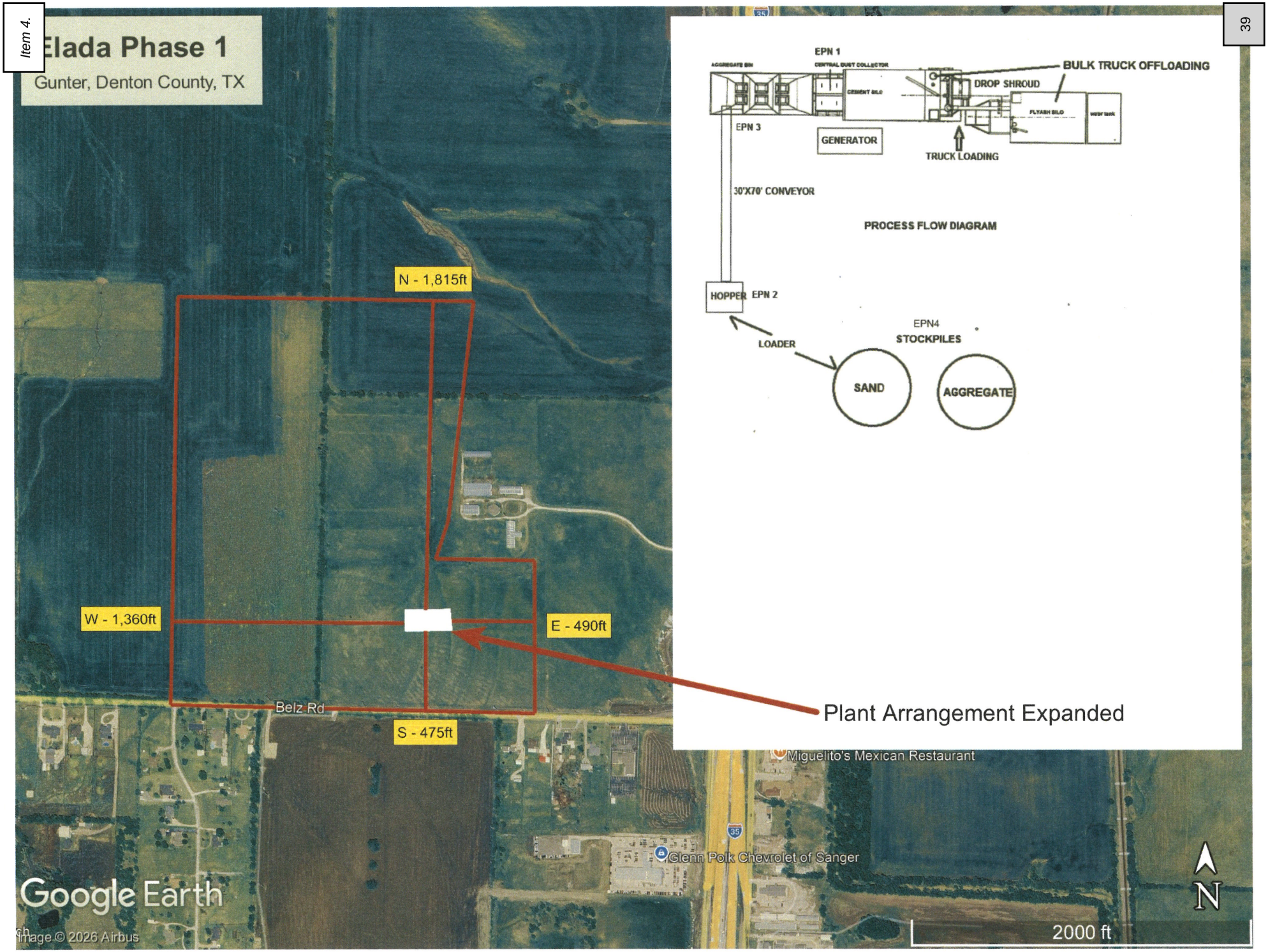
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Elada Phase 1

Gunter, Denton County, TX



Plant Arrangement Expanded

SANGER CITY COUNCIL COMMUNICATION

DATE: December 7, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 12-35-26, a request for a Specific Use Permit (SUP) for a Temporary Concrete Batching Plant use for the Elada Phase 1A subdivision, being approximately 68.437 acres of land described as Elada Phase 1A within the City of Sanger and generally located approximately 1800 feet west of the intersection of Belz Rd and I-35.

SUMMARY:

- The applicant is proposing a Temporary Batch Plant.
- The batch plant will be used to pave the new roads located in Elada Phase 1A.
- The Temporary Batch Plant would be set up on-site.
- The plant will be in operation for two to three weeks.
- This will reduce the number of concrete trucks on the roadways.
- Staff recommends a 6-month expiration date to allow for construction delays and flexibility.
- Staff mailed 50 notices and, at the time of this report, has not received any responses.
- Planning and Zoning recommended Approval with a 6-month expiration on 11-9-26.

FISCAL INFORMATION:

Budgeted: N/A Amount: N/A GL Account: N/A

RECOMMENDED MOTION OR ACTION:

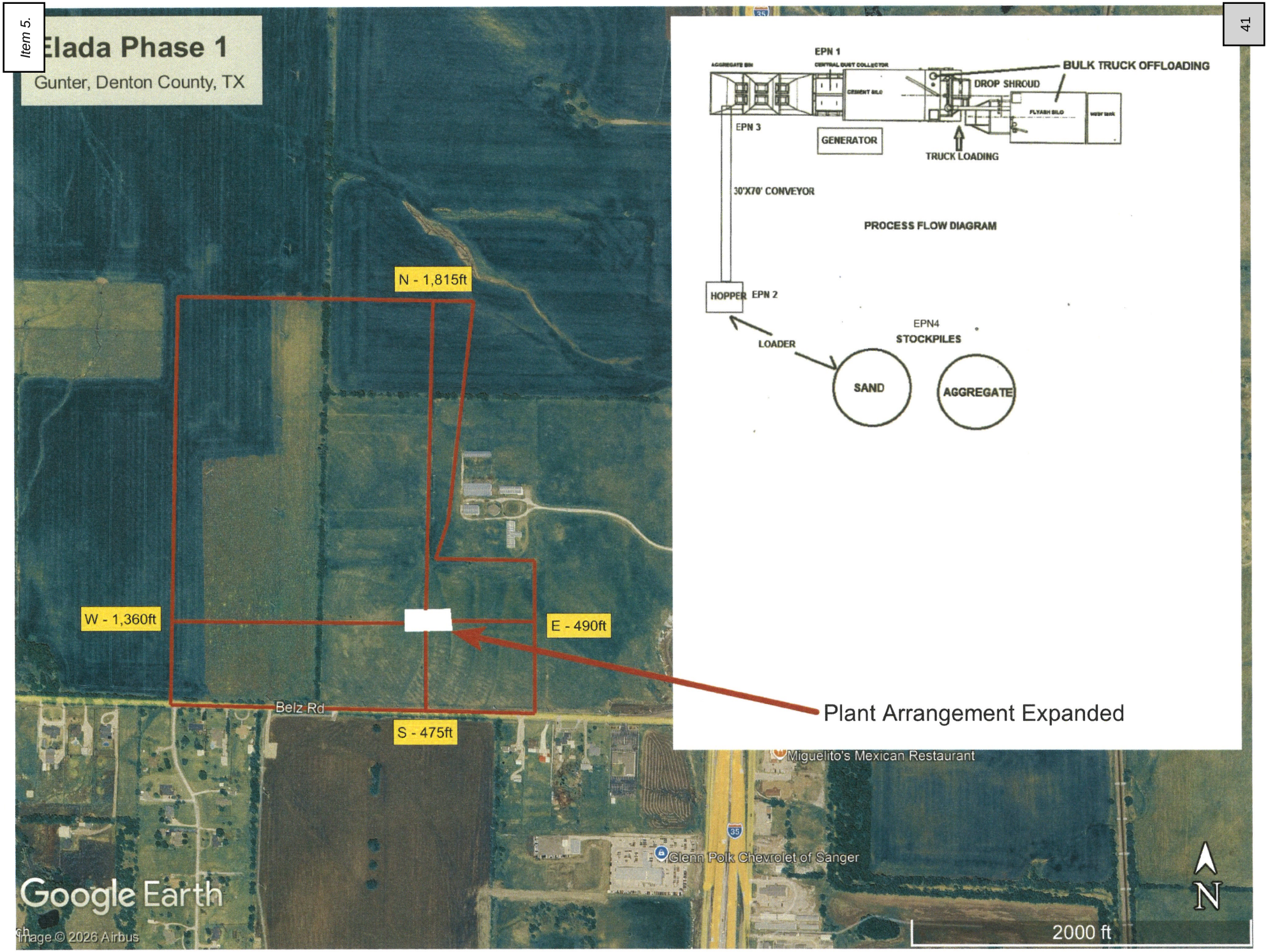
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 12-35-26

Elada Phase 1

Gunter, Denton County, TX



Plant Arrangement Expanded

CITY OF SANGER, TEXAS

ORDINANCE No. 12-35-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW A TEMPORARY CONCRETE BATCH PLAT ON APPROXIMATELY 68.437 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 8 AND KNOWN AS ELADA PHASE 1; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

WHEREAS, 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 November 9, 2026, duly covered and conducted public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property; 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 a Temporary Concrete Batch Plant use is hereby granted for a period of six (6) months starting from the date of approval of the SUP by City Council. This is an approximately 68.437-acre site, described as A1241A Tierwester, TR 8 as shown in **Exhibit A**, located north of Belz Road and approximately 1800 feet west of the intersection of Belz Rd. and I-35.

1. The SUP will expire 6 months after going into effect

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 7th day of December 2026.

APPROVED:

_____

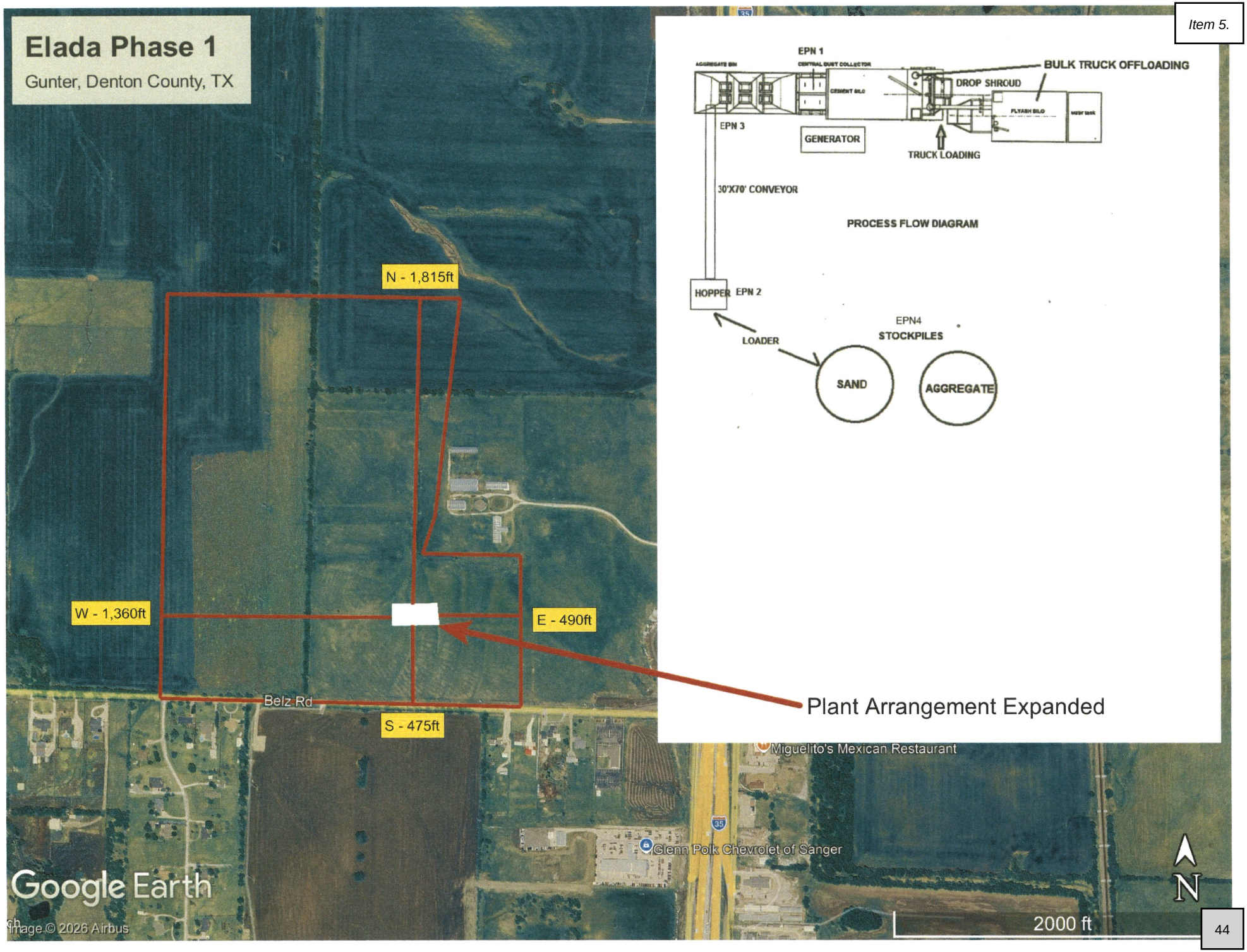
Gary Bilyeu, Mayor

ATTEST:

_____ _____

Kelly Edwards, City Secretary **Lisa Mares, Attorney**

Exhibit A


Elada Phase 1
Gunter, Denton County, TX
N - 1,815ft
W - 1,360ft
E - 490ft
S - 475ft
Belz Rd
Miguelito's Mexican Restaurant
Glenn Polk Chevrolet of Sanger
Google Earth
Image © 2026 Airbus
2000 ft
N
EPN 1
BULK TRUCK OFFLOADING
DROP SHROUD
EPN 3
GENERATOR
TRUCK LOADING
30'X70' CONVEYOR
PROCESS FLOW DIAGRAM
HOPPER
EPN 2
EPN4
STOCKPILES
LOADER
SAND
AGGREGATE
Plant Arrangement Expanded

CITY COUNCIL COMMUNICATION

DATE: December 7, 2026

FROM: John Noblitt, City Manager

AGENDA ITEM: Consideration and possible action on Resolution 2026-19, Adopting Legislative Priorities for the 90th Texas Legislature, supporting coordinated advocacy on matters affecting municipalities and Texas communities.

SUMMARY:

- The City of Sanger seeks to preserve the authority of locally elected city councils to responsibly govern their communities, provide essential services, protect the health, safety, and welfare of its residents, and plan for responsible growth.
- Legislative session
    - November 9, 2026: Bill filing opened.
    - January 12, 2027: First day of the 140-day regular session.
    - March 12, 2027: Deadline to file bills.
    - May 31, 2027: Last day of the regular session.

FISCAL INFORMATION:
N/A

RECOMMENDED MOTION OR ACTION:
Staff recommends approval of the Resolution

ATTACHMENTS:
Resolution 2025-19

RESOLUTION NO. 2026-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ADOPTING LEGISLATIVE PRIORITIES FOR THE 90TH TEXAS LEGISLATURE; SUPPORTING COORDINATED ADVOCACY ON MATTERS AFFECTING MUNICIPALITIES AND TEXAS COMMUNITIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger, Texas (the "City"), is committed to protecting the interests of its residents and preserving the ability of locally elected officials to effectively govern and provide essential municipal services; and

WHEREAS, actions of the Texas Legislature may significantly affect municipal authority, finances, infrastructure, economic development, land use, water resources, and the ability of cities to respond to the needs of their communities; and

WHEREAS, the City of Sanger has a responsibility to it's residents and partners to identify priorities, coordinate on matters of regional importance, and communicate the interests of our community to state officials and other stakeholders; and

WHEREAS, the City has agreed on Legislative Priorities for the 90th Texas Legislature addressing matters of common importance to municipalities and residents throughout City; and

WHEREAS, the City Council has reviewed the Legislative Priorities for the 90th Texas Legislature, attached to this Resolution as Exhibit "A," and finds that supporting these priorities is in the best interest of the City and its residents.

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

SECTION 1: The findings and recitations contained in the preamble of this Resolution are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2: The City Council hereby adopts and endorses the Legislative Priorities for the 90th Texas Legislature, attached hereto as Exhibit "A," as a statement of the City's legislative priorities for the 90th Texas Legislature.

SECTION 3: The Mayor, members of the City Council, and appropriate City officials are authorized to communicate the City's support for the Legislative Priorities and to work with other municipalities, legislators, state agencies, the Texas Municipal League, and other stakeholders in support of legislation and policies consistent with those priorities.

The City Manager may make administrative updates to the Legislative Priorities List to reflect bill filings, committee hearings, amendments, testimony, fiscal notes, legislative actions, implementation guidance, or other relevant developments. Any substantive change to the City's adopted legislative principles shall be presented to the City Council for consideration.

SECTION 4: Nothing in this Resolution shall require the City to support or oppose any particular bill or legislative proposal, nor shall it limit the authority of the City Council to adopt additional or different positions concerning legislation affecting the City.

Any such resident or stakeholder participation shall be advisory and educational in nature. No resident, stakeholder, taskforce member, or working group member shall represent an official City position unless authorized by the City Council or coordinated through the City Manager consistent with this Resolution.

SECTION 6: That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED ON THIS THE 7TH DAY OF DECEMBER, 2026.

APPROVED:

ATTEST:

_____
Gary Bilyeu, Mayor

_____
Kelly Edwards, City Secretary

APPROVED TO FORM:

_____
Lisa Mares, City Attorney

City of Sanger
Legislative Priorities
90th Texas Legislature · 2027

The City of Sanger seeks to preserve the authority of locally elected city councils to responsibly govern their communities, provide essential services, protect the health, safety, and welfare of its residents, and plan for responsible growth. The City of Sanger supports legislation that preserves local authority, strengthens the ability of municipalities to meet the needs of their residents, and advances the shared interests of Texas communities. The City of Sanger opposes legislation that imposes unfunded mandates, reduces municipal revenues, unnecessarily restricts local decision-making, or otherwise diminishes the ability of cities to serve their residents.

The City of Sanger will work in partnership with its administrative staff, other political subdivisions, state officials and agencies, regional partners, private-sector organizations, and other stakeholders that share the its objectives. The City of Sanger will coordinate with organizations such as the Texas Municipal League when their adopted positions align with the priorities of the City and will work collectively to provide Texas municipalities with a strong and effective voice in the legislative process.

Local Control

The City of Sanger supports preserving the authority of locally elected officials to govern their communities and respond to local needs. The City of Sanger believes that municipal decisions should remain with the officials who are closest and most accountable to the residents affected by them. The City of Sanger:

- Supports preserving municipal self-government and local decision-making authority, including the ability of cities to adopt ordinances, provide services, and address local conditions without unnecessary state preemption.
- Opposes unfunded mandates and state-imposed cost shifts that require municipalities to provide additional programs, services, or regulatory functions without adequate authority or resources to meet those requirements.
- Supports the ability of municipalities to advocate for their communities before the Texas Legislature and state agencies, individually or through coalitions, professional associations, consultants, and other representatives.

- Supports preserving municipal authority over public rights-of-way, including reasonable regulation of their use and appropriate compensation for private use of public property.

Waters and Wastewater Infrastructure

The City of Sanger supports increased state investment in water and wastewater infrastructure and improved access to state funding programs for small and rural municipalities. Small communities face many of the same infrastructure requirements as larger cities but often lack the financial resources and administrative capacity necessary to develop projects and successfully compete for existing state assistance. The City of Sanger:

- Supports dedicated funding opportunities for small and rural municipalities, including grants and low-interest financing that recognize their limited tax and rate bases and the substantial cost of critical water and wastewater projects.
- Supports simplified and proportionate application and administrative requirements for small municipalities seeking assistance through the Texas Water Development Board and other state infrastructure programs.
- Supports grant assistance for planning, engineering, and project development so that small municipalities can advance critical infrastructure projects to a stage where they are eligible and competitive for construction financing.
- Supports continued and increased state investment in water and wastewater infrastructure,
  including regional projects that improve reliability and serve multiple communities and supports preserving existing municipal eminent-domain authority necessary for water-supply and other essential public infrastructure projects.

Management of Existing Water Resources

The City of Sanger supports responsible, long-term management of existing water resources to protect current users, promote sustainable growth, and preserve reliable water supplies for future generations. State water policy should be grounded in sound science while recognizing local conditions, existing users, private property rights, and the distinct characteristics of individual water resources. The City of Sanger:

- Supports locally informed, science-based management of groundwater resources, including continued monitoring, data collection, modeling, and long-range planning to better understand and protect available supplies.
- Supports protection of existing water supplies and users from development or significant new demands that could unreasonably impair existing wells, water systems, or other established uses.
- Supports increased investment in surface-water supplies where feasible to reduce reliance on groundwater, including state support for projects that expand access to surface water and improve the long-term sustainability and diversity of local and regional water supplies.
- Supports responsible management of major new water demands associated with growth and development, including early identification of significant water needs, appropriate use of conservation, reuse, surface water, and other alternative supplies, and requiring major water users to bear a fair share of infrastructure costs attributable to their demands.

Responsible Growth and Land Use

The City of Sanger supports preserving the ability of municipalities to plan for and manage growth in a manner that protects existing communities, promotes orderly development, and ensures that new development is supported by adequate infrastructure and public services. State policy should provide municipalities with sufficient flexibility to respond to local growth conditions while respecting private property rights. The City of Sanger:

- Supports preserving municipal planning and land-use authority, including appropriate authority over zoning, platting, building and development standards, lot sizes, and development within municipal extraterritorial jurisdictions, and supports reasonable reforms to statutory development-review timelines to provide municipalities

sufficient time to evaluate complex plats and development applications.

- Supports municipal authority to evaluate and address impacts of major developments and high-intensity land uses, including impacts on water supplies, transportation, public infrastructure, neighboring properties, and other municipal services.
- Supports meaningful municipal participation in the creation and development of special districts, including Municipal Utility Districts located within or affecting a municipality or its extraterritorial jurisdiction, and appropriate requirements to promote transparency, accountability, and coordination with affected local governments.
- Supports municipal authority to protect communities from incompatible land uses, including appropriate local involvement in the siting of landfills and other facilities that may significantly affect surrounding development, infrastructure, public health, or quality of life.

Municipal Finance and Revenue

The City of Sanger supports preserving the ability of municipalities to responsibly fund essential services, infrastructure, and public safety while remaining accountable to local taxpayers. State fiscal policy should promote transparency and taxpayer accountability without unduly restricting the ability of locally elected officials to address the needs and priorities of their communities. The City of Sanger:

- Opposes arbitrary limitations on municipal property-tax revenues that do not adequately account for inflation, population growth, infrastructure needs, public safety costs, and other local conditions affecting the cost of providing municipal services.
- Supports a fair, equitable, and transparent property-tax system, including equal and uniform appraisal practices and careful consideration of the cumulative impact of exemptions and other state actions that shift the tax burden or reduce the local tax base.
- Supports preserving municipal authority to finance long-term capital improvements, including appropriate use of general obligation bonds, certificates of obligation, and other lawful debt-financing mechanisms necessary to construct and maintain public infrastructure.
- Supports preserving locally authorized revenue and development-financing tools, including sales taxes, impact fees, development fees, and other mechanisms that allow municipalities to appropriately allocate the costs of growth and municipal services.

Economic Development and Transportation Infrastructure

The City of Sanger supports policies and investments that strengthen local economies, encourage responsible private investment, and provide the transportation infrastructure necessary to accommodate growth. Municipalities should retain the tools necessary to pursue economic opportunities that reflect the needs and priorities of their individual communities. The City of Sanger:

- Supports preserving and strengthening municipal economic-development authority, including Type A and Type B economic development corporations and other locally approved tools used to attract, retain, and expand businesses and employment opportunities.
- Supports preserving municipal flexibility to offer appropriate economic-development incentives and enter into partnerships that encourage private investment, redevelopment, and expansion of the local tax base.
- Supports increased and equitable state investment in transportation infrastructure, particularly in rapidly growing communities where population and development are placing increasing demands on existing roadways and transportation systems.
- Supports greater local and regional flexibility in transportation planning and funding, including tools that allow communities to address locally identified transportation needs and coordinate improvements across jurisdictional boundaries.

CITY OF SANGER
OCTOBER 2026 REPORT

JERI HARWELL – MUNICIPAL SERVICES MANAGER
DAVID BAKER – GENERAL MANAGER

RESIDENTIAL COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential Trash	291.10	248.03	301.59	342.53	327.92	358.20	315.01	244.82	257.85	339.26			**3,026.31**	**302.63**
Brush/Bulk	91.45	63.20	77.82	68.55	65.72	79.12	76.88	80.77	57.77	59.04			**720.32**	**72.03**
Total	382.55	311.23	379.41	411.08	393.64	437.32	391.89	325.59	315.62	398.30			**3,746.63**	**374.66**
SANGER - RESI RECYCLE COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	52.37	51.75	64.6	53.76	52.36	62.4	57.4	58.62	53.79	66.05			**573.10**	**57.31**
SANGER - TOTAL MATERIAL COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	434.92	362.98	444.01	464.84	446	499.72	449.29	384.21	369.41	464.35			**4,319.73**	**431.97**
SANGER - DIVERSION RATE 2026														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	15.25%	17.26%	17.64%	13.57%	13.77%	14.84%	15.41%	19.32%	17.26%	16.30%			**15.92%**	**16.06%**



INDUSTRIAL AND COMMERCIAL COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	183.6	243.34	263.04	238.72	161.76	231.37	245.08	147.98	246.75	178.14			**2,139.78**	**213.98**
Commercial Trash	248.18	212.02	234.55	234.79	323.87	332.7	228.83	241.7	249.94	254.94			**2,561.52**	**256.15**
Total	431.78	455.36	497.59	473.51	485.63	564.07	473.91	389.68	496.69	433.08			**4,701.30**	**470.13**
SANGER - INDUSTRIAL RECYCLING COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial Recycle	0	0	0	0	0	0	0	0	0	0			**0.00**	**0.00**
SANGER - TOTAL MATERIAL COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	431.78	455.36	497.59	473.51	485.63	564.07	473.91	389.68	496.69	433.08			**4,701.30**	**470.13**
SANGER -INDUSTRIAL DIVERSION RATE 2026														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%			**0.00%**	**0.00%**

THINK CHOOSE SAFETY LIVE ®
It's the Right Thing!

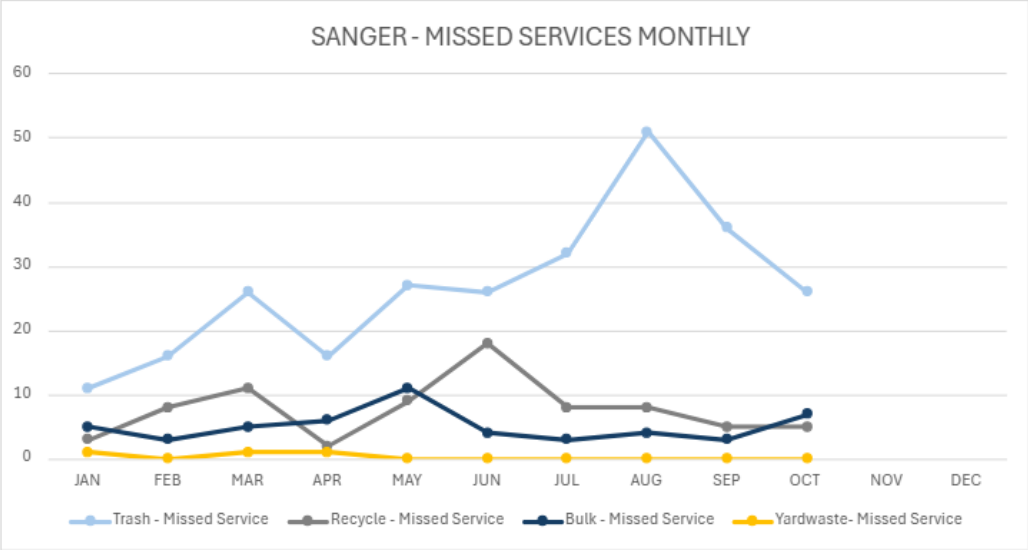
PARTICIPATION SERVICES

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2026													
Participation	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**AVG**
# Households	3,368	3,353	3,366	3,387	3,399	3,423	3,427	3,452	3,474	3,486			**3,414**
Serviceable Households	16,840	16,765	16,830	16,935	16,995	17,115	17,135	17,260	17,370	17,430			**3,414**
SSR Participation	31.10%	30.87%	38.38%	31.74%	30.81%	36.46%	33.50%	33.96%	30.97%	37.89%			**33.57%**
SSR Set Outs	5,237	5,175	6,460	5,376	5,236	6,240	5,740	5,862	5,379	6,605			**5,731**
SANGER - OTHER INFORMATION 2026													
CONTAINERS	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Container Deliveries	8	23	31	44	25	54	46	42	33	36			**342**
Repair	0	0	0	0	0	0	0	0	0	0			**0**
Remove Container	2	11	8	1	5	7	8	3	11	2			**58**
Exchange Container	0	0	1	0	2	4	5	6	3	4			**25**
SERVICES	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Code Red	0	0	0	0	0	0	0	0	0	0			**0**
Routes Incomplete	0	0	0	0	0	0	0	0	0	0			**0**
Special Bulk Pickup	0	0	0	0	0	0	0	0	0	0			**0**
Illegal Dumps	0	0	0	0	0	0	0	0	0	0			**0**
TOTAL	0	0	0	0	0	0	0	0	0	0			**0**



RELIABLE SERVICES

SANGER - MISSED SERVICES 2026														
Service Activity	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**	**AVG**
Trash - Missed Service	11	16	26	16	27	26	32	51	36	26			**267**	**26.70**
Recycle - Missed Service	3	8	11	2	9	18	8	8	5	5			**77**	**7.70**
Bulk - Missed Service	5	3	5	6	11	4	3	4	3	7			**51**	**5.10**
Yardwaste- Missed Service	1	0	1	1	0	0	0	0	0	0			**3**	**0.30**
Service Activity Total	20	27	43	25	47	48	43	63	44	38			**398**	**39.80**



It is the policy of Republic Services that if a customer perceives that we missed a collection component, we return for collection and do not question the missed service.

SAFETY - OUR # 1 GOAL

SANGER - SAFETY RECORD 2026													
Service Activity	**JAN**	**FEB**	**MAR**	**APR**	**MAY**	**JUN**	**JUL**	**AUG**	**SEP**	**OCT**	**NOV**	**DEC**	**TOTAL**
Property Damage	0	0	0	0	0	1	0	1	0	0			**2**
Motor Vehicle Accidents	0	0	0	0	0	0	0	0	0	0			**0**
Moving Violations	0	0	0	0	0	0	0	0	0	0			**0**
Personal Injury Claims	0	0	0	0	0	0	0	0	0	0			**0**
TOTAL	**0**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**	**0**			**2**

Nothing is more important than safety, and no job is so urgent that we cannot take the time to do it safely. The very nature of what we do requires us to be uncompromising on safety, beginning with our employees and extending to our customers and into the communities we serve. Simply, a sustainable planet is only possible if everyone works and lives together… safely.

MATERIALS DIVERTED

SANGER - RESOURCES DIVERTED FROM LANDFILL 2026 (TONS)														
MATERIAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
OCC	30	30	37	31	30	36	33	34	31	38			**332**	**33**
MIXED PAPER	13	12	16	13	13	15	14	14	13	16			**138**	**14**
PLASTIC	5	5	6	5	5	6	6	6	5	7			**57**	**6**
METAL	3	3	3	3	3	3	3	3	3	4			**30**	**3**
OTHER	1	1	1	1	1	1	1	1	1	1			**13**	**1**
TOTAL	52	51	64	53	52	62	57	58	54	66			**570**	**57**



CITY OF SANGER, TEXAS

MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDING OCTOBER 31, 2026

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction 3

Financial Report
- General Fund 4
- Enterprise Fund 6
- Internal Service Fund 8
- Debt Service Fund 10
- Capital Projects Fund 12
- Enterprise Capital Projects Fund 14
- 4A Fund 16
- 4B Fund 18

Cash and Investment Report
- Total Cash and Investments 20
- General Fund 22
- Enterprise Fund 23
- Debt Service and Capital Projects Funds 24
- 4A and 4B Funds 25
- Certification 26

INTRODUCTION

COMMENTS

This is the financial report for the period ending October 31, 2026. Revenues and expenditures reflect activity from October 1, 2026, through October 31, 2026 (8% of the fiscal year).

GENERAL FUND

- The General Fund has collected 6% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 10% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 19% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 12% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

- The Internal Service Fund has collected 14% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 15% of the annual budget.
- All expenditure categories are within projections.

This unaudited report is designed for internal use and does not include all the funds and accounts in the City of Sanger's operations. For a complete report, refer to the City of Sanger Annual Financial Report, available at https://www.sangertexas.org/177/Financial-Transparency

GENERAL FUND

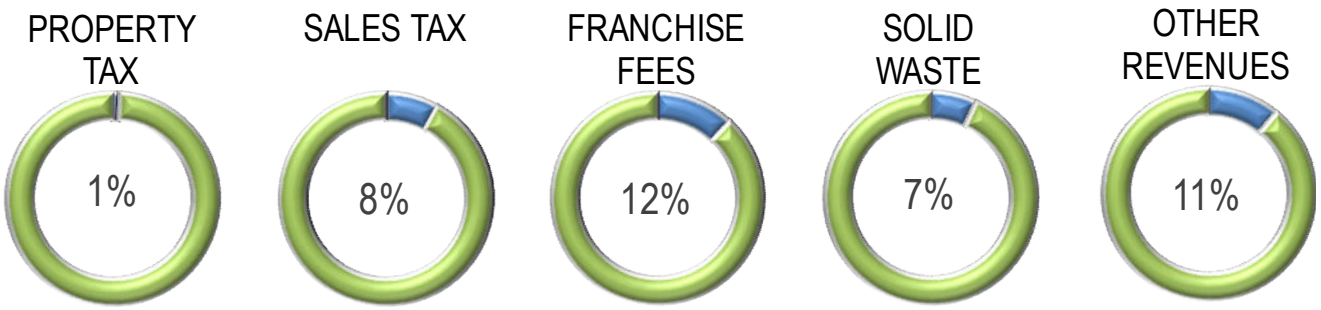
CITY OF SANGER, TEXAS
General Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

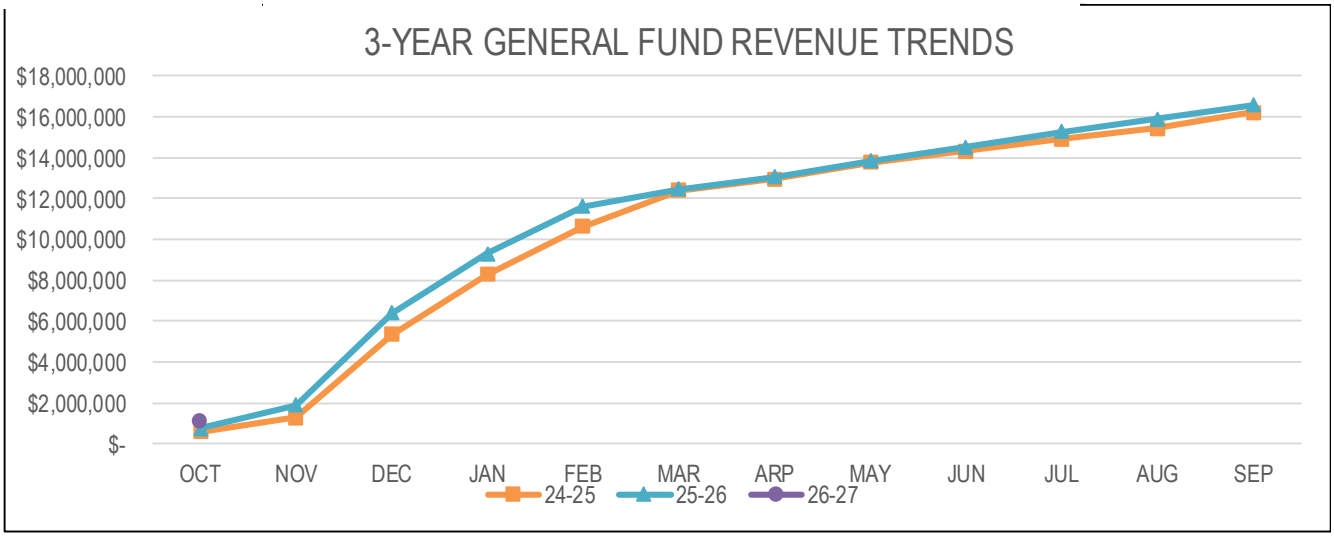
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Property Taxes	$ 8,643,220	$ 66,717	1%	$ 8,576,503
Sales & Beverage Taxes	2,203,500	167,858	8%	2,035,642
Franchise Fees	1,316,931	153,791	12%	1,163,140
Solid Waste	1,727,500	126,232	7%	1,601,268
Licenses & Permits	1,110,000	48,122	4%	1,061,878
Fines & Forfeitures	145,122	13,019	9%	132,103
Department Revenues	1,207,188	479,340	40%	727,848
Interest	360,000	27,630	8%	332,370
Miscellaneous	282,310	18,577	7%	263,733
Transfers	2,321,869	10,833	0%	2,311,036
Total Revenues	**$ 19,317,640**	**$ 1,112,119**	**6%**	**$ 18,205,521**
Expenditures				
Police	$ 4,674,346	$ 781,598	17%	$ 3,892,748
Fire	6,170,914	359,023	6%	5,811,891
Municipal Court	294,328	20,370	7%	273,958
Development Services	1,334,300	110,229	8%	1,224,071
Streets	1,230,826	63,586	5%	1,167,240
Parks & Recreation	1,236,160	240,712	19%	995,448
Library	776,161	53,825	7%	722,336
Solid Waste	1,560,000	103,686	7%	1,456,314
Transfers	2,040,605	281,707	14%	1,758,898
Total Expenditures	**$ 19,317,640**	**$ 2,014,736**	**10%**	**$ 17,302,904**
Revenues Over(Under) Expenditures	**$ -**	**$ (902,617)**		**$ 902,617**

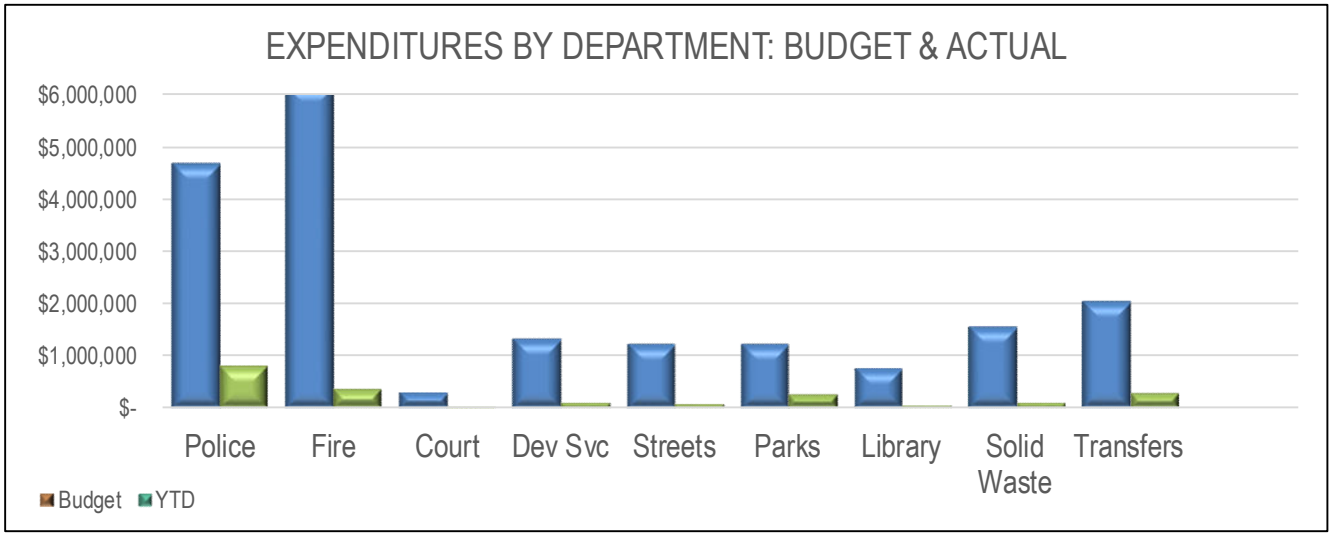
GENERAL FUND

YTD REVENUES	6% OF ANNUAL BUDGET
$1,112,119	

YTD EXPENDITURES	10% OF ANNUAL BUDGET
$2,014,736	







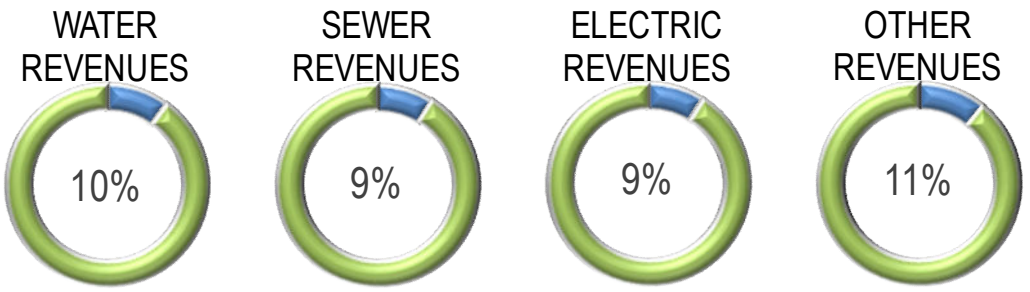
ENTERPRISE FUND

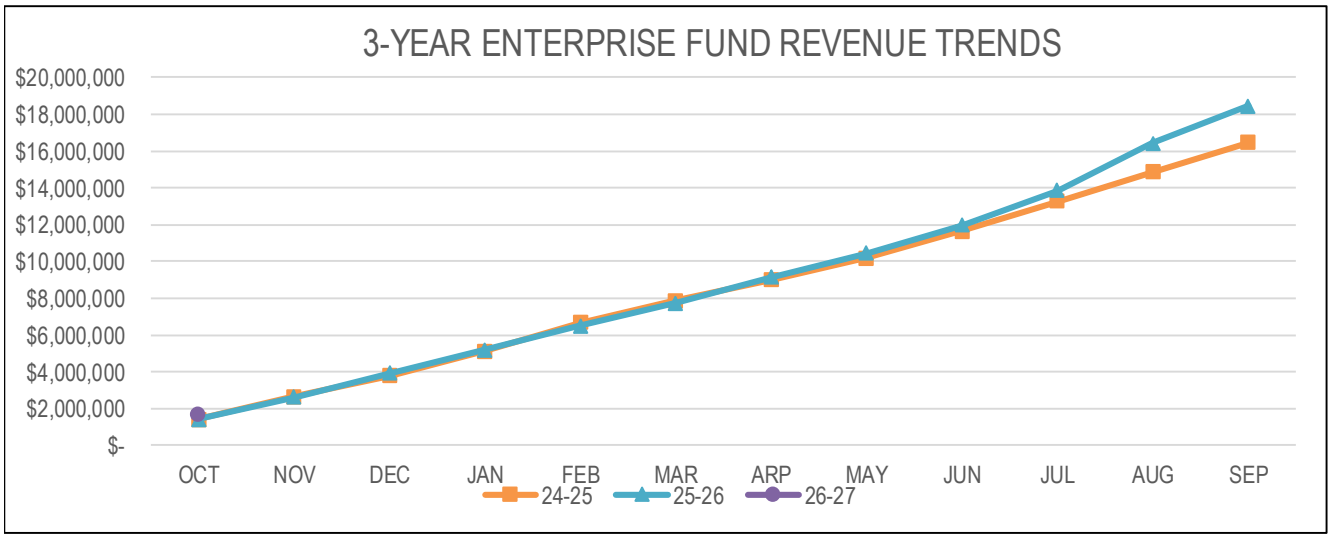
CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

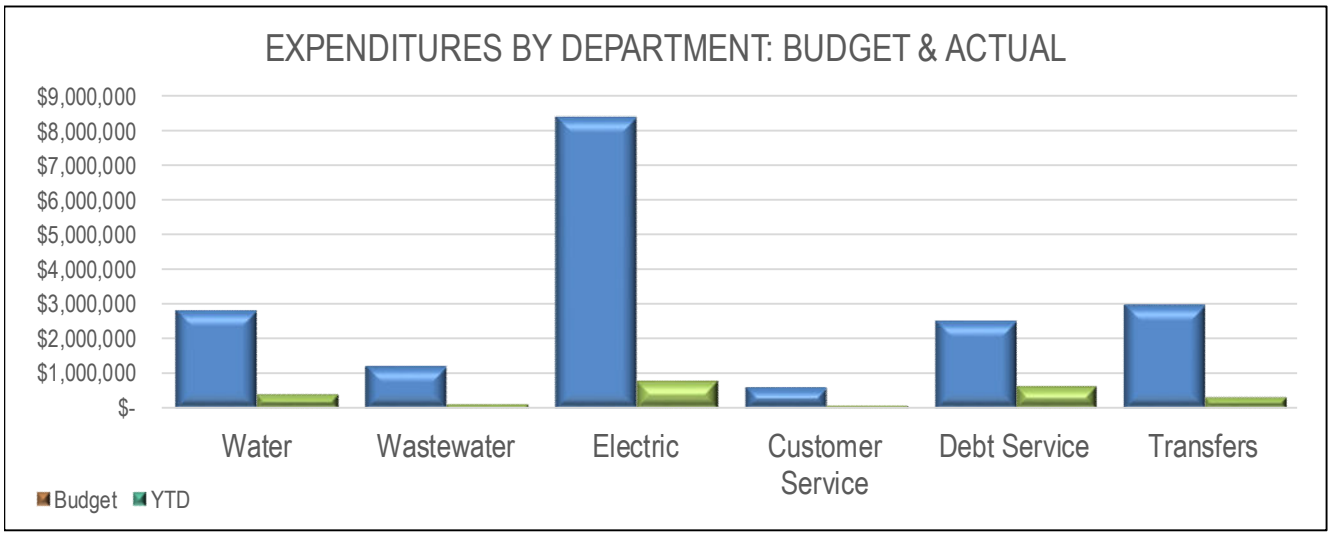
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water	$ 3,946,573	$ 383,236	10%	$ 3,563,337
Wastewater	4,070,751	352,525	9%	3,718,226
Electric	9,945,788	876,979	9%	9,068,809
Penalties & Fees	240,000	28,113	12%	211,887
Interest	125,000	15,008	12%	109,992
Miscellaneous	252,000	23,779	9%	228,221
Total Revenues	**$ 18,580,112**	**1,679,640**	**9%**	**$ 16,900,472**
Expenditures				
Water	$ 2,839,626	360,469	13%	2,479,157
Wastewater	1,225,438	85,770	7%	1,139,668
Electric	8,429,336	770,247	9%	7,659,089
Customer Service	586,070	52,456	9%	533,614
Debt Service	2,515,707	583,867	23%	1,931,840
Transfers	2,983,935	292,540	10%	2,691,395
Total Expenditures	**18,580,112**	**2,145,349**	**12%**	**16,434,763**
Revenues Over(Under) Expenditures	**$ -**	**$ (465,709)**		**$ 465,709**

ENTERPRISE FUND

YTD REVENUES	9% OF ANNUAL BUDGET	YTD EXPENDITURES	12% OF ANNUAL BUDGET
$1,679,640		$2,145,349	







INTERNAL SERVICE FUND

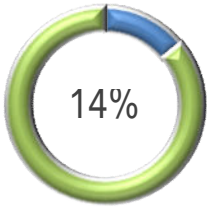
CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	$ 2,040,605	$ 281,707	14%	$ 1,758,898
Transfer from General Fund	2,040,605	281,706	14%	$ 1,758,899
Total Revenues	**4,081,210**	**563,413**	**14%**	**3,517,797**
Operating Expenditures				
City Council	$ 93,725	7,199	8%	$ 86,526
Administration	729,345	93,084	13%	636,261
City Secretary	223,550	33,854	15%	189,696
Public Works	540,975	45,678	8%	495,297
Finance	661,695	59,491	9%	602,204
Human Resources	508,200	29,918	6%	478,282
Marketing	291,900	40,690	14%	251,210
Facilities	317,820	23,967	8%	293,853
Non-Departmental	714,000	260,886	37%	453,114
Total Expenditures	**4,081,210**	**594,767**	**15%**	**3,486,443**
Revenues Over(Under) Expenditures	**$ -**	**$ (31,354)**		**$ 31,354**

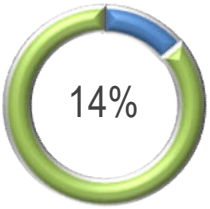
INTERNAL SERVICE FUND

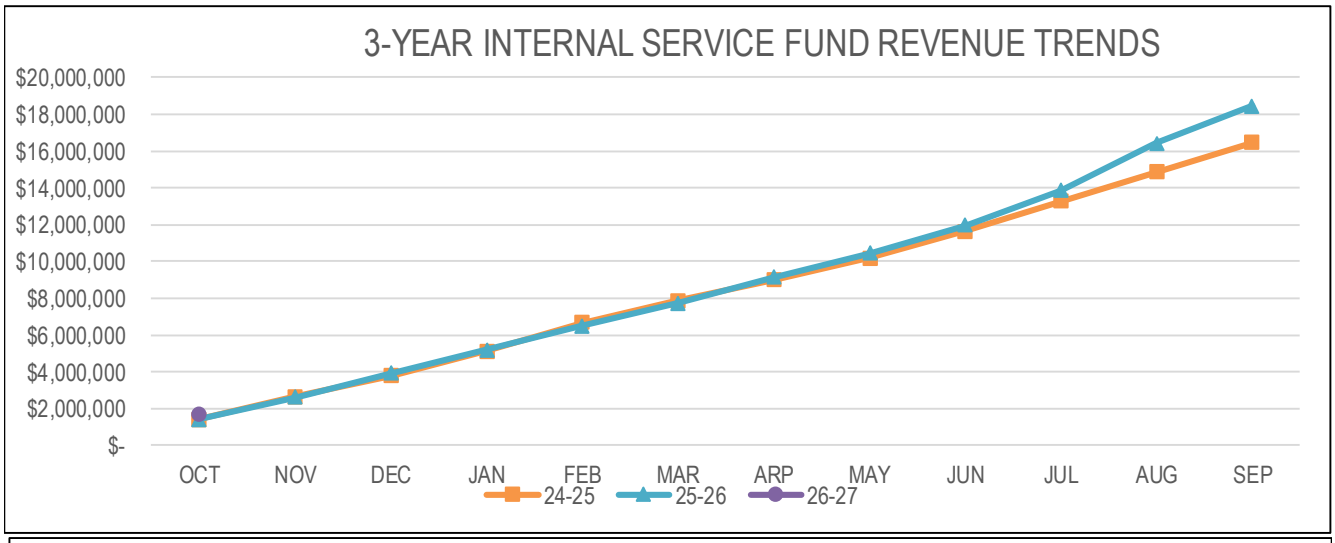
YTD REVENUES		YTD EXPENDITURES	
$563,413	14% OF ANNUAL BUDGET	$594,767	15% OF ANNUAL BUDGET

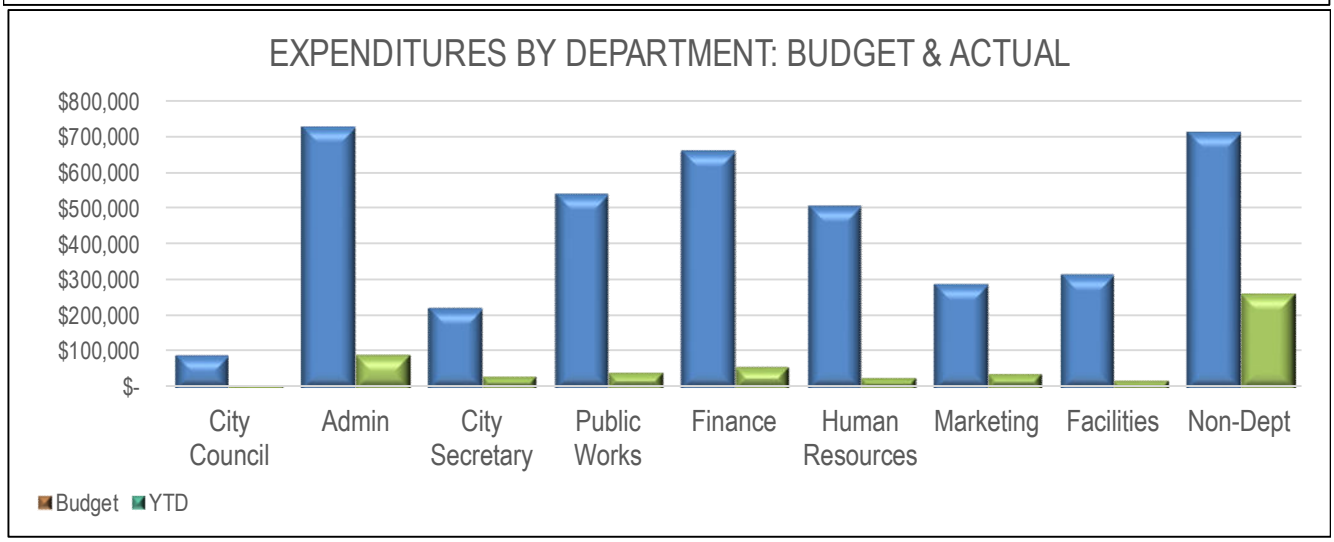
GEN FUND TRANSFER



ENT FUND TRANSFER







DEBT SERVICE FUND

CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

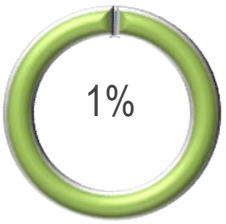
	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	$ 1,590,184	12,415	1%	$ 1,577,769
Interest	11,000	459	4%	10,541
Total Revenues	**$ 1,601,184**	**12,874**	**1%**	**$ 1,588,310**
Op Debt Service	1,602,120	-	0%	1,602,120
Total Expenditures	**1,602,120**	**-**	**0%**	**1,602,120**
Revenues Over(Under) Expenditures	**$ (936)**	**$ 12,874**		**$ (13,810)**

DEBT SERVICE FUND

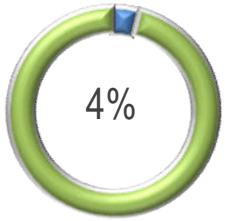
YTD REVENUES	1%
$12,874	OF ANNUAL BUDGET

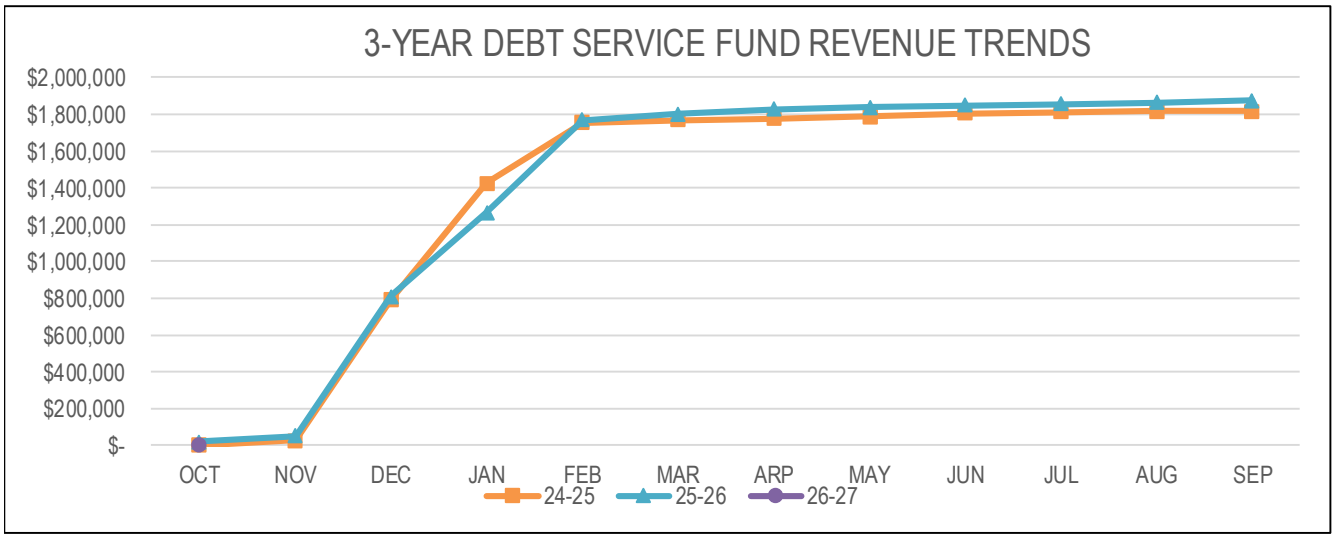
YTD EXPENDITURES	0%
$0	OF ANNUAL BUDGET

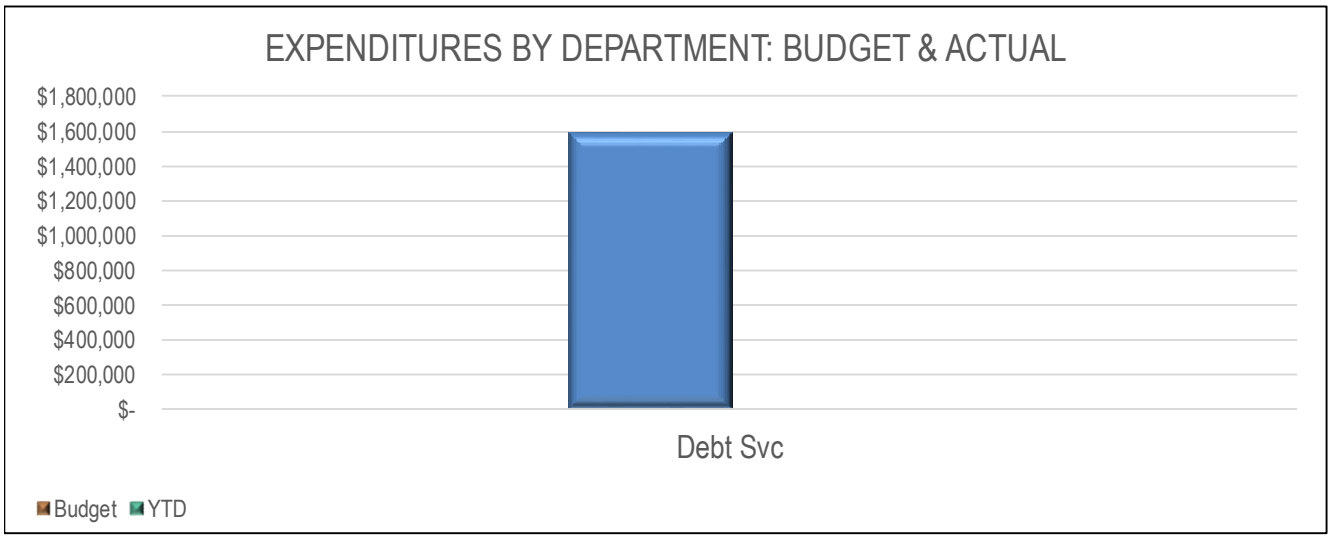
PROPERTY TAX



INTEREST







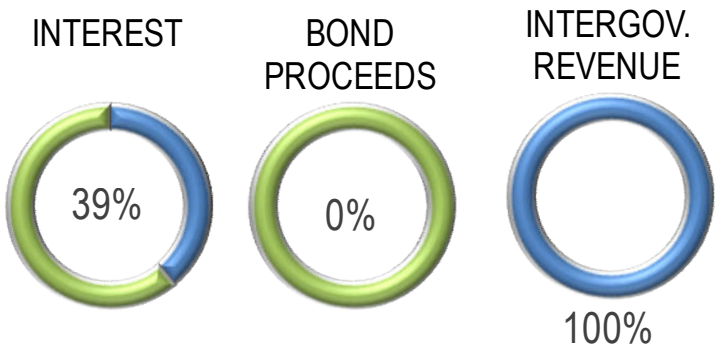
CAPITAL PROJECTS FUND

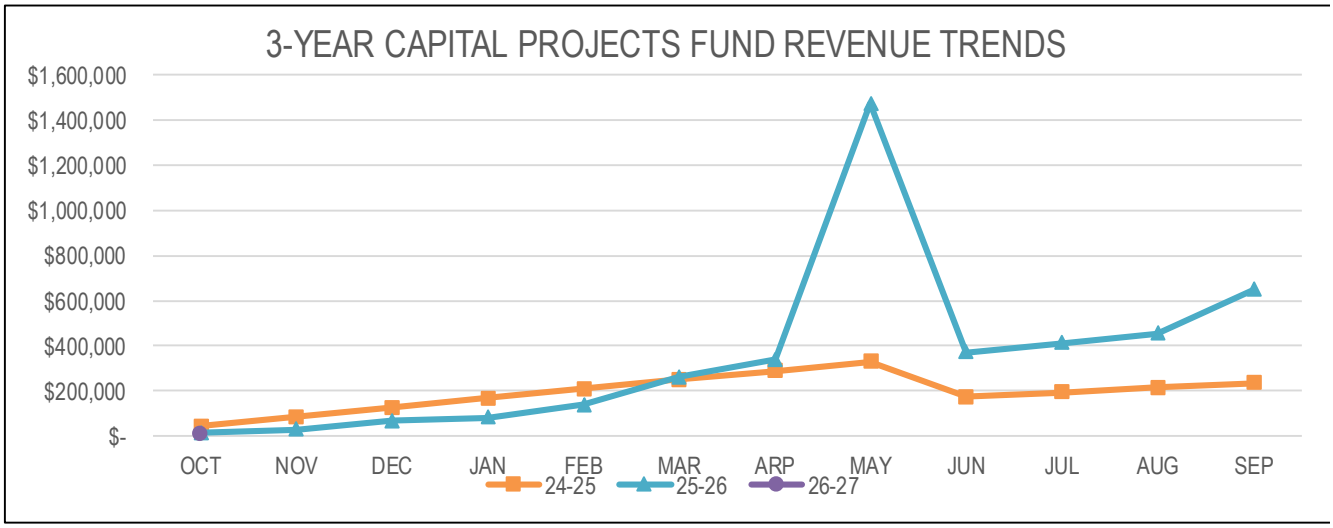
CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

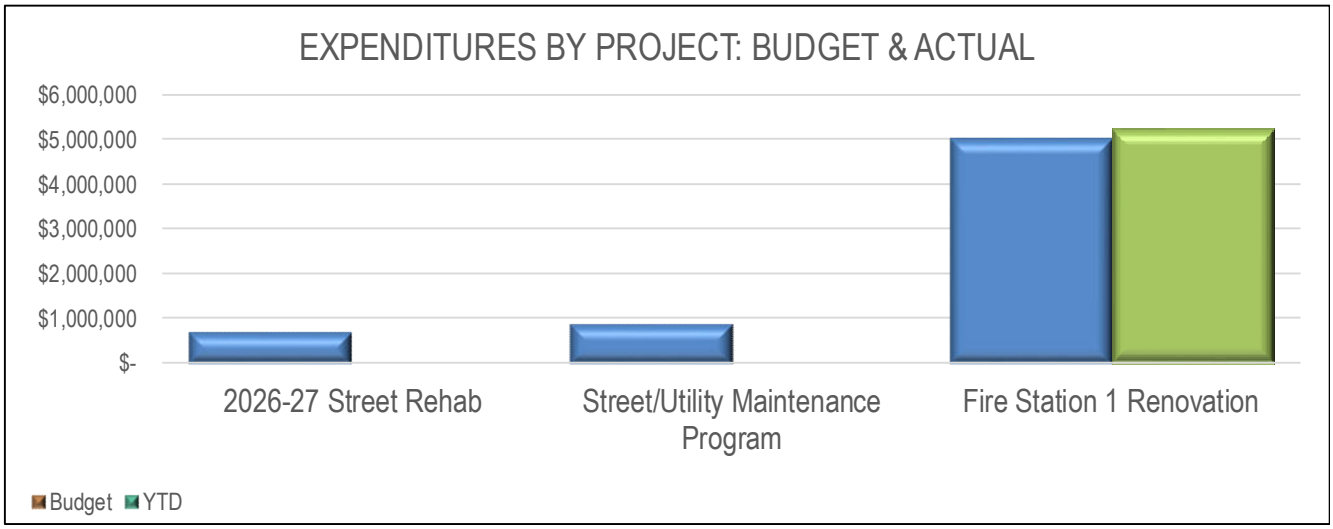
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Interest	$ 15,000	$ 5,888	39%	9,112
Intergovernmental Revenue	-	1,470	0%	(1,470)
Bond Proceeds	7,500,000	-	0%	7,500,000
Total Revenues	**7,515,000**	**7,358**	**0%**	**7,507,642**
Operating Expenditures				
2026-27 Street Rehab	716,754	-	0%	716,754
Street/Utility Maintenance Program	878,232	-	0%	878,232
Total Streets Projects	*1,594,986*	-	*0%*	*1,594,986*
Fire Station 1 Renovation	5,000,000	5,200,000	104%	(200,000)
Total Nondepartmental Projects	*5,000,000*	*5,200,000*	*104%*	*(200,000)*
Total Expenditures	**6,594,986**	**5,200,000**	**79%**	**1,394,986**
Revenues Over(Under) Expenditures	**$ 920,014**	**$ (5,192,642)**		**$ 6,112,656**

CAPITAL PROJECTS FUND

YTD REVENUES	0% OF ANNUAL BUDGET	YTD EXPENDITURES	79% OF ANNUAL BUDGET
$7,358		$5,200,000	







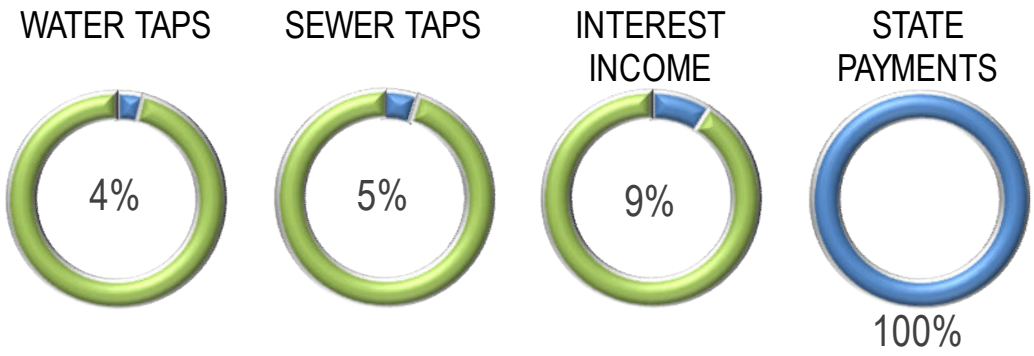
ENTERPRISE CAPITAL PROJECTS FUND

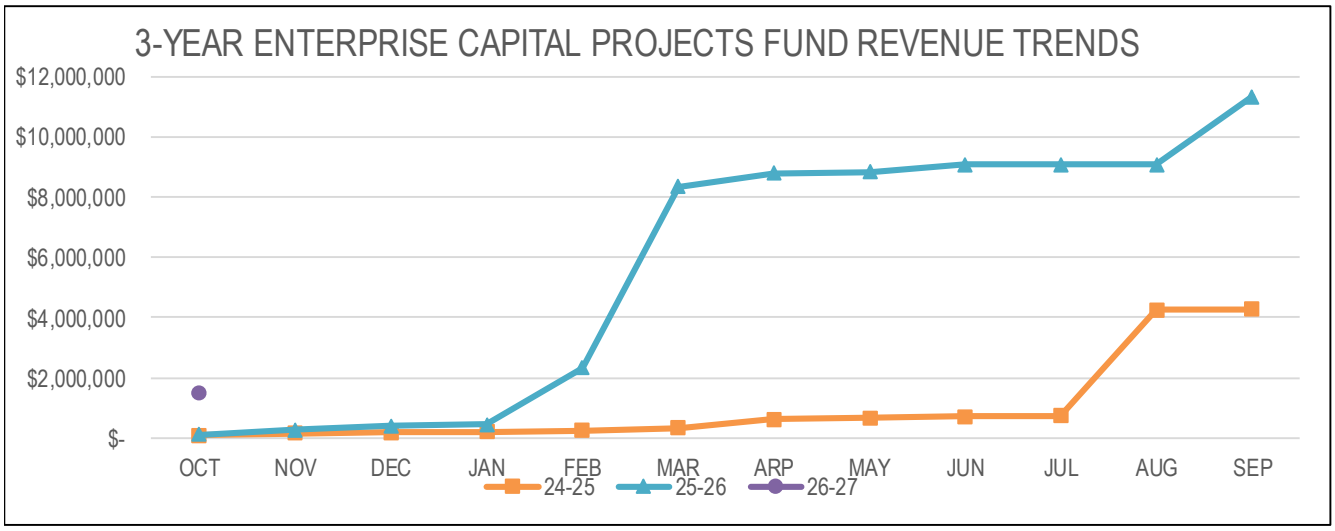
CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

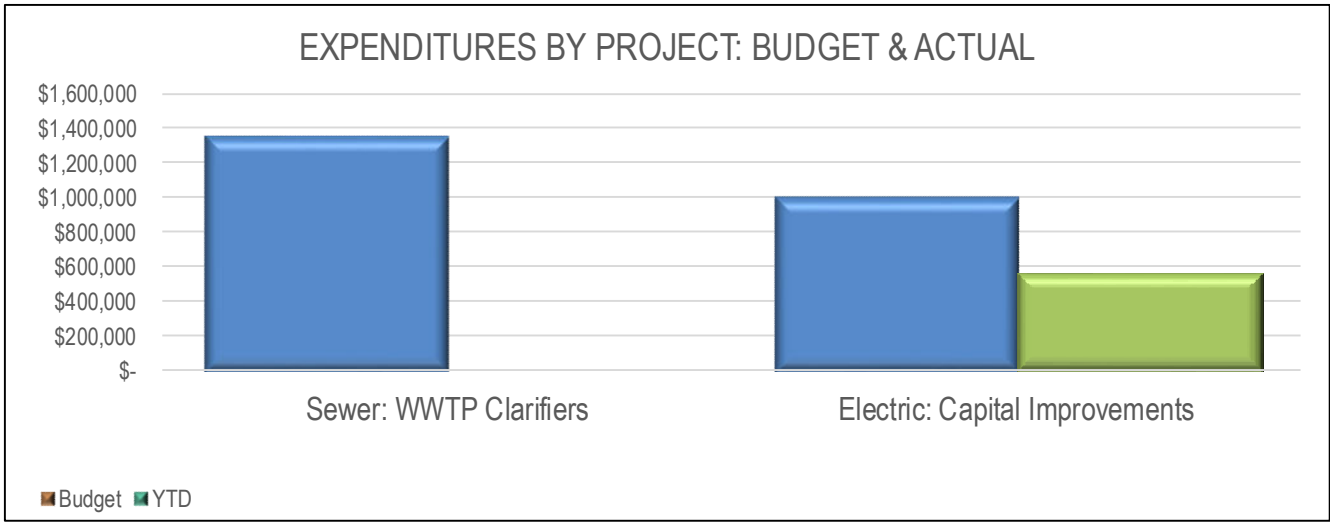
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water Taps	$ 425,000	$ 18,000	4%	$ 407,000
Sewer Taps	475,000	24,000	5%	451,000
Interest	150,000	14,130	9%	135,870
State Reimbursements	-	1,439,202	0%	(1,439,202)
Transfers	813,330	-	0%	813,330
Total Revenues	**$ 1,863,330**	**1,495,332**	**80%**	**$ 367,998**
Operating Expenditures				
Sewer: WWTP Clarifiers	1,350,000	-	0%	1,350,000
Total Sewer Projects	*1,350,000*	-	*0%*	*1,350,000*
Electric: Capital Improvements	1,000,000	575,000	58%	425,000
Total Electric Projects	*1,000,000*	*575,000*	*58%*	*425,000*
Total Expenditures	**2,350,000**	**575,000**	**24%**	**1,775,000**
Revenues Over(Under) Expenditures	**$ (486,670)**	**$ 920,332**		**$ (1,407,002)**

ENTERPRISE CAPITAL PROJECTS FUND

YTD REVENUES	80% OF ANNUAL BUDGET	YTD EXPENDITURES	24% OF ANNUAL BUDGET
$1,495,332		$575,000	







4A FUND

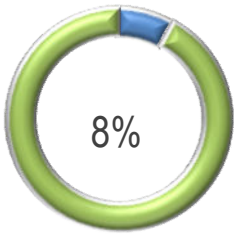
CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	$ 1,087,500	$ 82,794	8%	$ 1,004,706
Interest	118,750	$ 12,682	11%	106,068
Total Revenues	**$ 1,206,250**	**95,476**	**8%**	**$ 1,110,774**
Operating Expenditures				
Economic Development	$ 616,700	$ 16,370	3%	$ 600,330
Total Expenditures	**616,700**	**16,370**	**3%**	**600,330**
Revenues Over(Under) Expenditures	**$ 589,550**	**$ 79,106**		**$ 510,444**

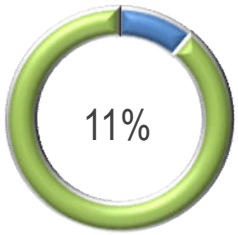
4A FUND

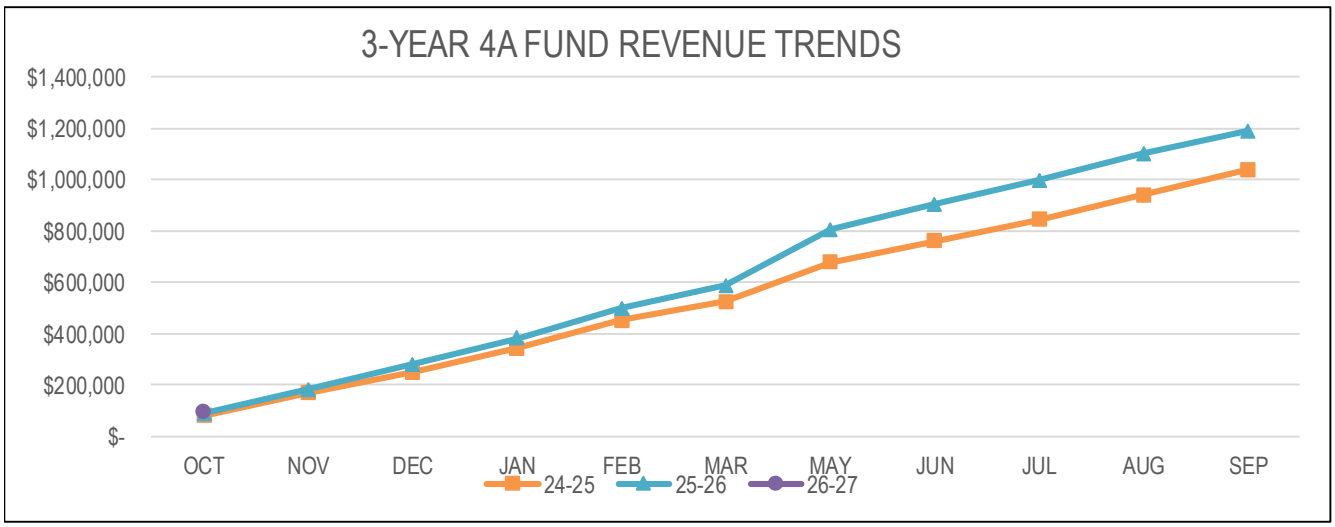
YTD REVENUES	8% OF ANNUAL BUDGET	YTD EXPENDITURES	3% OF ANNUAL BUDGET
$95,476		$16,370	

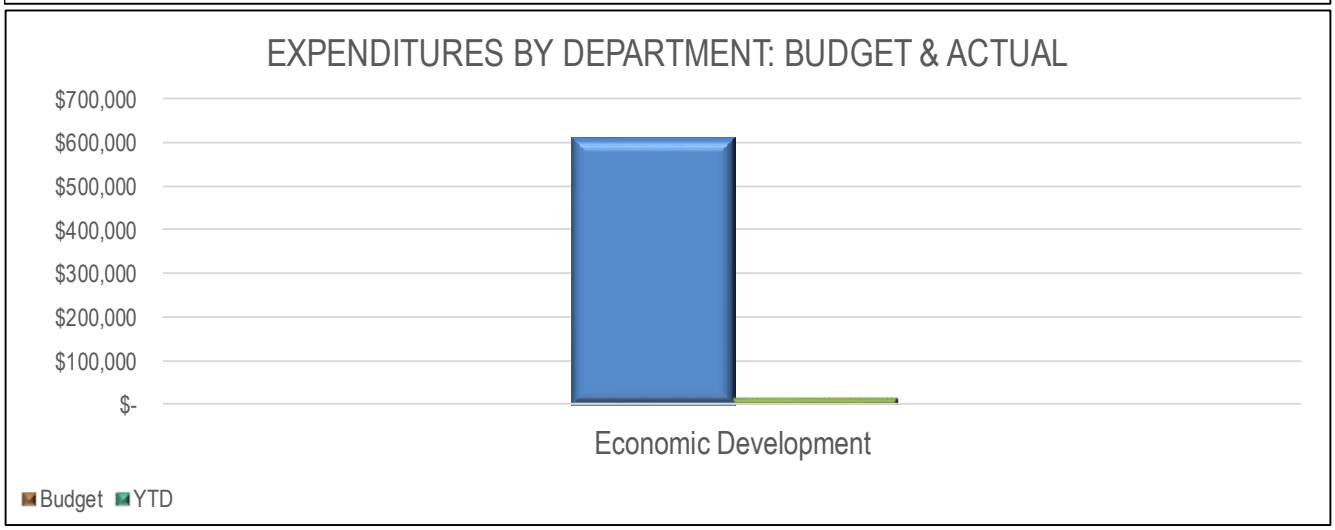
SALES TAX



INTEREST INCOME







4B FUND

CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
October 31, 2026

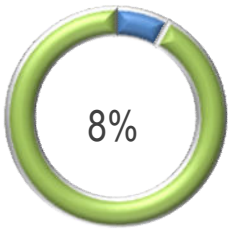
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	$ 1,087,500	$ 82,794	8%	$ 1,004,706
Interest	55,000	$ 3,394	6%	51,606
Total Revenues	**$ 1,142,500**	**86,188**	**8%**	**$ 1,056,312**
Operating Expenditures				
Economic Development	$ 355,450	$ 16,370	5%	$ 339,080
Total Expenditures	**355,450**	**16,370**	**5%**	**339,080**
Revenues Over(Under) Expenditures	**$ 787,050**	**$ 69,818**		**$ 717,232**

4B FUND

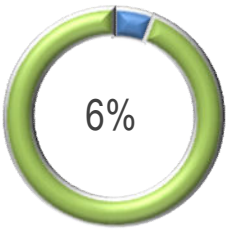
YTD REVENUES	8% OF ANNUAL BUDGET
$86,188	

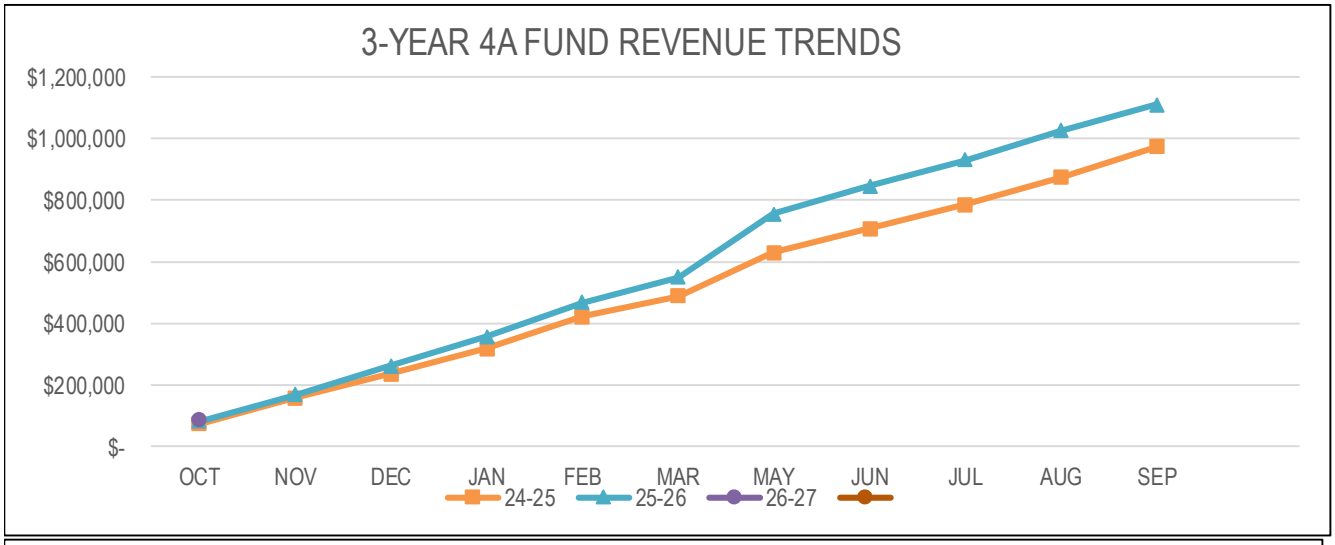
YTD EXPENDITURES	5% OF ANNUAL BUDGET
$16,370	

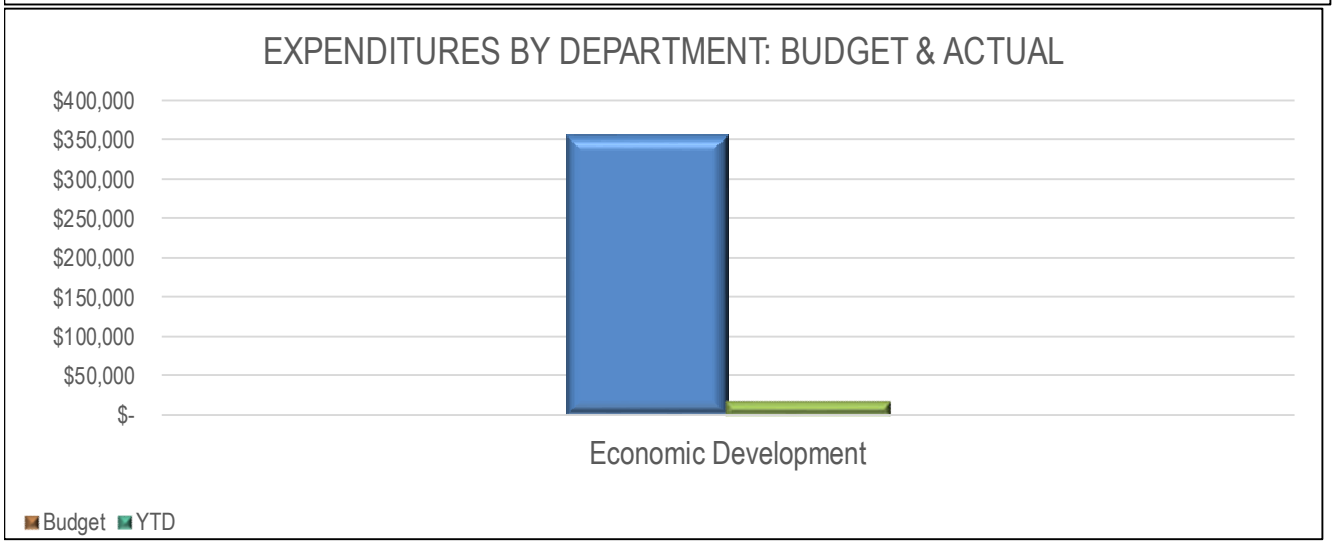
SALES TAX



INTEREST INCOME





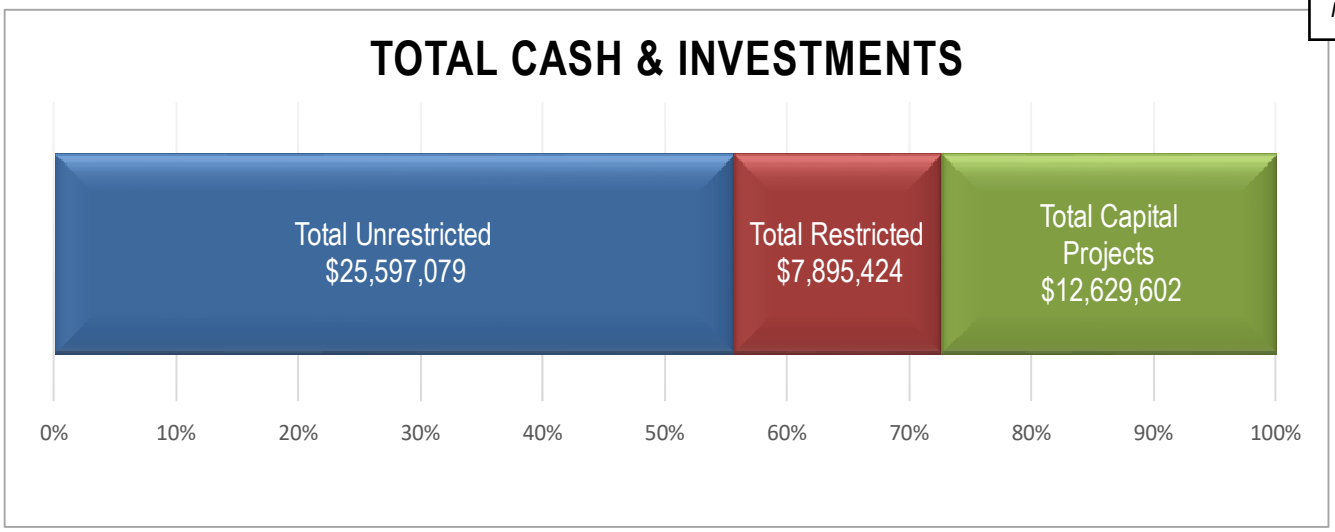


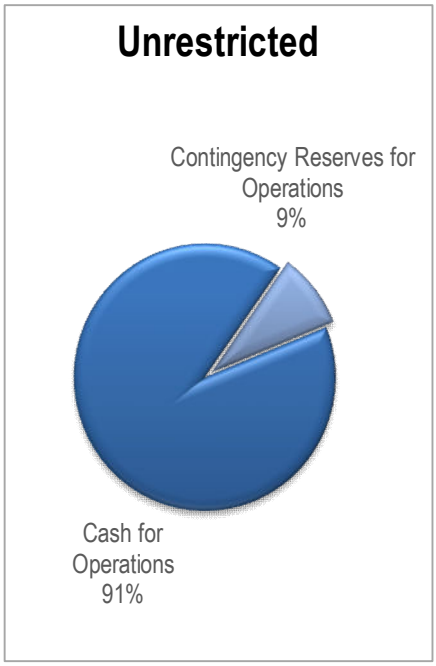
CASH AND INVESTMENTS REPORT

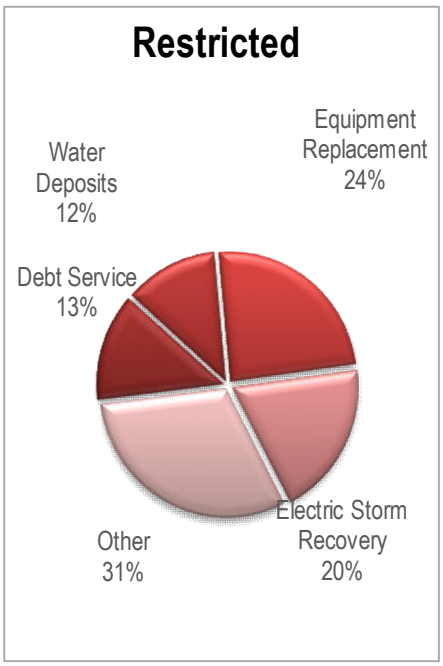
CITY OF SANGER, TEXAS
TOTAL CASH AND INVESTMENTS
October 31, 2026

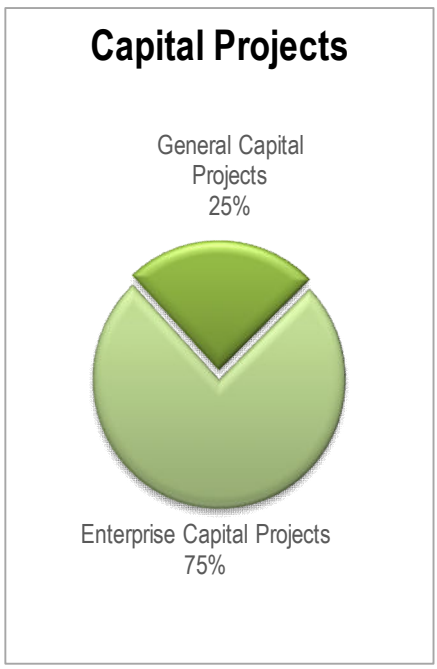
Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	$ 15,392,827	$ 7,881,613	$ -	$ -	$ 23,274,440
Contingency Reserves for Operations	1,165,430	1,157,209	-	-	2,322,639
TOTAL UNRESTRICTED	**$ 16,558,257**	**$ 9,038,822**	**$ -**	**$ -**	**$ 25,597,079**
RESTRICTED					
Debt Service	$ -	$ 360,561	$ 317,446	$ -	$ 678,007
Water Deposits	-	605,666	-	-	605,666
Equipment Replacement	1,055,268	170,661	-	-	1,225,929
Electric Storm Recovery	-	985,690	-	-	985,690
Hotel Occupancy Tax	533,121	-	-	-	533,121
Grant Funds	117,169	-	-	-	117,169
Keep Sanger Beautiful (KSB)	5,924	-	-	-	5,924
Library	108,184	-	-	-	108,184
Parkland Dedication	120,280	-	-	-	120,280
Roadway Impact	3,250,010	-	-	-	3,250,010
Court Security	21,857	-	-	-	21,857
Court Security/Tech Fund	6,550	-	-	-	6,550
Youth Diversion Fund	24,835	-	-	-	24,835
Child Safety Fee	125,903	-	-	-	125,903
Forfeited Property	4,920	-	-	-	4,920
Donations	81,379	-	-	-	81,379
TOTAL RESTRICTED	**$ 5,455,400**	**$ 2,122,578**	**$ 317,446**	**$ -**	**$ 7,895,424**
CAPITAL PROJECTS					
General Capital Projects	$ -	$ -	$ -	$ 3,109,186	$ 3,109,186
Enterprise Capital Projects	-	-	-	9,520,416	9,520,416
TOTAL CAPITAL PROJECTS	**$ -**	**$ -**	**$ -**	**$ 12,629,602**	**$ 12,629,602**
TOTAL CASH AND INVESTMENTS	**$ 22,013,657**	**$ 11,161,400**	**$ 317,446**	**$ 12,629,602**	**$ 46,122,105**

These totals do not include the 4A Corporation and 4B Corporation, which are presented on page 25.


TOTAL CASH & INVESTMENTS
Total Unrestricted
$25,597,079
Total Restricted
$7,895,424
Total Capital
Projects
$12,629,602
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%


Unrestricted
Contingency Reserves for
Operations
9%
Cash for
Operations
91%


Restricted
Equipment
Replacement
24%
Water
Deposits
12%
Debt Service
13%
Other
31%
Electric Storm
Recovery
20%


Capital Projects
General Capital
Projects
25%
Enterprise Capital Projects
75%

GENERAL FUND
CASH AND INVESTMENTS
October 31, 2026

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	001-00-1000		0.05%	$ 15,643,965	$ 15,186,804
	Internal Service Fund	180-00-1000		0.05%	177,271	206,023
	OPERATING ACCOUNTS				**$ 15,821,236**	**$ 15,392,827**
	GF Contingency Reserve MM 2487969	001-00-1031		0.20%	$ 675,041	$ 676,961
	GF Contingency Reserve CD Prosperity	001-00-1039	04/26/27	0.55%	243,663	245,338
	GF Contingency Reserve CD 674907	001-00-1043	07/13/27	0.45%	242,493	243,131
	CONTINGENCY RESERVE				**$ 1,161,197**	**$ 1,165,430**
*	GF Equipment Replacement MM 2376237	001-00-1032		0.20%	$ 219,268	$ 220,310
*	GF Equipment Replacement CD 719706	001-00-1033	07/06/27	0.45%	72,872	73,064
*	General Storm Recovery Pooled Cash	201-00-1000		0.05%	760,742	761,894
	EQUIPMENT REPLACEMENT RESERVES				**$ 1,052,882**	**$ 1,055,268**
*	Hotel Occupancy Tax	050-00-1000			$ 489,847	$ 533,121
*	Police Grant Fund	320-00-1000			5,117	5,125
*	Fire Grant Fund	324-00-1000			201,614	111,114
*	Library Grant Fund	342-00-1000			928	930
*	Beautification Board - KSB	432-00-1000			5,915	5,924
*	Library Restricted for Building Expansion	442-00-1000			49,462	49,537
*	Library Building Expansion CD 702994	442-00-1035	01/22/27	0.45%	58,493	58,647
*	Parkland Dedication Fund	450-00-1000			120,099	120,280
*	Roadway Impact Fee Fund	451-00-1000			3,225,707	3,250,010
*	Court Security Restricted Fund	470-00-1000			21,824	21,857
*	Youth Diversion Fund	472-00-1000			24,521	24,835
*	Court Security/Tech Fund	473-00-1000			67	6,550
*	Child Safety Fee Fund	475-00-1000			112,003	125,903
*	Forfeited Property Fund	480-00-1000			4,913	4,920
*	Police Donations	620-00-1000			347	347
*	Fire Donations	624-00-1000			26,136	26,176
*	Park Donations	632-00-1000			37,017	37,073
*	Library Donations	642-00-1000			17,681	17,783
	OTHER				**$ 4,401,691**	**$ 4,400,132**
	TOTAL CASH AND INVESTMENTS				**$ 22,437,006**	**$ 22,013,657**
	TOTAL UNRESTRICTED				**$ 16,982,433**	**$ 16,558,257**

**Restricted Funds*

ENTERPRISE FUND
CASH AND INVESTMENTS
October 31, 2026

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
	Pooled Cash	008-00-1000		0.05%	$ 8,987,424	$ 7,881,613
	OPERATING ACCOUNTS				**$ 8,987,424**	**$ 7,881,613**
*	Pooled Cash	008-00-1000		0.05%	$ 311,409	$ 304,700
*	Water Deposit CD 2375850	008-00-1041	01/03/27	0.45%	300,966	300,966
	WATER DEPOSIT REFUND ACCOUNTS				**$ 612,375**	**$ 605,666**
*	Combined EF Debt Service MM 2376113	008-00-1039		0.20%	$ 359,415	$ 360,561
	BOND FUNDS				**$ 359,415**	**$ 360,561**
	EF Contingency Reserve MM 2809753	008-00-1012		0.20%	$ 673,373	$ 675,287
	EF Contingency Reserve CD 787860	008-00-1014	02/14/27	0.45%	359,688	360,633
	EF Reserve CD 642541	008-00-1040	09/25/27	0.45%	120,971	121,289
	CONTINGENCY RESERVES				**$ 1,154,032**	**$ 1,157,209**
*	EF Storm Recovery MM	208-00-1033		0.20%	$ 985,690	$ 985,690
*	EF Equipment Replacement MM 2376202	008-00-1034		0.20%	169,826	170,661
	OTHER				**$ 1,155,516**	**$ 1,156,351**
	TOTAL CASH AND INVESTMENTS				**$ 12,268,762**	**$ 11,161,400**
	TOTAL UNRESTRICTED				**$ 10,141,456**	**$ 9,038,822**

**Restricted Funds*

DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
October 31, 2026

DEBT SERVICE FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	003-00-1000		0.05%	$ 228,451	$ 251,715
*	DSF Money Market 2376105	003-00-1010		0.20%	65,546	65,731
	TOTAL RESTRICTED				**$ 293,997**	**$ 317,446**

GENERAL CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current
*	Pooled Cash	004-00-1000		0.05%	$ 3,368,286	$ 3,109,186
	TOTAL RESTRICTED				**$ 3,368,286**	**$ 3,109,186**

ENTERPRISE CAPITAL PROJECTS FUND

	Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
*	Pooled Cash	840-00-1000		0.05%	$ 3,421,711	$ 4,818,466
*	Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,534,008	1,538,369
*	Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	953,898	974,393
*	Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,159,363	2,189,188
	TOTAL RESTRICTED				**$ 8,068,980**	**$ 9,520,416**

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
October 31, 2026

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	$ 4,692,838	$ 4,763,283
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	334,027	334,111
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,187,782	2,198,080
* Sanger TX Ind Corp CD 486639	41-00-1013	11/02/26	0.25%	105,881	106,143
TOTAL CASH AND INVESTMENTS				**$ 7,320,528**	**$ 7,401,617**

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	$ 1,465,030	$ 1,535,367
* Cash MM 2379694	42-00-1010		0.05%	217,447	217,447
* 4B CD 653500	42-00-1013	04/03/27	0.45%	24,868	24,868
* 4B CD 659924	42-00-1014	11/12/26	0.45%	24,685	24,685
* 4B CD 664243	42-00-1015	06/05/27	0.45%	24,791	24,791
* 4B CD 673277	42-00-1016	07/09/27	0.45%	24,816	24,816
* 4B CD 686115	42-00-1017	08/04/27	0.45%	24,836	24,836
* 4B CD 689521	42-00-1018	09/11/27	0.45%	24,830	24,830
* 4B CD 694371	42-00-1019	11/14/26	0.45%	24,798	24,798
* 4B CD 697230	42-00-1020	11/17/26	0.45%	24,870	24,870
* 4B CD 699934	42-00-1021	12/18/26	0.45%	24,671	24,671
* 4B CD 702285	42-00-1022	01/31/27	0.45%	24,396	24,396
* 4B CD 706078	42-00-1023	02/19/27	0.45%	24,438	24,438
* 4B CD 720097	42-00-1024	02/09/27	0.45%	24,328	24,328
* 4B CD 720119	42-00-1025	11/09/26	0.45%	24,215	24,215
TOTAL CASH AND INVESTMENTS				**$ 2,003,019**	**$ 2,073,356**

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
October 31, 2026

The Monthly Investment Report is in full compliance with the objectives, restrictions, and strategies as set forth in the City of Sanger's Investment Policy and Texas Government Code 2256.023, the Public Funds Investment Act (PFIA).

The City only invests in Money Market accounts and Certificates of Deposit. Interest is paid monthly on all accounts. Therefore, book value and market value are the same and the City does not have accrued interest on its investments.

Ethics Disclosure and Conflicts of Interest

In accordance with the PFIA, investment officers are required to file a disclosure statement with the Texas Ethics Commission and the governing body if:

a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or

b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).



Clayton Gray
Finance Director



John Noblitt
City Manager

VENDOR SET: 99 City of Sanger
BANK: * ALL BANKS
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	10/20/2026			091124		

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0			0.00	0.00	0.00
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	0			0.00	0.00	0.00
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	1	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	1	0.00	0.00	0.00
BANK: * TOTALS:	1	0.00	0.00	0.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CHSPY 10.02.26	CHILD SUPPORT	D	10/02/2026	138.46		001107		
	I-CRWPY 10.02.26	CHILD SUPPORT AG#0013904686	D	10/02/2026	192.46		001107		
	I-CS PY 10.02.26	CHILD SUPPORT #0019130646	D	10/02/2026	421.19		001107		
	I-CS1PY 10.02.26	CHILD SUPPORT #0013869700	D	10/02/2026	486.92		001107		
	I-CSRPY 10.02.26	CHILD SUPPORT #0013806050	D	10/02/2026	276.92		001107		1,515.95
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 10.02.26	FEDERAL W/H	D	10/02/2026	28,977.69		001108		
	I-T3 PY 10.02.26	FICA PAYABLE	D	10/02/2026	38,136.12		001108		
	I-T4 PY 10.02.26	FICA PAYABLE	D	10/02/2026	8,918.82		001108		76,032.63
42180		RAMP BUSINESS CORPORATION							
	I-LE 09.23.26	APPAREL/LEGO SET	D	10/08/2026	335.52		001114		335.52
42180		RAMP BUSINESS CORPORATION							
	I-SEP 2026	RAMP SEP 2026	D	10/01/2026	41,505.65		001115		41,505.65
00600		CITY OF SANGER							
	I-OCT 26	COS UB 08/23/26 - 09/22/26	D	10/15/2026	48,487.11		001116		48,487.11
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-10/09/2026	REFILL POSTAGE METER	D	10/09/2026	300.00		001117		300.00
34430		UMB BANK, N.A.							
	I-09142026	2021A GO REFUNDING INTEREST	D	10/26/2026	263,175.00		001118		263,175.00
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CHSPY 10.16.26	CHILD SUPPORT	D	10/16/2026	138.46		001119		
	I-CRWPY 10.16.26	CHILD SUPPORT AG#0013904686	D	10/16/2026	192.46		001119		
	I-CS PY 10.16.26	CHILD SUPPORT #0019130646	D	10/16/2026	421.19		001119		
	I-CS1PY 10.16.26	CHILD SUPPORT #0013869700	D	10/16/2026	486.92		001119		
	I-CSRPY 10.16.26	CHILD SUPPORT #0013806050	D	10/16/2026	276.92		001119		1,515.95
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 10.16.26	FEDERAL W/H	D	10/16/2026	31,751.17		001120		
	I-T3 PY 10.16.26	FICA PAYABLE	D	10/16/2026	40,988.66		001120		
	I-T4 PY 10.16.26	FICA PAYABLE	D	10/16/2026	9,586.18		001120		82,326.01
22640		INTERNAL REVENUE SERVICE							
	I-T3 STD 10.02.26	FICA PAYABLE	D	10/02/2026	45.74		001121		
	I-T4 STD 10.02.26	FICA PAYABLE	D	10/02/2026	10.70		001121		56.44

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640		INTERNAL REVENUE SERVICE							
	I-T3 STD 10.09.26	FICA PAYABLE	D	10/09/2026	45.74		001122		
	I-T4 STD 10.09.26	FICA PAYABLE	D	10/09/2026	10.70		001122		56.44
11690		PITNEY BOWES - RESERVE ACCOUNT							
	I-10/23/2026	REFILL POSTAGE METER	D	10/23/2026	300.00		001123		300.00
14210		OFFICE OF THE ATTORNEY GENERAL							
	I-CHSPY 10.30.26	CHILD SUPPORT	D	10/30/2026	138.46		001126		
	I-CRWPY 10.30.26	CHILD SUPPORT AG#0013904686	D	10/30/2026	192.46		001126		
	I-CS PY 10.30.26	CHILD SUPPORT #0019130646	D	10/30/2026	421.19		001126		
	I-CS1PY 10.30.26	CHILD SUPPORT #0013869700	D	10/30/2026	486.92		001126		
	I-CSRPY 10.30.26	CHILD SUPPORT #0013806050	D	10/30/2026	276.92		001126		1,515.95
22640		INTERNAL REVENUE SERVICE							
	I-T1 PY 10.30.26	FEDERAL W/H	D	10/30/2026	30,300.37		001127		
	I-T3 PY 10.30.26	FICA PAYABLE	D	10/30/2026	39,200.46		001127		
	I-T4 PY 10.30.26	FICA PAYABLE	D	10/30/2026	9,167.80		001127		78,668.63
08120		ICMA-RC							
	I-457PY 10.02.26	ICMA CITY OF SANGER 457 PLAN	E	10/02/2026	1,468.66		002194		1,468.66
00800		COSERV ELECTRIC							
	I-09/30/2026	SEP 26 ELECTRIC	E	10/08/2026	4,723.71		002205		4,723.71
02090		MIDDLETON, CHRISTY G							
	I-202610071087	TRAVEL 10/11/26 - 10/14/26	E	10/08/2026	476.00		002206		476.00
12820		RICOH USA, INC							
	I-110321767	EQPMNT LSE 10/12/26 - 11/11/26	E	10/08/2026	914.00		002207		
	I-5073917090	SRVC CONTRACT OCT 2026	E	10/08/2026	451.00		002207		1,365.00
20410		CARENOW							
	I-CN3096-4249082	TESTING AUG 2026	E	10/08/2026	350.00		002208		350.00
23760		KEEPITSAFE, LLC. - LIVEVAULT							
	I-INVODS-69173	SERVER BACKUP SRVC - CITY HALL	E	10/08/2026	1,567.68		002209		1,567.68
25070		ALL AMERICAN DOGS INC							
	I-6762	ANIMAL CONTROL OCT 2026	E	10/08/2026	8,216.30		002210		8,216.30
25090		KLENKE, LAURA W							
	I-MILEAGE 09/11/26	PLANT MEETING 09/11/26	E	10/08/2026	81.78		002211		81.78

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
31670		BOOT BARN INC							
	I-INV00657492	JEANS/BOOTS JLANDERS	E	10/08/2026	288.84		002212		
	I-INV00657493	WORK BOOTS KSLIMP	E	10/08/2026	116.99		002212		405.83
33900		APSCO, INC							
	I-S1586543.001	BRASS NIPPLES/CTS G NUTS	E	10/08/2026	1,809.86		002213		
	I-S1586543.002	COUPLINGS	E	10/08/2026	656.97		002213		2,466.83
35470		DURAN PHOTOGRAPHY							
	I-2400	PHOTOGRAPHY SERVICES 2026	E	10/08/2026	800.00		002214		
	I-2401	PHOTOGRAPHY SERVICES 2026	E	10/08/2026	550.00		002214		1,350.00
35990		JUSTFOIA, INC.							
	I-RN31465	JUSTFOIA RENEWAL 2026-2027	E	10/08/2026	6,494.88		002215		6,494.88
36610		LEWIS, JACOB							
	I-202610071090	TRAVEL 09/16/26 - 09/23/26	E	10/08/2026	510.00		002216		
	I-202610071091	TRAVEL 09/09/26 - 09/15/26	E	10/08/2026	442.00		002216		952.00
36690		VEGA, SYLVIA							
	I-202610071088	TRAVEL 10/13/26 - 10/16/26	E	10/08/2026	853.00		002217		853.00
38390		AMAZON CAPITAL SERVICES, INC.							
	C-17KV-L379-347R	RTN 27IN SMART TOUCH SCREEN	E	10/08/2026	777.99CR		002218		
	I-19TD-LPMC-3RYV	BOOKS/PRIZES/CABINETS/TISSUES	E	10/08/2026	1,419.53		002218		
	I-1L71-WDMP-3VCR	BOOKS/MOVIES/SHOWS/BOTTLES/MAG	E	10/08/2026	794.14		002218		1,435.68
41200		GALLION, ANDREW E							
	I-202610071089	TRAVEL 10/12/26 - 10/16/26	E	10/08/2026	272.00		002219		272.00
41420		OCLC, INC							
	I-1000521655	CLOUDLIBRARY ANNUAL SUB	E	10/08/2026	2,070.00		002220		2,070.00
41590		BOLANOS, CHANTELL							
	I-MILEAGE SEP 26	MILEAGE FOR SEP 2026	E	10/08/2026	12.92		002221		12.92
41610		ESPINOZA, CORIN A							
	I-MILEAGE SEP 26	MILEAGE FOR SEP 2026	E	10/08/2026	6.54		002222		6.54
42240		WHITED, ROWDY C							
	I-202610071085	TRAVEL 08/26/26 - 09/10/26	E	10/08/2026	1,020.00		002223		1,020.00
42650		ALLOUT CUSTOM TRUCK AND BODY #							
	I-1-14622	OUTFIT 2026 CHEVY 3500	E	10/08/2026	13,005.00		002224		13,005.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
42850		VALDERRAMA, ALEX E							
	I-202610071084	TRAVEL 09/21/26 - 09/26/26	E	10/08/2026	276.00		002225		276.00
43430		CIVIC RISE							
	I-CR-COSOBS26-01	SPECIAL EVENT CONSULT	E	10/08/2026	6,000.00		002226		6,000.00
02670		TML - INTERGOVERNMENTAL RISK P							
	I-10/01/2026	TML ANNUAL BILL FY26-27	E	10/13/2026	382,683.14		002227		382,683.14
18790		FUELMAN							
	I-NP71239822	FUEL 09/28/26 - 10/04/26	E	10/13/2026	5,508.09		002228		5,508.09
18790		FUELMAN							
	I-NP71267541	FUEL 10/05/26 - 10/11/26	E	10/13/2026	3,905.66		002229		3,905.66
25590		SCHNEIDER ENGINEERING, LLC							
	I-000000084045	ERCOT TRANS OP 09/26/26	E	10/13/2026	2,387.95		002230		
	I-000000084046	REGULATORY SRVCS 09/26/26	E	10/13/2026	1,000.00		002230		3,387.95
25730		DATAPROSE, LLC							
	I-DP2604705	SEP 2026 LATE/STMT/OTHER	E	10/13/2026	4,206.18		002231		4,206.18
29560		GRAY, CLAYTON							
	I-202610121093	TRAVEL 10/14/26 - 10/16/26	E	10/13/2026	68.00		002232		68.00
35470		DURAN PHOTOGRAPHY							
	I-2402	CITY COUNCIL 10-5-26	E	10/13/2026	600.00		002233		600.00
36640		PEARSE, MADISON A							
	I-202610121092	TRAVEL 09/29/26 - 10/03/26	E	10/13/2026	272.00		002234		272.00
37150		INSTANT INSPECTOR							
	I-2026-8305	SEP 2026 HEALTH INSPECTIONS	E	10/13/2026	1,325.00		002235		1,325.00
40050		WSC ENERGY II							
	I-EW381070599608	SEP 26 ELECTRIC PURCHASE	E	10/13/2026	536,399.99		002236		536,399.99
42750		RANDALL'S FOOD & DRUGS LP							
	I-SEPTEMBER 2026	COMPLETION/EARLY OP GRANT	E	10/13/2026	56,250.00		002237		56,250.00
43620		BIGGS, LYDIANNA J							
	I-MILEAGE 09.30.26	MILEAGE 08/28/26 - 09/24/26	E	10/13/2026	20.16		002238		20.16

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08120		ICMA-RC							
	I-457PY 10.16.26	ICMA CITY OF SANGER 457 PLAN	E	10/16/2026	1,468.66		002239		1,468.66
00440		BRAZOS ELECTRIC							
	I-56028-RI-001	BRAZOS ELECTRIC SEP 2026	E	10/20/2026	11,278.82		002240		11,278.82
01920		NICHOLS, JACKSON, DILLARD,HAGE							
	I-69342	LEGAL SRVCS - 09/30/2026	E	10/20/2026	220.00		002241		220.00
02910		UPPER TRINITY							
	I-A272610	FY 2026-2027 ADMIN FEE	E	10/20/2026	3,538.00		002242		
	I-W272610	WATER PURCHASE SEP 2026	E	10/20/2026	48,438.81		002242		51,976.81
12820		RICOH USA, INC							
	I-1108032445	3X RICOH SCANNER FI-8170	E	10/20/2026	3,087.00		002243		3,087.00
13080		BLUE CROSS BLUE SHIELD OF TEXA							
	C-HS309.04.26	HEALTH INS	E	10/20/2026	650.51CR		002244		
	I-10-09-2026	BCBSTX ROUNDING/VARIANCE SEP26	E	10/20/2026	3,176.77		002244		
	I-HC109.04.26	HEALTH INS	E	10/20/2026	3,844.05		002244		
	I-HC1PY 09.18.26	HEALTH INS	E	10/20/2026	3,844.05		002244		
	I-HC309.04.26	HEALTH INS	E	10/20/2026	6,533.12		002244		
	I-HC3PY 09.18.26	HEALTH INS	E	10/20/2026	6,533.12		002244		
	I-HC509.04.26	HEALTH INS	E	10/20/2026	1,368.26		002244		
	I-HC5PY 09.18.26	HEALTH INS	E	10/20/2026	1,368.26		002244		
	I-HE1PY 09.18.26	HEALTH INS	E	10/20/2026	298.84		002244		
	I-HE309.04.26	HEALTH INS	E	10/20/2026	25,775.78		002244		
	I-HE3PY 09.18.26	HEALTH INS	E	10/20/2026	25,775.78		002244		
	I-HE509.04.26	HEALTH INS	E	10/20/2026	4,095.30		002244		
	I-HE5PY 09.18.26	HEALTH INS	E	10/20/2026	4,095.30		002244		
	I-HF0PY 09.18.26	HEALTH INS	E	10/20/2026	1,852.32		002244		
	I-HF309.04.26	HEALTH INS	E	10/20/2026	2,754.58		002244		
	I-HF3PY 09.18.26	HEALTH INS	E	10/20/2026	2,754.58		002244		
	I-HF509.04.26	HEALTH INS	E	10/20/2026	1,153.83		002244		
	I-HF5PY 09.18.26	HEALTH INS	E	10/20/2026	1,153.83		002244		
	I-HS109.04.26	HEALTH INS	E	10/20/2026	2,027.31		002244		
	I-HS1PY 09.18.26	HEALTH INS	E	10/20/2026	2,027.31		002244		
	I-HS209.04.26	HEALTH INS	E	10/20/2026	1,004.92		002244		
	I-HS2PY 09.18.26	HEALTH INS	E	10/20/2026	1,004.92		002244		
	I-HS3PY 09.18.26	HEALTH INS	E	10/20/2026	1,004.93		002244		102,796.65
18790		FUELMAN							
	I-NP71294046	FUEL 10/12/26 - 10/18/26	E	10/20/2026	3,881.94		002245		3,881.94

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
20550		STRYKER SALES, LLC							
	I-9213872636	PROCARE SERVICE	E	10/20/2026	10,694.00		002246		10,694.00
27670		BROOKSWATSON & COMPANY, PLLC							
	I-SANG.09.30.26	FY 26 INTERIM TESTING	E	10/20/2026	5,000.00		002247		5,000.00
31000		STATON-HEMB, JERIANA							
	I-202610161095	TRAVEL 10/29/26 - 10/30/26	E	10/20/2026	348.08		002248		
	I-202610161097	TRAVEL 11/01/26 - 11/04/26	E	10/20/2026	243.30		002248		591.38
35470		DURAN PHOTOGRAPHY							
	I-2403	PHOTOGRAPHY SERVICES 2026	E	10/20/2026	1,800.00		002249		1,800.00
38390		AMAZON CAPITAL SERVICES, INC.							
	C-1CTT-6FKW-YGRY	RTN CASTER WHEELS	E	10/20/2026	16.99CR		002250		
	C-1LKY-JQ6L-37V4	RTN CASTER WHEELS	E	10/20/2026	16.99CR		002250		
	I-1DRL-7T4K-316K	BOOKS/DVDS/PRGRM SPLY/CABINETS	E	10/20/2026	636.79		002250		
	I-1DRL-7T4K-316K B	FIC & CHL BOOKS	E	10/20/2026	133.84		002250		
	I-1GFL-PXLF-VRHG	BOOKS/LEGOS/DOLLY/TOOL SET	E	10/20/2026	359.54		002250		
	I-1GFL-PXLF-VRHG B	FIC & CHL BOOKS	E	10/20/2026	36.85		002250		
	I-1PYC-DDJG-CPT7	JR/FIC NEW BOOKS	E	10/20/2026	72.77		002250		
	I-1PYC-DDJG-CPT7 B	FIC & CHL BOOKS	E	10/20/2026	154.26		002250		
	I-1QJP-HPRN-6M19	FIC & CHL BOOKS	E	10/20/2026	24.98		002250		1,385.05
40100		STANFORD, DANIELLE							
	I-202610161098	TRAVEL 10/28/26 - 10/30/26	E	10/20/2026	200.68		002251		200.68
40190		CHEEK, TYSON L							
	I-202610161096	TRAVEL 10/23/26 - 10/27/26	E	10/20/2026	380.00		002252		380.00
41450		KRISTUFEK, CHRISTOPHER J							
	I-202610161094	TRAVEL 10/18/26 - 10/23/26	E	10/20/2026	210.00		002253		210.00
42580		THE LAMPO GROUP, LLC							
	I-INV3572459	RAMSEY SMARTDOLLAR	E	10/20/2026	6,881.00		002254		6,881.00
43240		ATLANTIC PERSONNEL & TENANT SC							
	I-187991	BACKGROUND CHECKS SEP 2026	E	10/20/2026	152.50		002255		152.50
44000		CAFFEY, JUSTIN M							
	I-202610161099	DEPLOYMENT 09/29/26 - 10/03/26	E	10/20/2026	272.00		002256		272.00
08460		DELL MARKETING L.P.							
	I-10893811396	3X DELL PRO QCS1250	E	10/27/2026	5,562.48		002257		
	I-10893968966	DELL PRO QCS1250	E	10/27/2026	1,849.18		002257		7,411.66

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
10610		LEADERSLIFE INS. COMPANY							
	C-181272	LEADERSLIFE ROUNDING/ADJUSTMNT	E	10/27/2026	4.34CR		002258		
	C-182507	LEADERSLIFE ROUNDING/ADJUSTMNT	E	10/27/2026	4.34CR		002258		
	I-LLI09.04.26	LIFE INSURANCE	E	10/27/2026	34.67		002258		
	I-LLIPY 09.18.26	LIFE INSURANCE	E	10/27/2026	34.67		002258		
	I-LLIPY 10.02.26	LIFE INSURANCE	E	10/27/2026	34.67		002258		
	I-LLIPY 10.16.26	LIFE INSURANCE	E	10/27/2026	34.67		002258		130.00
18790		FUELMAN							
	I-NP71312336	FUEL 10/19/26 - 10/25/26	E	10/27/2026	4,120.29		002259		4,120.29
20410		CARENOW							
	I-CN3096-4250639	DRUG SCREENS SEP 2026	E	10/27/2026	215.00		002260		215.00
25090		KLENKE, LAURA W							
	I-202610261137	TRAVEL 11/04/26 - 11/06/26	E	10/27/2026	238.94		002261		238.94
32030		GILLIAM INVESTMENTS: DBA: VANG							
	I-71684	CLEANING SUPPLIES	E	10/27/2026	2,276.30		002262		2,276.30
33730		AXON ENTERPRISE, INC.							
	I-INUS486882	BODY CAMERA BUNDLE	E	10/27/2026	252.84		002263		
	I-INUS489890	TASER 7 CERT BUNDLE Y4	E	10/27/2026	16,048.80		002263		
	I-INUS489894	AXON EVIDENCE USER LICENSE	E	10/27/2026	2,540.58		002263		18,842.22
33900		APSCO, INC							
	I-S1586543.003	CTS COUPLINGS	E	10/27/2026	480.39		002264		
	I-S1589629.001	CTS COUPLINGS	E	10/27/2026	1,485.84		002264		1,966.23
34490		HALFF ASSOC INC							
	I-10167926	PORTER PRK EAST PHASE 1	E	10/27/2026	38,023.65		002265		
	I-10171525	PORTER PRK EAST PHASE 1	E	10/27/2026	32,187.00		002265		
	I-10173501	PORTER PRK EAST PHASE 1	E	10/27/2026	7,775.16		002265		
	I-10175784	PORTER PRK EAST PHASE 1	E	10/27/2026	156,649.25		002265		234,635.06
35470		DURAN PHOTOGRAPHY							
	I-2409	CITY COUNCIL 10/19/2026	E	10/27/2026	600.00		002266		600.00
36460		KIMLEY-HORN & ASSOCIATES							
	I-061322306-0926	MARION RD RECONSTRUCTION	E	10/27/2026	10,664.37		002267		
	I-061322309-0926	RIF ESTIMATOR UPDATE	E	10/27/2026	1,500.00		002267		12,164.37
37880		BRIGHTSPEED							
	I-480001538161	PHONE 10/10/26 - 11/09/26	E	10/27/2026	323.34		002268		323.34

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

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38420		RICHMOND, HUBBEL							
	I-202610211132	TRAVEL 11/08/26 - 11/10/26	E	10/27/2026	136.00		002269		136.00
41150		MITCHELL, CLAYTON							
	I-JEANS 10/15/26	WORK PANTS 10/15/2026	E	10/27/2026	237.86		002270		237.86
42030		TOBIAS, ANGELICA							
	I-202610221134	TRAVEL 10/10/26 - 10/14/26	E	10/27/2026	525.76		002271		525.76
14470		UNITED WAY							
	I-UN PY 10.02.26	DONATIONS	R	10/02/2026	5.00		090964		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 10.02.26	FOUNDATION-ISD	R	10/02/2026	22.50		090965		22.50
33300		HSA BANK							
	I-HSAPY 10.02.26	HSA	R	10/02/2026	1,373.16		090966		1,373.16
41980		ABC PROFESSIONAL TREE SERVICES							
	I-480593	2026 ANNUAL TREE TRIMMING	R	10/08/2026	6,188.58		091022		6,188.58
37590		ABDO PUBLISHING							
	I-0106573	CHL & JR BOOKS	R	10/08/2026	2,605.00		091023		2,605.00
28710		AFFORD IT TIRES SANGER LLC							
	I-0003120	2X TIRE SENSORS UN02	R	10/08/2026	130.00		091024		130.00
31830		ARCHIVE SUPPLIES, INC.							
	I-12182653	SERVICE OF PLOTTER	R	10/08/2026	435.24		091025		435.24
00420		BOUND TREE MEDICAL, LLC							
	I-86361348	ATROPINE SULFATE	R	10/08/2026	236.26		091026		236.26
26350		C & G ELECTRIC, INC							
	I-47185	SOLENOID VALVE @ COWLING RD	R	10/08/2026	739.25		091027		739.25
28180		D&D COMMERCIAL LANDSCAPE MANAG							
	I-51345	MOWING CONTRACT 25-26	R	10/08/2026	15,594.54		091028		15,594.54
36340		FAMILY FIRST AUTOMOTIVE							
	I-17888	OIL CHANGE UN15	R	10/08/2026	95.40		091029		
	I-17904	OIL CHANGE UN2502	R	10/08/2026	98.06		091029		193.46

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

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28820		GLENN POLK AUTOPLEX INC							
	I-C4CS888055	VEHICLE REPAIRS UN05	R	10/08/2026	733.84		091030		733.84
29620		GOODYEAR COMMERCIAL TIRE							
	I-233-1028730	TIRES FOR UNITS 2503 & 02	R	10/08/2026	485.01		091031		
	I-233-1028744	TIRES FOR UN13	R	10/08/2026	151.00		091031		636.01
20220		INGRAM LIBRARY SERVICES							
	I-99351360	CHI & JR TITLES	R	10/08/2026	906.10		091032		
	I-99365219	FIC/NON-FIC/JR/CHI TITLES	R	10/08/2026	330.59		091032		
	I-99640718	CHI & JR TITLES	R	10/08/2026	598.86		091032		
	I-99640719	CHI & JR TITLES	R	10/08/2026	11.96		091032		1,847.51
43970		J E THOMPSON II, INC							
	I-25246-3A	LAND TITLE SURVEY - 12260 RECT	R	10/08/2026	3,250.00		091033		3,250.00
32640		LLOYD GOSSELINK ROCHELLE & TOW							
	I-97571650	WASTEWATER COMPLIANCE 08/31/26	R	10/08/2026	218.50		091034		
	I-97571651	LAGUNA AZURE TPDES 08/31/26	R	10/08/2026	10,806.00		091034		
	I-97571722	CCNS & DISTRICTS 08/31/26	R	10/08/2026	1,319.50		091034		
	I-97571724	WHEATCRAFT CCN DECERT 08/31/26	R	10/08/2026	2,366.50		091034		
	I-97571725	MERITAGE CCN XFER 08/31/26	R	10/08/2026	704.00		091034		15,414.50
36990		NORTEX COMMUNICATIONS COMPANY							
	I-11282742	INTERNET & PHONE OCT 26	R	10/08/2026	6,435.36		091035		
	I-INV-5714	WATCHGUARD/INSTALLATION	R	10/08/2026	1,430.00		091035		7,865.36
02970		ODP BUSINESS SOLUTIONS, LLC							
	I-480322531001	COPY PAPER/INK	R	10/08/2026	182.61		091036		
	I-482521368001	OFFICE CHAIR	R	10/08/2026	492.49		091036		675.10
27690		OVERDRIVE							
	I-CD0496826316532	LIBBY CONTENT PURCHASES	R	10/08/2026	720.00		091037		720.00
33820		POWER-D UTILITY SERVICES, LLC							
	I-2605	DESIGN & ASSOC SRVCS IH35	R	10/08/2026	2,000.00		091038		2,000.00
25020		SANGER ACE HARDWARE							
	I-7297	ELBOW/COUPLR/ADAPTR	R	10/08/2026	10.74		091039		
	I-7298	ADAPTERS	R	10/08/2026	4.38		091039		
	I-8150	MS 194 T CHAINSAW	R	10/08/2026	509.99		091039		
	I-8168	VLV BOX COVER	R	10/08/2026	8.59		091039		
	I-8169	FASTENERS/SANDING/TERMINAL/CON	R	10/08/2026	41.90		091039		
	I-8171	TIE DWN W/ RTCHT	R	10/08/2026	26.99		091039		
	I-8178	LED T8 48"	R	10/08/2026	39.96		091039		
	I-8184	FAUCET UNVRSL HANDLE	R	10/08/2026	25.99		091039		668.54

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

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16240		SCHAD & PULTE							
	I-26216	MEDICAL OXYGEN	R	10/08/2026	23.00		091040		
	I-27890	MEDICAL OXYGEN	R	10/08/2026	30.00		091040		53.00
1		SOMMER DAVIS							
	I-RFND 10.07.26	RFND CHURCH DPST	R	10/08/2026	1,050.00		091041		1,050.00
38800		SOUTHERN TIRE MART LLC							
	I-4130125795	BLOWER MOTOR RPLC LP1158689	R	10/08/2026	515.00		091042		515.00
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-3568	WORK APPAREL FOR PARKS STAFF	R	10/08/2026	1,114.00		091043		1,114.00
26900		SUNMOUNT PAVING COMPANY							
	I-68001857-6250-26	12 TONS COLD MIX	R	10/08/2026	1,620.00		091044		1,620.00
32820		SWANK MOTION PICTURES INC							
	I-INV10149948	PUBLIC PERFORMANCE SITE LICENS	R	10/08/2026	578.00		091045		578.00
02690		TECHLINE, INC.							
	I-2035161-00	3X JUNCTION 4 POINT 25KV	R	10/08/2026	1,494.00		091046		1,494.00
34220		UNIFIRST CORPORATION							
	I-2900242682	MATS - CITY HALL	R	10/08/2026	26.75		091047		
	I-2900242686	UNIFORMS	R	10/08/2026	70.16		091047		
	I-2900242690	UNIFORMS	R	10/08/2026	72.64		091047		
	I-2900242691	UNIFORMS	R	10/08/2026	45.06		091047		
	I-2900242697	MATS - PW	R	10/08/2026	39.38		091047		253.99
22700		WATERWAY							
	I-I_TX76008_1738	HOSE/PUMP TESTING	R	10/08/2026	5,121.00		091048		5,121.00
1		BOWEN, BRAD							
	I-000202610051074	US REFUND	R	10/08/2026	19.18		091049		19.18
1		CULTIVATED CHAOS							
	I-000202610051077	US REFUND	R	10/08/2026	10.80		091050		10.80
1		D.R. HORTON							
	I-000202610051079	US REFUND	R	10/08/2026	493.84		091051		493.84
1		D.R. HORTON							
	I-000202610051080	US REFUND	R	10/08/2026	379.38		091052		379.38

VENDOR SET: 99 City of Sanger
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DATE RANGE:10/01/2026 THRU 10/31/2026

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1		D.R. HORTON							
	I-000202610051081	US REFUND	R	10/08/2026	557.37		091053		557.37
1		D.R. HORTON							
	I-000202610051082	US REFUND	R	10/08/2026	438.19		091054		438.19
1		GS SANGER OWNER, LP							
	I-000202610051062	US REFUND	R	10/08/2026	161.36		091055		161.36
1		GS SANGER OWNER, LP							
	I-000202610051063	US REFUND	R	10/08/2026	159.74		091056		159.74
1		GS SANGER OWNER, LP							
	I-000202610051064	US REFUND	R	10/08/2026	165.89		091057		165.89
1		GS SANGER OWNER, LP							
	I-000202610051065	US REFUND	R	10/08/2026	154.94		091058		154.94
1		GS SANGER OWNER, LP							
	I-000202610051066	US REFUND	R	10/08/2026	130.05		091059		130.05
1		GS SANGER OWNER, LP							
	I-000202610051067	US REFUND	R	10/08/2026	152.78		091060		152.78
1		GS SANGER OWNER, LP							
	I-000202610051068	US REFUND	R	10/08/2026	183.27		091061		183.27
1		GS SANGER OWNER, LP							
	I-000202610051069	US REFUND	R	10/08/2026	161.94		091062		161.94
1		GS SANGER OWNER, LP							
	I-000202610051070	US REFUND	R	10/08/2026	140.31		091063		140.31
1		GS SANGER OWNER, LP							
	I-000202610051071	US REFUND	R	10/08/2026	180.96		091064		180.96
1		GS SANGER OWNER, LP							
	I-000202610051072	US REFUND	R	10/08/2026	109.99		091065		109.99
1		GS SANGER OWNER, LP							
	I-000202610051073	US REFUND	R	10/08/2026	104.72		091066		104.72
1		M/I HOMES OF DFW							
	I-000202610051083	US REFUND	R	10/08/2026	571.44		091067		571.44

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

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1		MONTGOMERY, FRANK TR							
	I-000202610051075	US REFUND	R	10/08/2026	68.38		091068		68.38
1		TRICON CONSTRUCTION							
	I-000202610051076	US REFUND	R	10/08/2026	817.66		091069		817.66
1		US ULTRA HOMES, LLC							
	I-000202610051078	US REFUND	R	10/08/2026	431.50		091070		431.50
41980		ABC PROFESSIONAL TREE SERVICES							
	I-481186	2026 ANNUAL TREE TRIMMING	R	10/13/2026	6,188.58		091071		
	I-481645	2026 ANNUAL TREE TRIMMING	R	10/13/2026	6,942.20		091071		13,130.78
43720		BELLWETHER MEDIA, LLC							
	I-INV137576	CHL NON-FIC BOOKS	R	10/13/2026	1,730.75		091072		1,730.75
11090		BETA TECHNOLOGY							
	I-INV16197	BETA MAGIC CHERRY	R	10/13/2026	549.12		091073		549.12
40690		BROWN & HOFMEISTER, L.L.P.							
	I-0625-001-54793	LEGAL SRVCS 09/30/26	R	10/13/2026	6,012.04		091074		6,012.04
23880		BUREAU VERITAS NORTH AMERICA,							
	I-26047502	ALTER REVIEW 1505 W CHAPMAN	R	10/13/2026	360.29		091075		360.29
26350		C & G ELECTRIC, INC							
	I-47310	A/C UNIT @ COWLING RD	R	10/13/2026	1,170.00		091076		1,170.00
00600		CITY OF SANGER							
	I-CS DRAWER 9/11/26	INCREASE CUSTOMER SRVC DRAWER	R	10/13/2026	400.00		091077		400.00
43740		DENTON COUNTY WINWATER CO.							
	I-026047 02	CURB STOP/COUPLING/METER FLG	R	10/13/2026	1,205.67		091078		
	I-026261 01	PLASTIC INSERTS	R	10/13/2026	48.00		091078		1,253.67
38550		EXTREME SOUND PRODUCTION							
	I-1139	STAGE/LIGHTING/SOUND	R	10/13/2026	6,500.00		091079		6,500.00
36340		FAMILY FIRST AUTOMOTIVE							
	I-17784	OIL CHANGE UN2502	R	10/13/2026	69.38		091080		69.38
28820		GLENN POLK AUTOPLEX INC							
	I-C4CS888385	OIL CHANGE UN2506	R	10/13/2026	100.00		091081		100.00

VENDOR SET: 99 City of Sanger
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DATE RANGE:10/01/2026 THRU 10/31/2026

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1		KARINA CAMPOS							
	I-RFND 10.12.26	COMM CTR RFND	R	10/13/2026	200.00		091082		200.00
43730		KIESLER POLICE SUPPLY, INC							
	I-IN290323	4X GLOCK 45 DC8 GEN6	R	10/13/2026	3,776.40		091083		3,776.40
41790		KNEE DEEP PLUMBING							
	I-47334289	SRVC CALL @ 209 N 5TH ST	R	10/13/2026	129.00		091084		129.00
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-46600126	GATE SRVCS @ 100 BOLIVAR ST	R	10/13/2026	155.00		091085		155.00
08690		O'REILLY AUTO PARTS							
	C-1959-334922	RTN HYDRAULIC FILTER	R	10/13/2026	28.94CR		091086		
	I-1959-334530	FUEL FILTERS	R	10/13/2026	82.06		091086		
	I-1959-334748	BATTERY/CORE/FEE	R	10/13/2026	209.89		091086		
	I-1959-334750	STARTER FLUID	R	10/13/2026	7.49		091086		
	I-1959-334812 B	HYDRAULIC FILTERS	R	10/13/2026	55.99		091086		
	I-1959-335368	HYDRAULIC FILTERS	R	10/13/2026	1.89		091086		
	I-1959-335369	BULB/WASHER/PINS	R	10/13/2026	26.87		091086		
	I-1959-336116	AF VENT CLIPS	R	10/13/2026	11.99		091086		
	I-1959-336228	MURRAY R134A	R	10/13/2026	51.99		091086		
	I-1959-336252	WIPER FLUID/WIPER BLADE/6PK AF	R	10/13/2026	78.33		091086		
	I-1959-339272	TAIL LAMP	R	10/13/2026	86.13		091086		583.69
19200		PATHMARK TRAFFIC PRODUCTS OF T							
	I-28521	12FT POST/ANCHOR/SIGNS	R	10/13/2026	1,951.00		091087		
	I-28634	RED SHEETING	R	10/13/2026	375.00		091087		2,326.00
41960		PIONEER SUPPLY LLC - 844634							
	I-INV103046	MTR NUT VLV/MTR NUT CPLNG	R	10/13/2026	2,803.28		091088		
	I-INV103087	48X ADPTRS 3/4" TO 1"	R	10/13/2026	1,758.24		091088		
	I-INV103103	BELL JOINT CLAMP	R	10/13/2026	246.90		091088		
	I-INV103351	3/4" METER NUT	R	10/13/2026	1,203.20		091088		
	I-INV103466	BURY MUELLER HYDRANT	R	10/13/2026	2,999.95		091088		9,011.57
14980		POLYDYNE, INC.							
	I-2068143	CLARIFLOC C-9545X	R	10/13/2026	2,362.50		091089		2,362.50
36840		REPUBLIC SERVICES #615							
	I-0615-002853687	SEP 2026 SOLID WASTE SERVICE	R	10/13/2026	124,693.06		091090		124,693.06
29190		STITCHIN' AND MORE CUSTOM GRAP							
	I-3579	OBS 2026 EVENT SIGNS	R	10/13/2026	450.00		091091		450.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
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11900		TARRANT COUNTY COLLEGE							
	I-NW136662	2X TRAININGS MCBRIDE/VALDERRAM	R	10/13/2026	750.00		091092		750.00
34220		UNIFIRST CORPORATION							
	I-2900243997	MATS - PD	R	10/13/2026	24.04		091093		
	I-2900244048	MATS - CITY HALL	R	10/13/2026	26.75		091093		
	I-2900244050	UNIFORMS	R	10/13/2026	70.16		091093		
	I-2900244051	UNIFORMS	R	10/13/2026	87.79		091093		
	I-2900244052	UNIFORMS	R	10/13/2026	45.06		091093		
	I-2900244057	MATS - PW	R	10/13/2026	39.38		091093		293.18
14470		UNITED WAY							
	I-UN PY 10.16.26	DONATIONS	R	10/16/2026	5.00		091094		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 10.16.26	FOUNDATION-ISD	R	10/16/2026	22.50		091095		22.50
33300		HSA BANK							
	I-HSAPY 10.16.26	HSA	R	10/16/2026	1,373.16		091096		1,373.16
36900		ACT EVENT SERVICES INC							
	I-19229	OBS 26 EVENT CLEANUP	R	10/20/2026	936.68		091097		936.68
09600		AFLAC							
	C-114648	AFLAC ROUNDING	R	10/20/2026	0.07CR		091098		
	I-AFK09.04.26	INSURANCE	R	10/20/2026	95.74		091098		
	I-AFKPY 09.18.26	INSURANCE	R	10/20/2026	95.74		091098		
	I-AFL09.04.26	INSURANCE	R	10/20/2026	511.19		091098		
	I-AFLPY 09.18.26	INSURANCE	R	10/20/2026	511.19		091098		1,213.79
31830		ARCHIVE SUPPLIES, INC.							
	I-12183619	SERVICE OF PLOTTER	R	10/20/2026	395.00		091099		395.00
43410		ARRINGTON OUTDOOR ADVERTISING,							
	I-1063800	FM 455 & I-35 BILLBOARDS	R	10/20/2026	1,400.00		091100		1,400.00
02460		AT&T MOBILITY							
	I-10152026	CELL PHONE 09/08/26 - 10/07/26	R	10/20/2026	3,412.06		091101		3,412.06
01550		ATMOS ENERGY							
	I-10/12/26	GAS 09/02/26 - 10/01/26	R	10/20/2026	1,620.52		091102		1,620.52
25610		AUSTIN LANE TECHNOLOGIES, INC							
	I-204099	IT SERVICES OCT 26	R	10/20/2026	12,820.75		091103		12,820.75

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

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00420		BOUND TREE MEDICAL, LLC							
	I-86364921	EMS MEDICAL SUPPLIES	R	10/20/2026	249.04		091104		249.04
11220		BSN SPORTS, LLC							
	I-935729385	WHITE NET STRAPS	R	10/20/2026	110.00		091105		110.00
43780		CHRISTOPHER WAYNE PARRISH							
	I-8031	6X STRAPS FOR RADIOS	R	10/20/2026	1,045.00		091106		1,045.00
36390		CLOWN AROUND PARTY RENTAL							
	I-14248	BOUNCE HOUSES - COTS 2026	R	10/20/2026	2,995.00		091107		2,995.00
42470		CORE CONSTRUCTION SERVICES OF							
	I-4	COMMUNITY CENTER REMODEL	R	10/20/2026	24,000.00		091108		24,000.00
43150		CRAZY LEMUR LLC							
	I-SNG-2026-1205-01	COTS 26 PETTING ZOO DEPOSIT	R	10/20/2026	549.30		091109		549.30
41250		EMERALD CITY MANAGEMENT, LLC							
	I-109867	FREEDOM FEST 27 PERFORM	R	10/20/2026	7,000.00		091110		7,000.00
36340		FAMILY FIRST AUTOMOTIVE							
	I-16506	OIL CHANGE UN2506	R	10/20/2026	85.58		091111		
	I-16597	OIL CHANGE UN2503	R	10/20/2026	69.38		091111		
	I-17533	OIL CHANGE UN2504	R	10/20/2026	69.25		091111		
	I-17621	OIL CHANGE UN2503	R	10/20/2026	90.03		091111		
	I-17658	OIL CHANGE UN2507	R	10/20/2026	87.85		091111		
	I-17999	ALTERNATOR R&R LP1269090	R	10/20/2026	958.11		091111		1,360.20
37560		HIRE SANTA LLC							
	I-6274591294	SANTA @ COTS 2026	R	10/20/2026	2,370.00		091112		2,370.00
1		JOSHUA BOWEN							
	I-CK#088091	RE-ISSUE 088091	R	10/20/2026	195.57		091113		195.57
43980		KYLE E. STEPHENS JR							
	I-35127	ANNUAL INSPECTION FIRE EXTINGU	R	10/20/2026	692.01		091114		692.01
1		LAUREN WHISENHUNT							
	I-REFUND 10.16.26	COMM CTR RFN	R	10/20/2026	200.00		091115		200.00
05400		LEGALSHIELD							
	C-SEP 26	LEGALSHIELD ROUNDING SEP 26	R	10/20/2026	0.01CR		091116		
	I-PPL09.04.26	PREPAID LEGAL SERVICES	R	10/20/2026	29.43		091116		
	I-PPLPY 09.18.26	PREPAID LEGAL SERVICES	R	10/20/2026	29.43		091116		58.85

VENDOR SET: 99 City of Sanger
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DATE RANGE:10/01/2026 THRU 10/31/2026

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25060		LEMONS PUBLICATIONS INC							
	I-13452	12 MO. ADS 10/25 - 9/26	R	10/20/2026	750.00		091117		750.00
34480		MAGUIRE IRON, INC							
	I-10256	YEAR 4 & 5 MAINTENANCE	R	10/20/2026	8,112.00		091118		
	I-10257	YEAR 4 & 5 MAINTENANCE	R	10/20/2026	16,311.00		091118		
	I-10258	YEAR 4 & 5 MAINTENANCE	R	10/20/2026	6,749.00		091118		
	I-10259	YEAR 4 & 5 MAINTENANCE	R	10/20/2026	17,846.00		091118		49,018.00
28240		MARTINEZ BROTHERS CONCRETE AND							
	I-2678	NEW SIDEWALK @ B.E.S.	R	10/20/2026	22,464.00		091119		22,464.00
27600		OMNIBASE SERVICES OF TEXAS LP							
	I-326-108061	3RD QTR JUL - SEP 2026	R	10/20/2026	120.00		091120		120.00
34500		P3WORKS LLC							
	I-0024606	TRIPLE T FARMS SEP 2026	R	10/20/2026	1,150.00		091121		
	I-0024607	RILEY RANCH SEP 2026	R	10/20/2026	1,949.98		091121		3,099.98
36840		REPUBLIC SERVICES #615							
	I-0615-002843807	SLUDGE REMOVAL SEP 2026	R	10/20/2026	7,728.90		091122		7,728.90
25020		SANGER ACE HARDWARE							
	I-6373	WIRE STRIPPER/VOLTAGE TESTER	R	10/20/2026	70.57		091123		
	I-6479	TRIMMER LINE	R	10/20/2026	13.99		091123		
	I-6776	ENGINEERED FUEL & OIL	R	10/20/2026	54.99		091123		
	I-7020	4" BRZ SCREWS	R	10/20/2026	23.97		091123		
	I-7380	BRUSH SET	R	10/20/2026	19.77		091123		
	I-7644	BRUSH SET/RED & BLUE PAINT	R	10/20/2026	42.57		091123		
	I-7645	BRUSH/RED & BLUE PAINT	R	10/20/2026	39.96		091123		
	I-7650	BLUE & RED PAINT	R	10/20/2026	35.98		091123		
	I-7670	RATCHET	R	10/20/2026	59.99		091123		
	I-7702	RED PAINT	R	10/20/2026	49.99		091123		
	I-7771	SOCKET/WRENCH	R	10/20/2026	23.98		091123		
	I-7812	BLACK PAINT/BRUSH SET	R	10/20/2026	56.58		091123		
	I-7821	RED PAINT	R	10/20/2026	18.99		091123		
	I-7857	BRUSH/RED & BLUE PAINT	R	10/20/2026	41.96		091123		
	I-7995	DRILL BIT/FASTENERS	R	10/20/2026	29.15		091123		
	I-7997	FASTENERS	R	10/20/2026	75.04		091123		
	I-8188	ALL PURPOSE CLEANER	R	10/20/2026	9.99		091123		
	I-8194	STRIPING PAINT	R	10/20/2026	29.67		091123		
	I-8212	AA BATTERIES	R	10/20/2026	17.99		091123		
	I-8215	WORK GLOVES	R	10/20/2026	79.95		091123		
	I-8224	FASTENERS	R	10/20/2026	2.19		091123		797.27

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15830		SANGER EDUCATION FOUNDATION IN							
	I-636	LUNCH W/ COMM LEADERS SPONSOR	R	10/20/2026	1,500.00		091125		1,500.00
02510		STATE COMPTROLLER							
	I-09-30-26	QTR ENDING 09-30-26	R	10/20/2026	15,155.05		091126		15,155.05
11030		TEXAS COMMISSION ON ENVIRONMEN							
	I-CWQ0085706	PERMIT 0014372001 FY27	R	10/20/2026	8,808.43		091127		8,808.43
05350		TEXAS EXCAVATION SAFETY SYSTEM							
	I-26-17384	MESSAGE FEES SEP 2026	R	10/20/2026	231.15		091128		231.15
42210		TEXAS JOHNS							
	I-I456905	PORTAPOTTY @ OBS 2026	R	10/20/2026	415.00		091129		
	I-I471690	PORT-A-POTTY FOR NNO 2026	R	10/20/2026	415.00		091129		830.00
36830		THE POLICE AND SHERIFF'S PRESS							
	I-140355	ID CARD FOR MCCLENNY	R	10/20/2026	20.00		091130		20.00
19260		TYLER TECHNOLOGIES							
	I-025-568243	UB NOTIFY SMS/CALLS	R	10/20/2026	135.30		091131		
	I-CI100-00322470	UB ONLINE NOV 2026	R	10/20/2026	110.00		091131		245.30
34220		UNIFIRST CORPORATION							
	I-2900235981	MATS - CITY HALL	R	10/20/2026	26.75		091132		
	I-2900245487	MATS - CITY HALL	R	10/20/2026	26.75		091132		
	I-2900245492	UNIFORMS	R	10/20/2026	70.16		091132		
	I-2900245500	UNIFORMS	R	10/20/2026	79.56		091132		
	I-2900245503	UNIFORMS	R	10/20/2026	45.06		091132		
	I-2900245512	MATS - PW	R	10/20/2026	39.38		091132		287.66
42370		VALLEYMEDIA INC							
	I-154425556	EXECUTIVE PROFILE SBRADSHAW	R	10/20/2026	1,500.00		091133		1,500.00
09550		WATER TECH, INC.							
	I-190656	12X CHLORINE CYLINDERS	R	10/20/2026	2,939.94		091134		2,939.94
03860		ZIMMERER KUBOTA & EQUIP., INC.							
	I-DEN-3075360	PIN TOOTH ROLL 3/8 X2	R	10/20/2026	81.72		091135		81.72
1		CANARY CONSTRUCTION							
	I-000202610191119	US REFUND	R	10/20/2026	929.65		091136		929.65

VENDOR SET: 99 City of Sanger
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DATE RANGE:10/01/2026 THRU 10/31/2026

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1		D.R. HORTON							
	I-000202610191123	US REFUND	R	10/20/2026	499.56		091137		499.56
1		D.R. HORTON							
	I-000202610191124	US REFUND	R	10/20/2026	476.79		091138		476.79
1		D.R. HORTON							
	I-000202610191125	US REFUND	R	10/20/2026	438.82		091139		438.82
1		D.R. HORTON							
	I-000202610191126	US REFUND	R	10/20/2026	436.93		091140		436.93
1		D.R. HORTON							
	I-000202610191127	US REFUND	R	10/20/2026	304.05		091141		304.05
1		D.R. HORTON							
	I-000202610191128	US REFUND	R	10/20/2026	565.49		091142		565.49
1		D.R. HORTON							
	I-000202610191129	US REFUND	R	10/20/2026	550.24		091143		550.24
1		GS SANGER OWNER, LP							
	I-000202610191105	US REFUND	R	10/20/2026	199.95		091144		199.95
1		GS SANGER OWNER, LP							
	I-000202610191106	US REFUND	R	10/20/2026	182.53		091145		182.53
1		GS SANGER OWNER, LP							
	I-000202610191107	US REFUND	R	10/20/2026	170.80		091146		170.80
1		GS SANGER OWNER, LP							
	I-000202610191108	US REFUND	R	10/20/2026	199.90		091147		199.90
1		GS SANGER OWNER, LP							
	I-000202610191109	US REFUND	R	10/20/2026	197.31		091148		197.31
1		GS SANGER OWNER, LP							
	I-000202610191110	US REFUND	R	10/20/2026	188.21		091149		188.21
1		GS SANGER OWNER, LP							
	I-000202610191111	US REFUND	R	10/20/2026	179.83		091150		179.83
1		GS SANGER OWNER, LP							
	I-000202610191112	US REFUND	R	10/20/2026	167.71		091151		167.71

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1		KEY CUSTOM HOMES							
	I-000202610191121	US REFUND	R	10/20/2026	591.87		091152		591.87
1		LAY CONSTRUCTION							
	I-000202610191118	US REFUND	R	10/20/2026	987.76		091153		987.76
1		M/I HOMES OF DFW							
	I-000202610191131	US REFUND	R	10/20/2026	463.11		091154		463.11
1		MARTIN, JEREMY							
	I-000202610191115	US REFUND	R	10/20/2026	72.79		091155		72.79
1		MORGAN, BAILEY							
	I-000202610191114	US REFUND	R	10/20/2026	93.21		091156		93.21
1		NEWTON, JOHN							
	I-000202610191101	US REFUND	R	10/20/2026	45.73		091157		45.73
1		RUSTON, JACQUETTA M							
	I-000202610191102	US REFUND	R	10/20/2026	73.26		091158		73.26
1		SANCHES, JENNIFER							
	I-000202610191100	US REFUND	R	10/20/2026	60.92		091159		60.92
1		SCHLEMPHER, HELEN							
	I-000202610191103	US REFUND	R	10/20/2026	5.83		091160		5.83
1		SMITH, CHRISTOPHER W							
	I-000202610191113	US REFUND	R	10/20/2026	8.64		091161		8.64
1		STRITTMATTER, JARED							
	I-000202610191120	US REFUND	R	10/20/2026	48.76		091162		48.76
1		TEXOMA COUNCIL OF GO							
	I-000202610191116	US REFUND	R	10/20/2026	470.96		091163		470.96
1		US ULTRA HOMES, LLC							
	I-000202610191122	US REFUND	R	10/20/2026	294.53		091164		294.53
1		UTL CONSTRUCTION LLC							
	I-000202610191117	US REFUND	R	10/20/2026	984.76		091165		984.76
1		WHITWORTH CUSTOM HOM							
	I-000202610191104	US REFUND	R	10/20/2026	757.13		091166		757.13

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DATE RANGE:10/01/2026 THRU 10/31/2026

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1		ZAMBIASI, LAUREN							
	I-000202610191130	US REFUND	R	10/20/2026	96.60		091167		96.60
41980		ABC PROFESSIONAL TREE SERVICES							
	I-477497	2026 ANNUAL TREE TRIMMING	R	10/27/2026	4,500.00		091168		
	I-482172	2026 ANNUAL TREE TRIMMING	R	10/27/2026	6,876.20		091168		11,376.20
42320		ABY BENEFITS LLC							
	I-155268	FSA ADMIN FEES SEP 2026	R	10/27/2026	157.50		091169		157.50
09600		AFLAC							
	C-442700	AFLAC ROUNDING OCT 26	R	10/27/2026	0.07CR		091170		
	I-AFKPY 10.02.26	INSURANCE	R	10/27/2026	95.74		091170		
	I-AFKPY 10.16.26	INSURANCE	R	10/27/2026	95.74		091170		
	I-AFLPY 10.02.26	INSURANCE	R	10/27/2026	511.19		091170		
	I-AFLPY 10.16.26	INSURANCE	R	10/27/2026	511.19		091170		1,213.79
40620		ANA SITE CONSTRUCTION							
	I-10072026_SERVICE	EMRGNCY REPAIR @ 603 5TH	R	10/27/2026	10,000.00		091171		10,000.00
1		ASHLEIGH BRIDGES							
	I-RENTAL 10/25/26	RFND PORTER P	R	10/27/2026	50.00		091172		50.00
26350		C & G ELECTRIC, INC							
	I-47371	TROUBLESHOOTING @ WELL 8	R	10/27/2026	885.00		091173		
	I-47381	CONTACTORS @ SOUTH BOTTOM LS	R	10/27/2026	300.00		091173		1,185.00
00590		CITY OF DENTON							
	I-10/15/2026	WATER TESTING 9/14/26-10/15/26	R	10/27/2026	200.00		091174		200.00
22740		DENTON COUNTY							
	I-CI-00000241	DCSO 911 DISPATCH AGRMT	R	10/27/2026	64,903.51		091175		64,903.51
22740		DENTON COUNTY							
	I-CI-00000242	DCSO 911 DISPATCH AGRMT	R	10/27/2026	6,780.00		091176		6,780.00
36340		FAMILY FIRST AUTOMOTIVE							
	I-18107	OIL CHANGE/AIR FILTR LP1556710	R	10/27/2026	118.47		091177		
	I-18116	CALIPER SECURE UN2505	R	10/27/2026	42.50		091177		
	I-18118	CALIPER SECURE UN2402	R	10/27/2026	61.00		091177		
	I-18173	OIL CHANGE UN05	R	10/27/2026	83.55		091177		305.52
37440		FIRST CHOICE CHRISTMAS LIGHTS							
	I-5804	XMAS LIGHTS @ DOWNTOWN	R	10/27/2026	83,824.00		091178		
	I-5805	XMAS LIGHTS @ PORTER PRK	R	10/27/2026	12,000.00		091178		95,824.00

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28820		GLENN POLK AUTOPLEX INC							
	I-C4CS888628	DIAGNOSTIC UN05	R	10/27/2026	200.63		091179		200.63
05400		LEGALSHIELD							
	C-10/15/2026	LEGALSHIELD ROUNDING OCT 26	R	10/27/2026	0.01CR		091180		
	I-PPLPY 10.02.26	PREPAID LEGAL SERVICES	R	10/27/2026	29.43		091180		
	I-PPLPY 10.16.26	PREPAID LEGAL SERVICES	R	10/27/2026	29.43		091180		58.85
01570		LOWE'S COMPANIES, INC.							
	I-14886	52-IN BLACK 10-DRWR CA	R	10/27/2026	509.15		091181		
	I-15536	UTILITY KNIFE/BLADES/ADHESIVE	R	10/27/2026	219.88		091181		
	I-22436	GLOVES/GYM FLOORING	R	10/27/2026	24.09		091181		
	I-36444	DRILL/SAW BLADE/FEBREEZE	R	10/27/2026	423.96		091181		
	I-91149	PAINT/YARDSTAKES/PIPE INSULATN	R	10/27/2026	114.34		091181		1,291.42
32980		MCCAIN'S OVERHEAD DOOR & GATE							
	I-45586219	GATE SRVC @ 100 BOLIVAR ST	R	10/27/2026	324.38		091182		
	I-47090388	GATE SRVC @ 300 JONES ST	R	10/27/2026	290.00		091182		614.38
29030		MCCREARY, VESELKA, BRAGG & ALL							
	I-326182	SEP 2026 WARRANT COLLECTIONS	R	10/27/2026	534.10		091183		534.10
42330		MEDICAL AIR SERVICES ASSOCIATI							
	I-MASPY 10.02.26	MASA	R	10/27/2026	182.00		091184		
	I-MASPY 10.16.26	MASA	R	10/27/2026	182.00		091184		364.00
1		MEGAN BRIANNE BURKS							
	I-REFUND 10/12/26	OVERPAYMNT	R	10/27/2026	25.00		091185		25.00
02970		ODP BUSINESS SOLUTIONS, LLC							
	I-484084119001	CUPS - 16OZ & 10OZ	R	10/27/2026	26.98		091186		26.98
40210		PAXICA SECURITY GROUP LLC							
	I-16788	SECURITY ALARM @ PD	R	10/27/2026	1,290.00		091187		1,290.00
43990		SAFE RESTRAINTS, INC.							
	I-PP02242026SPD	WRAP RESTRAINT SYSTEM	R	10/27/2026	6,548.48		091188		6,548.48
34980		SHAMROCK EQUIPMENT SERVICES, L							
	I-619	REPAIR CASE UNIT #22-50	R	10/27/2026	2,013.23		091189		2,013.23
26340		STOLZ TELECOM							
	I-INV-006963	ANTENNA REPLACEMENT UN02	R	10/27/2026	37.05		091190		37.05

VENDOR SET: 99 City of Sanger
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02690		TECHLINE, INC.							
	I-1595365-00	LANE RANCH LIGHTING	R	10/27/2026	18,681.00		091191		
	I-1595365-01	LANE RANCH LIGHTING	R	10/27/2026	40,560.00		091191		
	I-2038369-00	12X JUNCTION 4 POINT 25KV	R	10/27/2026	5,976.00		091191		65,217.00
23850		TEXAS STATE LIBRARY AND ARCHIV							
	I-TS270854	TEXSHARE MEMBERSHIP SFY2027	R	10/27/2026	192.00		091192		192.00
39310		TOMMY JOE SMITH							
	I-20261205	COTS 26 PERFORMANCE DEPOSIT	R	10/27/2026	500.00		091193		500.00
16910		TRI-COUNTY MATERIALS & SERVICE							
	I-77722	HAUL BACK 10/12/2026	R	10/27/2026	180.00		091194		180.00
34220		UNIFIRST CORPORATION							
	I-2900246756	MATS - PD	R	10/27/2026	24.04		091195		
	I-2900246892	MATS - CITY HALL	R	10/27/2026	27.15		091195		
	I-2900246894	UNIFORMS	R	10/27/2026	70.16		091195		
	I-2900246911	UNIFORMS	R	10/27/2026	87.04		091195		
	I-2900246914	UNIFORMS	R	10/27/2026	45.06		091195		
	I-2900246917	MATS - PW	R	10/27/2026	39.38		091195		292.83
33520		UNITED AG & TURF							
	I-14913288	HYDRAULIC OIL	R	10/27/2026	323.81		091196		323.81
40810		ZODIAC POOLS & OUTDOOR LIVING							
	I-5206	RILEY RANCH POOL SRVCS	R	10/27/2026	175.00		091197		175.00
1		M/I HOMES OF DFW							
	I-000202610261136	US REFUND	R	10/27/2026	129.84		091198		129.84
1		US ULTRA HOMES, LLC							
	I-000202610261135	US REFUND	R	10/27/2026	267.13		091199		267.13

* * T O T A L S * *	NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	180		717,355.67	0.00	717,355.67
HAND CHECKS:	0		0.00	0.00	0.00
DRAFTS:	14		595,791.28	0.00	595,791.28
EFT:	68		1,535,595.50	0.00	1,535,595.50
NON CHECKS:	0		0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00		
		VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE:10/01/2026 THRU 10/31/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	262	2,848,742.45	0.00	2,848,742.45
BANK: POOL TOTALS:	262	2,848,742.45	0.00	2,848,742.45
REPORT TOTALS:	262	2,848,742.45	0.00	2,848,742.45

SELECTION CRITERIA

VENDOR SET: 99-AP VENDOR SET
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 10/01/2026 THRU 10/31/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All