

CITY COUNCIL

MEETING AGENDA

AUGUST 05, 2024, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Discussion regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

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.

2. Consideration and possible action on the minutes from the July 15, 2024, meeting.
3. Consideration and possible action on the minutes from the July 17, 2024, meeting.

- [4.](#) Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.
- [5.](#) Consideration and possible action regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

PUBLIC HEARING ITEMS

- [6.](#) Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

ACTION ITEMS

- [7.](#) Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.
- [8.](#) Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.
- [9.](#) Consideration and possible action on Resolution No.2024-12 to take a record vote adopting the proposed tax rate contained in the City's proposed 2024-25 budget as the City's proposed 2024 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2024-25 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code
- [10.](#) Consideration and possible action on Resolution 2024-13, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Board of Adjustment; Library Board; and the Planning and Zoning Commission.

FUTURE AGENDA ITEMS

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

on an agenda for a subsequent meeting. Items may be placed on a future meeting agenda with a consensus of the Council or at the call of the Mayor.

INFORMATIONAL ITEMS

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

- [11.](#) Rider GCR - Rate Filing under Docket No. 10170 07-23-2024

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 551.071. 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.

- Denton County Municipal Utility District No. 12 (MUD 12)

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; This chapter does not require a governmental body to conduct an open meeting:

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Belz Road Retail Addition

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 July 31, 2024, at 3:00 PM.

/s/Kelly Edwards
Kelly Edwards, City Secretary

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



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Discussion regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

SUMMARY:

- Per the council discussion, this item has been added to the agenda.

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

Resolution 2024-11

CITY OF SANGER, TEXAS**RESOLUTION NO. 2024-11****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ADOPTING PROCEDURES FOR REVIEW OF COMPLAINTS REGARDING CITY EMPLOYEES APPOINTED BY THE CITY COUNCIL OR ANY MEMBER OF A CITY BOARD, COMMISSION OR COMMITTEE; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Sanger (the “City”) is authorized by its Home Rule Charter to appoint individuals to serve as the City Manager, the City Attorney, the Municipal Court Judge and any Alternate Judges, and the Municipal Court Clerk, and others as may be authorized from time to time pursuant to the Charter, the Code of Ordinances and/or applicable state law; and

WHEREAS, the members of various City Boards, Commissions and Committees are appointed by the City Council and generally serve at the will of the City Council; and

WHEREAS, on occasion, the City Council initiates or may be asked to review and/or investigate matters or issues involving any of the foregoing City Council-appointed individuals, and the City Council acknowledges that the City’s personnel rules do not apply to the foregoing individuals; and

WHEREAS, it is the desire of the City Council to adopt general procedures to assist it in the event that the City Council deems it necessary to review and/or investigate any of the foregoing City Council-appointed individuals; and

WHEREAS, the procedures outlined in this Resolution may be modified by the City Council and nothing in these procedures shall create any property interest in a position or any due process rights under state or federal law, and any deviation from the procedures outlined herein shall not give any individual a cause of action for any different or modified procedure followed by the City Council; and

WHEREAS, the City Council, after careful consideration, hereby adopts the following procedures for the review and/or investigation of the foregoing City Council-appointed individuals; and

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

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

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. In the event the City Council initiates or is asked to review and/or investigate matters or issues involving any of the foregoing City Council-appointed individuals referenced in the Preamble to this Resolution, the City Council may do any of the following acts in support of such review and/or investigation:

1. Appoint an individual (or individuals) to assist in such review and/or investigation, and such individual(s) may include, but not limited to, an attorney, law enforcement personnel, or a subject matter expert on the matter or incident to be reviewed and/or investigated;
2. Provide guidance and direction to the individual so appointed, if deemed necessary by the City Council;
3. Prepare and have prepared a statement of the matters or issues to be reviewed and/or investigated, and provide same to the individual who is the subject of same;
4. The individual(s) referenced in Paragraph 1, above, may provide a report (either verbally or in writing) to the City Council summarizing the findings of the review and/or investigation, and may provide recommendations or a suggested response by the City Council to the matters and issues so reviewed and/or investigated; and
5. The City Council may take any action it deems prudent, advisable or necessary, including no action, as a result of any such review and/or investigation.
6. Any deviation from the procedure outlined herein does not give, and shall not be deemed to give, any individual a cause of action for any different or modified procedure followed by the City Council.

SECTION 3. Any prior resolutions inconsistent with the provisions of this Resolution are hereby superseded and repealed.

SECTION 4. This Resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5TH DAY OF AUGUST 2024.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the July 15, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on July 15, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES

JULY 15, 2024, 6:00 PM



**CITY COUNCIL REGULAR MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS**

CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Dennis Dillon
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Electric Director Ronnie Grace, Library Director Laura Klenke, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Presentation and discussion regarding the City of Sanger's 2024-2025 Annual Budget.

Director Gray provided a presentation and overview of the 2024-2025 Fiscal Year budget.

Discussion ensued regarding utility service to City facilities, keeping the tax rate, 4A & 4B expenses, and Capital Projects.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

The City Manager answered questions for Item 11, regarding the Bolivar CCN transfer.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:49 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:00 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 3	Dennis Dillon
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Electric Director Ronnie Grace, Municipal Court Administrator Christy Dyer, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Deborah Roeder spoke regarding minor repairs, such as painting lines for tennis and pickleball, on the tennis courts located on Freese.

REPORTS

2. Annual presentation and overview of the Municipal Court.

Director Dyer provided a presentation and overview of the Municipal Court.

Discussion ensued regarding the ticket writer efficiencies, Clerk, Judge, and Prosecutor training.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the June 26, 2024, meeting.
4. Consideration and possible action on the minutes from the July 1, 2024, meeting.
5. Consideration and possible action on Resolution 2024-09, appointing Municipal Court Clerk and Deputy Court Clerk.
6. Consideration and possible action on Resolution 2024-10, appointing Municipal Court Judge and Alternate Municipal Court Judge.
7. Consideration and possible action on entering into an agreement with KSA Engineers, INC to perform a lead and copper service line inventory; and, authorize the City Manager to execute said agreement.
8. Consideration and possible action on Interlocal Cooperation Agreement between Denton County and the City of Sanger Police and Fire Departments for the use of Denton County Radio Communications System.
9. Consideration and possible action on purchasing two (2) Padmounted PME-9 Switchgears and two (2) Transformer Pads from Techline Inc. for the Belz Road Retail Addition and authorizing the City Manager to execute the agreement and all necessary documents.
10. Consideration and possible action on the new Downtown Park conceptual design by MHS Planning & Design.
11. Consideration and possible action on an agreement with Bolivar Water Supply Corporation (WSC) for the transfer of 2.4 acres located within Bolivar WSC's Water Certificate of Convenience and Necessity (CCN) into the City of Sanger's Water CCN; and, authorize the City Manager to execute said agreement.

Motion to approve made by Councilmember Barrett, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

ACTION ITEMS

12. Consideration and possible action on Purchasing Electric Meters from Aqua-Metric Sales Company and authorizing the City Manager to execute said agreement and all necessary documents.

Director Grace provided an overview of the item.

Discussion ensued regarding the need for future developments and the delay due to supply chain issues.

Motion to approve made by Councilmember Chick, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

13. Consideration and possible action on entering into an agreement for engineering services with Plummer Associates, INC. for the purpose of adding an additional turbo blower and providing a technical memorandum for expansion to the Wastewater Treatment Plant; and, authorize the City Manager to execute said agreement.

Director Bolz provided an overview of the item and the need for future developments.

Discussion ensued regarding TCEQ threshold requirements, engineering costs, installation costs, and that the project will be bid out.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Barrett.

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

14. Consideration and possible action on entering into an agreement with KSA Engineers, INC to perform a wastewater treatment plant site selection and water servicing study; and, authorize the City Manager to execute said agreement.

Director Bolz provided an overview of the item.

Discussion ensued regarding the size and location of the facility, future growth, phasing in a new plant, and the Railroad lift station.

Motion to approve made by Councilmember Bilyeu, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu inquired about the dates for the upcoming Governance training.

Councilmember Chick requested a copy of Bond fund expenditures and any remaining funds.

Councilmember Barrett requested an email updating the status/process regarding the Senior Center building.

INFORMATIONAL ITEMS

15. Update to Atmos Energy Corporation's Conservation and Energy Efficiency Tariff - June 25, 2024
16. Atmos Rider GCR - Rate Filing Docket No. 10170, June 25, 2024

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:51 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the July 17, 2024, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Approve the minutes from the meeting on July 17, 2024.

ATTACHMENTS:

City Council minutes

CITY COUNCIL

MEETING MINUTES

JULY 17, 2024, 6:00 PM



CITY COUNCIL SPECIAL MEETING
HISTORIC CHURCH BUILDING - 403 N 7TH STREET, SANGER, TEXAS

CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the special meeting to order at 6:00 p.m.

COUNCILMEMBERS PRESENT

Mayor	Thomas Muir
Mayor Pro Tem, Place 2	Gary Bilyeu
Councilmember, Place 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Chief Financial Officer Clayton Gray, Director of Public Works Jim Bolz, Marketing and Civic Engagement Director Donna Green, Director of Human Resources and Special Projects Jeriana Staton-Hemb, Assistant Fire Chief Casey Welborn, Electric Director Ronnie Grace, and Police Chief Tyson Cheek.

Others in attendance were Terry Welch, Brown & Hofmeister, and employees from the following departments: Finance, Public Works, Fire & EMS, and Development Services.

CITIZENS COMMENTS

John Henderson spoke regarding the City Manager's support of employees.

Clayton Gray spoke regarding the City Manager's support of employees.

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:

Pursuant to Section 551.071 of the Texas Government Code, consultation with outside counsel (1) to receive legal advice relative to proposed procedures relative to the review of personnel and related complaints, and (2) to receive legal advice regarding review of a complaint, and all matters incident and related thereto.

Pursuant to Section 551.074 of the Texas Government Code, "Personnel Matters," deliberate personnel matters regarding the City Manager, in accordance with the issues outlined in said Section 551.074, and all matters incident and related thereto.

City Manager Noblitt requested that any deliberation regarding his position be held in an open forum.

City Attorney Coleman requested time to speak.

Council convened into executive session at 6:11 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 8:32 p.m.

Mayor Muir stated there would be no action taken and that the Council considers the matter concluded.

Hugh Coleman spoke regarding his time and commitment to the community, city staff in attendance, and the different standards with which a prior complaint was dealt.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:42 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Preliminary Plat of Oasis at Sanger Addition, being approximately 4.135 acres of land described as A0029A R. BEEBE, OLD DCAD SHT 2, TR 5, within the City of Sanger, generally located north of McReynolds Road, and approximately 790 feet east of Lake Ridge Drive.

SUMMARY:

- The applicant is proposing to create 82 multi-family dwellings.
- The property is under the Lake Ridge Estates Planned Development PD-05-06-18.
- The development will have access from McReynolds Road.
- The property will be served by City of Sanger Water, Sewer, and Electric.
- This development is located in the City of Sanger.
- Planning & Zoning recommended approval on 06-10-24.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

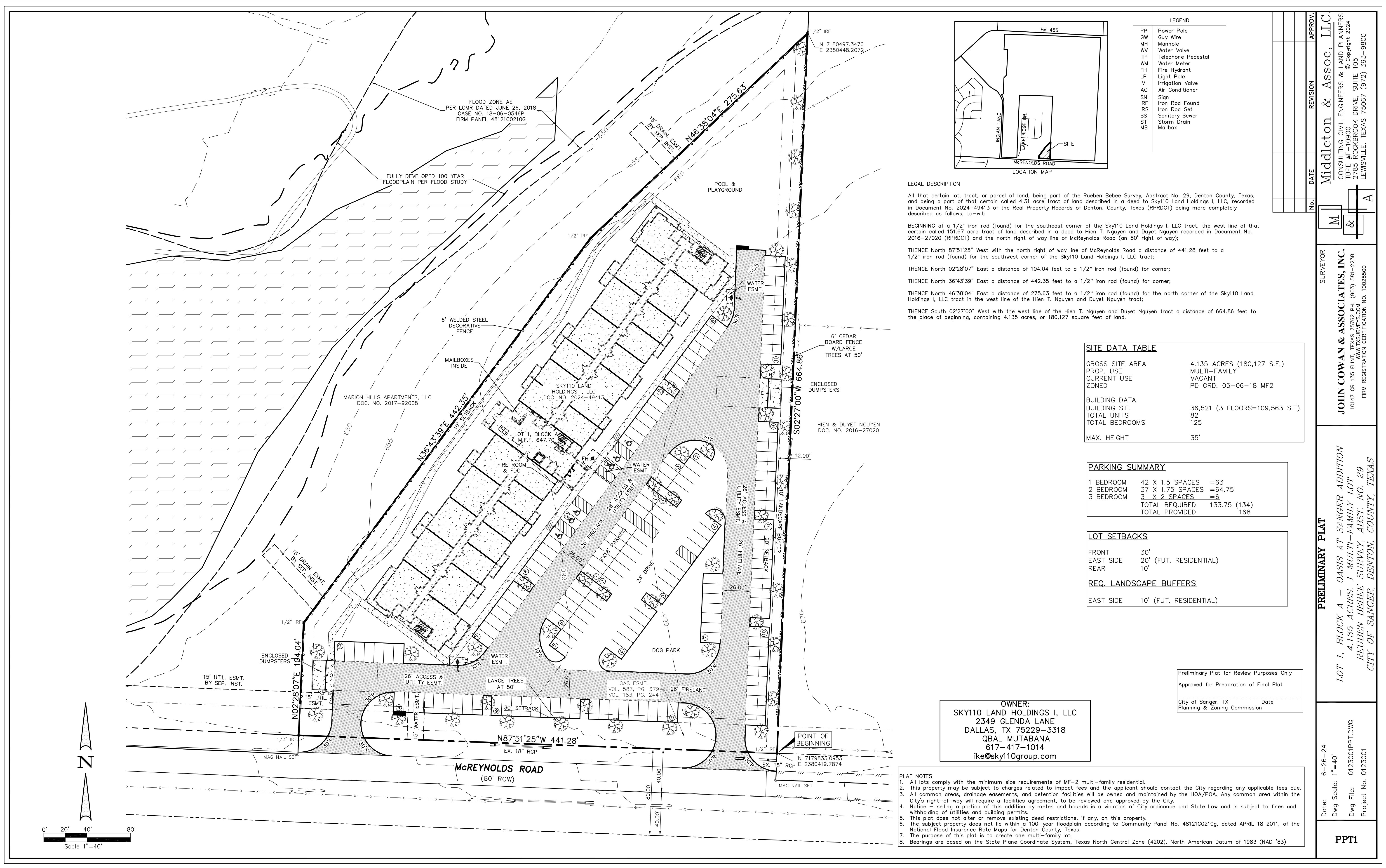
GL Account: N/A

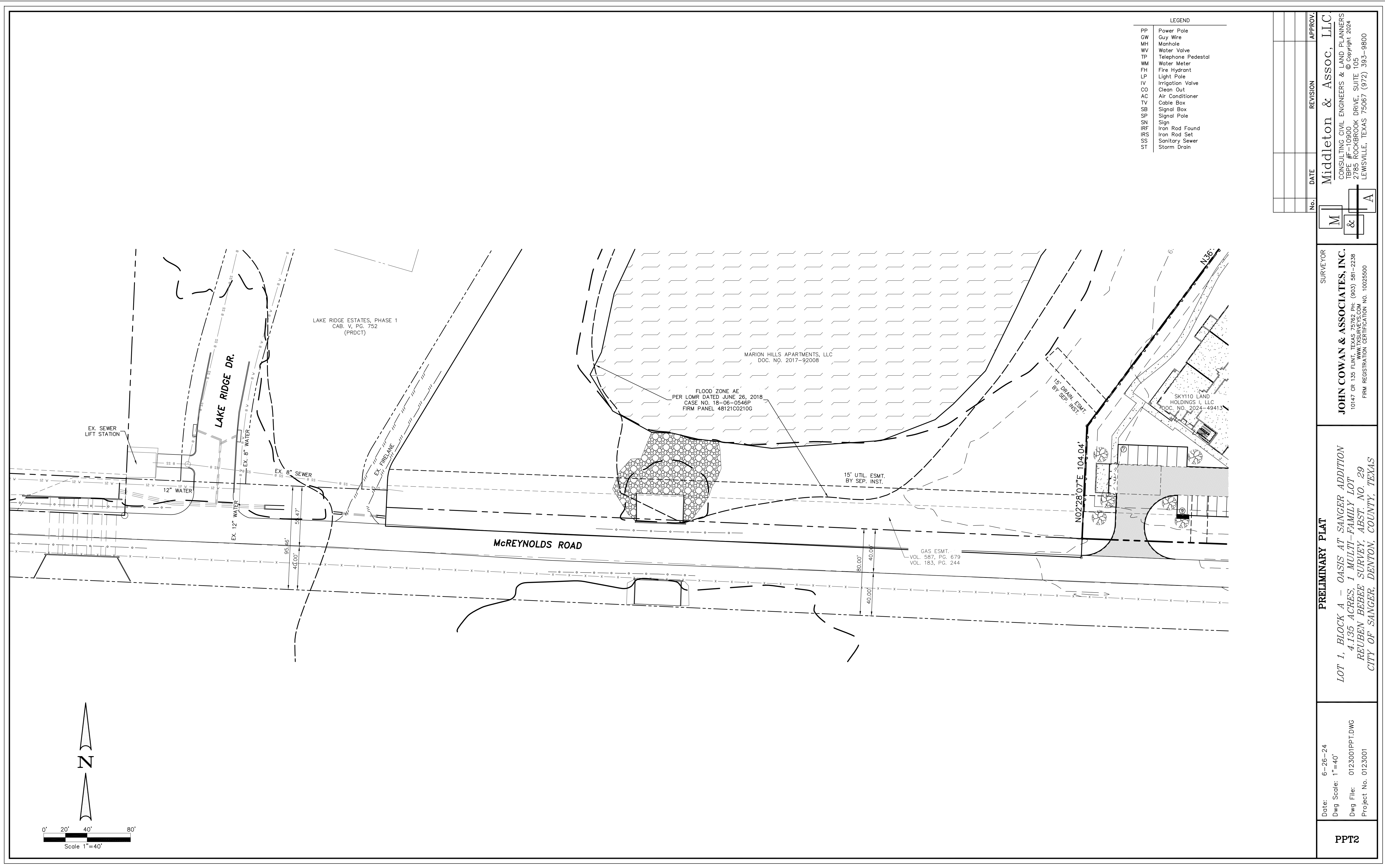
RECOMMENDED MOTION OR ACTION:

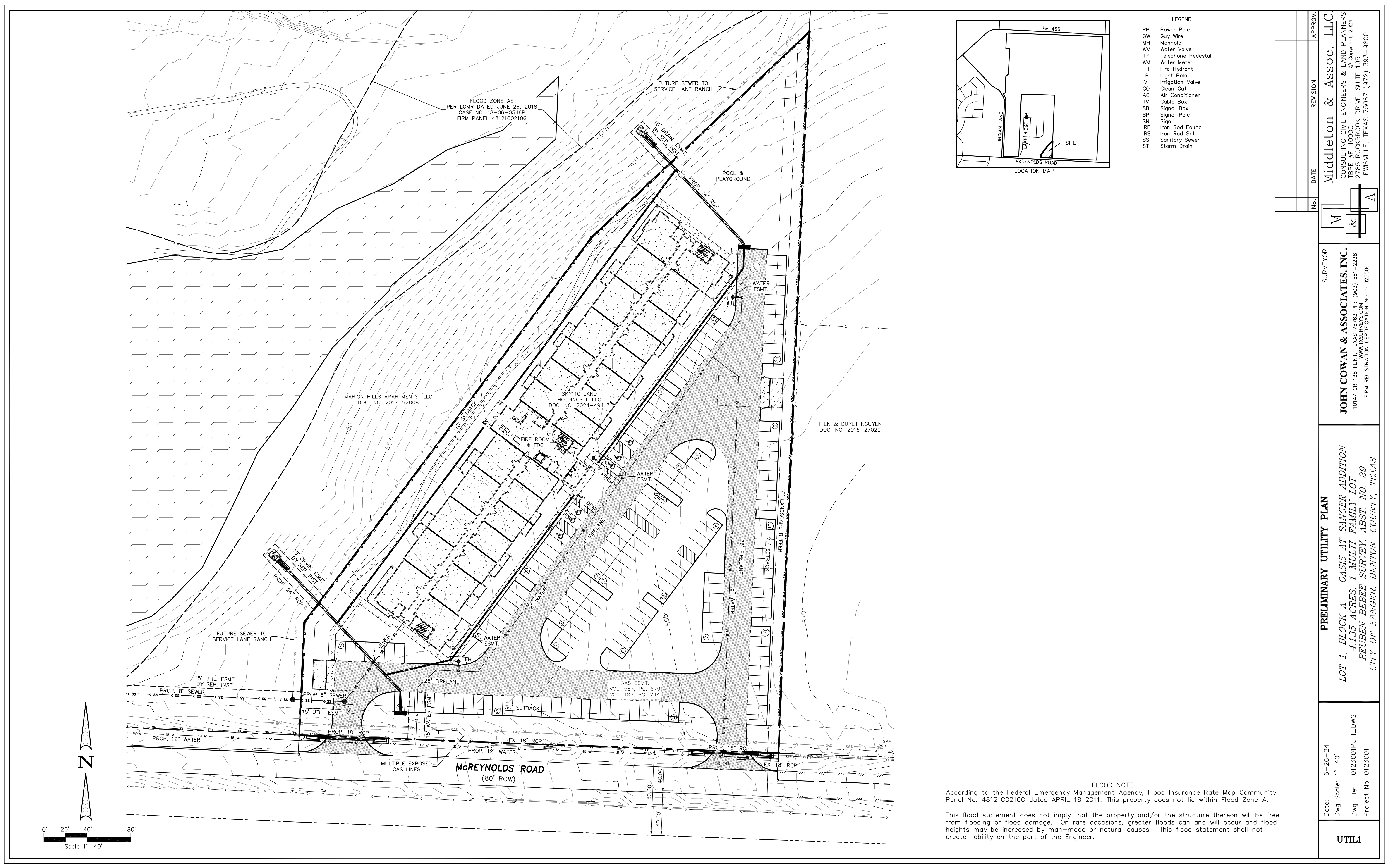
Staff recommends APPROVAL.

ATTACHMENTS:

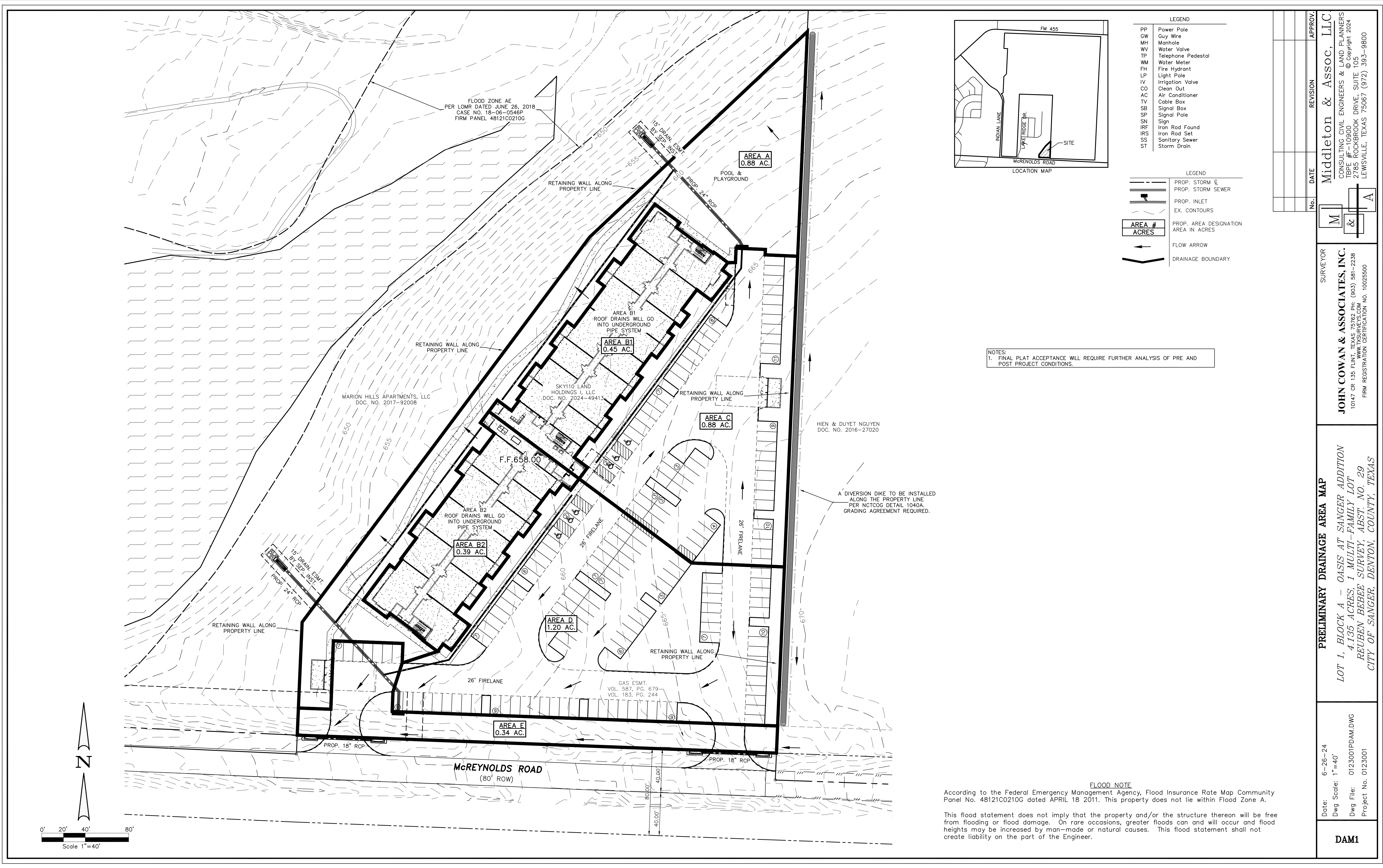
Location Map
Preliminary Plat
Application
Letter of Intent











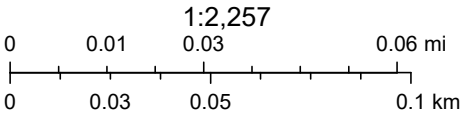


6/5/2024, 10:18:17 AM

 Parcels



Location: The Oasis of Sanger Addition
Preliminary Plat
24SANZON-0014



© OpenStreetMap (and) contributors, CC-BY-SA



DEVELOPMENT SERVICES

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

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Eugene Middleton, P.E.	Name: Iqbal Mutabanna
Company: Middleton & Associates, LLC	Company: Sky110 Land Holdings I, LLC
Address: 2785 Rockbrook Drive, Su. 105	Address 2220 Coit Rd Ste 480-214
City, State, Zip: Lewisville, Texas 75067	City, State, Zip Plano, TX 75075
Phone 972-393-9800	Phone: 617-417-1014
Fax:	Fax:
Email: eugene@middleton-associates.com	Email: ike@sky110group.com

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>2/21/24</u>)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input checked="" type="checkbox"/>	Additional Required Documents/Traffic & Drainage Studies etc.
<input checked="" type="checkbox"/>	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): Preliminary water, sanitary sewer and storm drainage plans

R Number(s): 726939

[Signature]
Owner's Signature

Eugene Middleton
Applicant's Signature

05/15/2024

Date

5/14/2024
Date

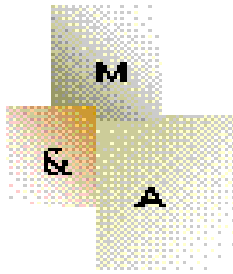
Office Use: Reviewed by Director of Development Services / /

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

940-458-2059 (office)

www.sangertexas.org

Effective Date: 02/11/2020



MIDDLETON & ASSOCIATES, LLC

CONSULTING CIVIL ENGINEERS AND LAND PLANNERS

May 13, 2024

Ms. Ramie Hammonds
 Director of Development Services
 City of Sanger
 201 Bolivar Street
 Sanger, Texas 76266

RE: Letter of Intent
 Preliminary Plat for the Oasis at Sanger Addition
 4.135 Acres, McReynolds Road
 Sanger, Texas

Dear Ramie:

Please accept this Letter of Intent for the submittal of the Preliminary Plat for the Oasis at Sanger Addition. The property is approximately 4.135 acres owned by SKY110 Land Holdings I, LLC. This tract is located along McReynolds Road just east of the Lake Ridge subdivision and is currently open pastureland with no tree cover.

The purpose of this plat is to preliminary plat the property for development of an apartment complex consisting of 82 units. This tract is part of the Lake Ridge PD Ordinance No. 05-06-18. We are the applicants for this submittal and Mr. Iqbal Mutabana is the owner.

We request that the plat be reviewed and considered by the appropriate approval body. If you have any other questions or would like additional information regarding our submittal, please contact me at 972-393-9800 or Mr. Mutabana at 617-417-1014.

Sincerely,
MIDDLETON & ASSOCIATES, LLC.

Eugene Middleton, P.E.
 President



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action regarding Resolution 2024-11, Adopting procedures for review of Complaints regarding City employees appointed by the City Council or any member of a City Board, Commission, or Committee.

SUMMARY:

Per the council discussion, this item has been added to the agenda

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:

Resolution 2024-11

CITY OF SANGER, TEXAS

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ADOPTING PROCEDURES FOR REVIEW OF COMPLAINTS REGARDING CITY EMPLOYEES APPOINTED BY THE CITY COUNCIL OR ANY MEMBER OF A CITY BOARD, COMMISSION OR COMMITTEE; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Sanger (the “City”) is authorized by its Home Rule Charter to appoint individuals to serve as the City Manager, the City Attorney, the Municipal Court Judge and any Alternate Judges, and the Municipal Court Clerk, and others as may be authorized from time to time pursuant to the Charter, the Code of Ordinances and/or applicable state law; and

WHEREAS, the members of various City Boards, Commissions and Committees are appointed by the City Council and generally serve at the will of the City Council; and

WHEREAS, on occasion, the City Council initiates or may be asked to review and/or investigate matters or issues involving any of the foregoing City Council-appointed individuals, and the City Council acknowledges that the City’s personnel rules do not apply to the foregoing individuals; and

WHEREAS, it is the desire of the City Council to adopt general procedures to assist it in the event that the City Council deems it necessary to review and/or investigate any of the foregoing City Council-appointed individuals; and

WHEREAS, the procedures outlined in this Resolution may be modified by the City Council and nothing in these procedures shall create any property interest in a position or any due process rights under state or federal law, and any deviation from the procedures outlined herein shall not give any individual a cause of action for any different or modified procedure followed by the City Council; and

WHEREAS, the City Council, after careful consideration, hereby adopts the following procedures for the review and/or investigation of the foregoing City Council-appointed individuals; and

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

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

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. In the event the City Council initiates or is asked to review and/or investigate matters or issues involving any of the foregoing City Council-appointed individuals referenced in the Preamble to this Resolution, the City Council may do any of the following acts in support of such review and/or investigation:

1. Appoint an individual (or individuals) to assist in such review and/or investigation, and such individual(s) may include, but not limited to, an attorney, law enforcement personnel, or a subject matter expert on the matter or incident to be reviewed and/or investigated;
2. Provide guidance and direction to the individual so appointed, if deemed necessary by the City Council;
3. Prepare and have prepared a statement of the matters or issues to be reviewed and/or investigated, and provide same to the individual who is the subject of same;
4. The individual(s) referenced in Paragraph 1, above, may provide a report (either verbally or in writing) to the City Council summarizing the findings of the review and/or investigation, and may provide recommendations or a suggested response by the City Council to the matters and issues so reviewed and/or investigated; and
5. The City Council may take any action it deems prudent, advisable or necessary, including no action, as a result of any such review and/or investigation.
6. Any deviation from the procedure outlined herein does not give, and shall not be deemed to give, any individual a cause of action for any different or modified procedure followed by the City Council.

SECTION 3. Any prior resolutions inconsistent with the provisions of this Resolution are hereby superseded and repealed.

SECTION 4. This Resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5TH DAY OF AUGUST 2024.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Ramie Hammonds

AGENDA ITEM: Conduct a public hearing on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

SUMMARY:

- The current City's ordinance requires 4 spaces plus 1 space per 5000 sq. feet, totaling 15 spaces.
- The applicant is requesting to reduce the parking by 5 spaces.
- The applicant is building a self-storage facility.
- This self-storage is part of the Belz road development and the PD does allow self-storage in that area.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has received one response in favor.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Item 6.



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Ramie Hammonds

AGENDA ITEM: Consideration and possible action on a request for a variance from Chapter 14A Zoning Ordinance – Section 32 Off-Street Parking and Loading Requirements – Article 32.3 – Item 21 from the required 15 parking spaces and to allow a reduction to 10 parking spaces, for the Belz Road Retail Addition, Phase 1, Block A, Lot 4, approximately 3.07 acres, and generally on the north side of West Chapman Drive.

SUMMARY:

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- This self-storage is part of the Belz road development and the PD does allow self-storage in that area.
- Staff mailed out 3 public hearing notices to owners of properties within 200 feet of the subject property and at the time of the meeting has received one response in favor.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

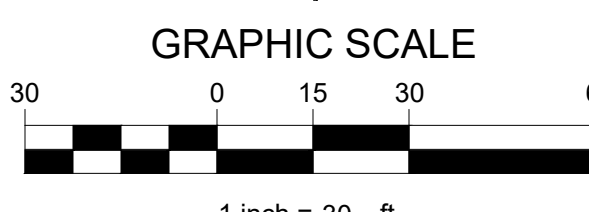
Location Map
Site Plan
Application
Letter of Intent

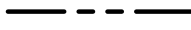
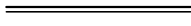


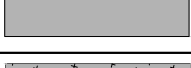



Item 7.



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

DAN CABALLERO



LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	LIGHT DUTY CONCRETE PAVEMENT
	HEAVY DUTY/FIRE LANE CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DUMPSTER DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	PROPOSED PARKING COUNTS

CITY OF SANGER PARKING CODE: _____

SECTION 32.3, #21 MINI-WAREHOUSE:
FOUR (4) PARKING SPACES PER COMPLEX PLUS ONE (1) PER FIVE THOUSAND (5000) SQUARE FEET OF STORAGE AREA

	UNITS	STORAGE SQ. FT.
BUILDING A:	140	15,300
BUILDING B:	73	10,300
BUILDING C:	20	3,900
BUILDING D:	27	5,200
BUILDING E:	144	18,375
TOTAL	404	53,075
PARKING REQUIRED:		15
PARKING PROVIDED:		10

OVERALL SQUARE FOOTAGE FOR BUILDINGS A, B, AND E
INCLUDES PUBLIC ACCESS HALLWAYS AND MECHANICAL AREAS



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

VARIANCE APPLICATION

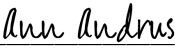
Applicant	Owner (if different from applicant)
Name: Drew Donosky	Name:
Company: Claymoore Engineering	Company: PAC Group LTD
Address: 1903 Central Dr # 406	Address: 1809 Hinkle Dr Ste 100
City, State, Zip Bedford, TX 76021	City, State, Zip Denton, TX 76201
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: drew@claymooreeng.com	Email:

Submittal Checklist

	Site Plan
	Letter of Intent
	\$200.00 Application Fee (Check Payable to City of Sanger)

Describe the subject property (address, location, size, etc.):
NW Corner of Chapman & Interstate 35, storage development

Describe the proposed variance (how much, where on the property, for what purpose):
Parking variance for the storage development to match the needs of the developent.

DocuSigned by:


6/3/2024

Owner SignatureDate

Office Use

	Fee
	Date



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

VARIANCE REQUEST

A variance is permission to vary from the terms of the Zoning Ordinance, permission to construct something the Zoning Ordinance would otherwise prohibit because of unusual circumstances. Variance requests are considered by the Zoning Board of Adjustment following a public hearing. Variances are granted to relieve an unnecessary hardship or practical difficulty. A financial hardship is not justification for a variance.

A variance request must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan
- Application form signed by the owner and describing the property
- Application Fee

APPLICATION FEES: \$200.00

- The application fee covers part of the cost for the city to review and act on the rezoning request, including providing notice of the public hearings as required by law.
- The application fee is non-refundable.

MEETING DATES: The Zoning Board of Adjustment is scheduled to meet on the second Monday of each month, if there is business to be conducted. Meetings with no business are not held. Public hearings require both published and mailed notices to be made prior to the meeting. Application should be submitted about one (1) month prior to the meeting. Consult with City Staff prior to submitting your application for detailed scheduling information.



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VARIANCE REQUEST PROCESS

The process for considering and acting on a request for a Variance to the Zoning Ordinance involves the following steps:

1. Pre-Application Consultation: A pre-application consultation with the city staff is recommended for all proposed variances. Staff can describe the request process and the criteria used by the Board of Adjustment.
2. Application: The completed application, letter of intent, site plan, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. Public Notification: State law and the Zoning Ordinance require the public to be notified of the public hearing to consider the variance. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the subject property at least ten (10) days prior.
4. Zoning Board of Adjustment: The Zoning Board of Adjustment (BOA) will hold at least one (1) public hearing on the proposed variance. The applicant is expected to address the Board to describe the proposed variance and answer questions. During the public hearing, anyone in attendance may address the Board with comments and questions. City Staff will prepare a report for the Board and possibly make a recommendation to the Board.

After the public hearing, the Board can grant a variance by majority vote of the Board Members. The Board can grant a variance up to the amount noted in the public notifications, but not more than that.

VARIANCE REQUEST CRITERIA

The Zoning Ordinances sets the following criteria for the granting of variances from its strict terms.

In making its determination, the Board of Adjustment shall consider the following factors:

1. that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district;
2. that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;
3. that the special conditions and circumstances do not result from the actions of the applicant;
4. that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district; and
5. no non-conforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Financial hardship shall not be considered grounds for the issuance of a variance.



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

GUIDELINES FOR LETTER OF INTENT

All variance applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the location of the subject property. The description can include any or all of the following:
 - Physical address
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Location (southwest corner of This Street and That Road, across the street from Landmark).
- Describe the requested variance, such as a reduction in the minimum required rear yard from 25 feet to 20 feet.
- Describe how the request matches the criteria required for a variance.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

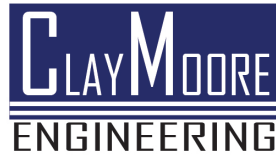
GUIDELINES FOR SITE PLAN

All variance applications should include a Site Plan. The Site Plan is the applicant's opportunity to graphically describe the proposed variance to the City Staff, the Board of Adjustment, and the public at large. The Board will receive copies of the site plan prior to the public hearings:

Recommended content for a Site Plan:

- | | |
|---|--|
| <ul style="list-style-type: none"> • property lines with dimensions • existing building and structures, with distances from property lines and other structures labeled | <ul style="list-style-type: none"> • proposed structures with dimensions and distances labeled • required setback lines • proposed variance with dimensions labeled |
|---|--|

Applicants are also encouraged to submit pictures of the property, pictures of the existing buildings, and/or pictures or drawings of the proposed structures.



May 28, 2024

Ms. Ramie Hammonds
City of Sanger
PO BOX 1729
Sanger, TX 76266

Re: BOA Parking Variance – Self Storage
Chapman and IH 35
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for a parking variance for the self storage development located on the Northwest corner of Chapman and IH 35. The Sanger development code requires 4 parking spaces plus once space per 5,000 sf of storage buildings. We feel this provides too much parking for our use. We are requesting a variance to support our site plan with 5 less parking spaces than code requires.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky". The signature is fluid and cursive.

Drew Donosky, P.E.



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Minor Plat of Elmore Addition, being approximately 0.648 acres of land described as A0029A R. BEEBE, TR 199, .64 ACRES, OLD DCAD SHT 4, TR 62, within the City of Sanger, generally located on the southwest corner of Bolivar Street and N. 7th Street.

SUMMARY:

- The applicant proposes to make 3 lots from 1 lot.
- The property is in the City of Sanger.
- The lots will have access from both Bolivar Street and N. 7th Street.
- There is one existing house on the property.
- The platting will allow for future development.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

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

ATTACHMENTS:



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

Denton CAD Web Map

Item 8.

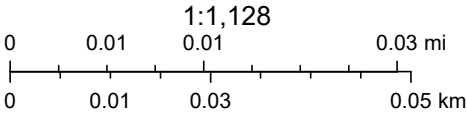


6/27/2024, 8:56:52 AM

-  Parcels
-  County



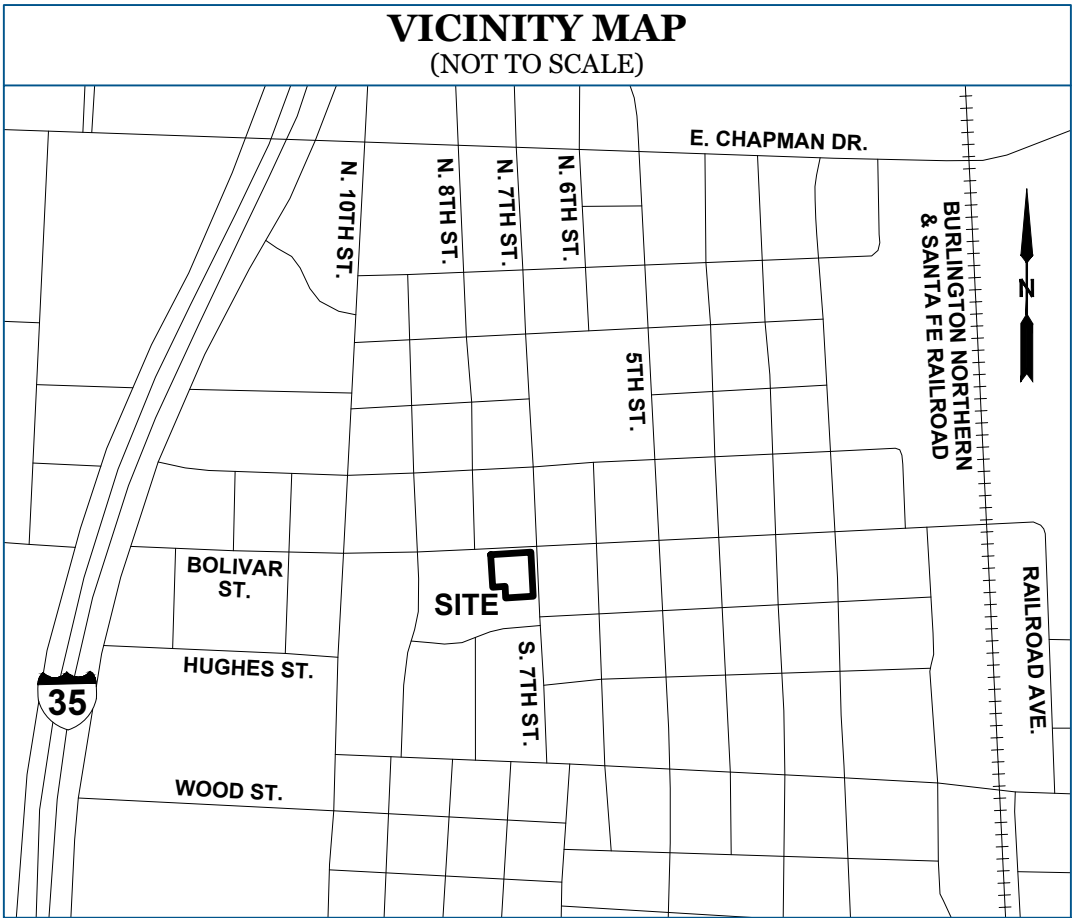
Location: Elmore Addition
Minor Plat
Project: 24SANZON-0019



© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

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



- GENERAL NOTES**
- The purpose of this plat is to create three lots of record.
 - The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
 - All lots comply with the minimum size requirements of the zoning district.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
 - This property is zoned SF-10.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey of the property made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

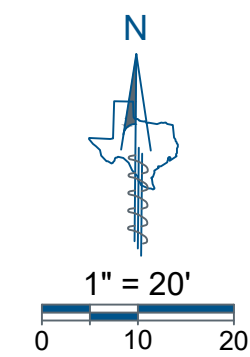
Matthew Raabe, R.P.L.S. # 6402 _____ Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas



Project	2403.004
Date	06/03/2024
Drafter	DJJ

EAGLE SURVEYING, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

OWNER
Isaac James Elmore &
Lauren Addington-Elmore
217 N. 7th Street
Sanger, TX 76266

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRF	= CAPPED IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	= DOCUMENT NUMBER
—	= PLAT BOUNDARY
---	= ADJOINER BOUNDARY



APPROVED AND ACCEPTED

CITY OF SANGER
DENTON COUNTY, TEXAS

John Noblitt, City Manager
City of Sanger, Texas _____ Date _____

Ramie Hammonds
Director of Development Services,
City of Sanger, Texas _____ Date _____

ATTEST:

Kelly Edwards, City Secretary
City of Sanger, Texas _____ Date _____

MINOR PLAT
ELMORE ADDITION
LOT 1, BLOCK A
0.648 ACRES
3 LOT
BEING ALL OF A CALLED 0.648 ACRE TRACT OF LAND CONVEYED TO ISAAC JAMES ELMORE AND WIFE, LAUREN ADDINGTON-ELMORE, RECORDED IN DOCUMENT NUMBER 2023-23004, O.R.D.C.T. SITUATED IN THE REUBEN BEBEE SURVEY, ABSTRACT No. 29, CITY OF SANGER, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 06/03/2024

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WE, **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, the undersigned, are the owners of the land shown on this plat within the area described by metes and bounds, as follows:

BEING a 0.648 acre tract of land situated in the Reuben Beebe Survey, Abstract Number 29, City of Sanger, Denton County, Texas, and being all of a called 0.648 of an acre tract of land conveyed to Isaac James Elmore and wife, Lauren Addington-Elmore by warranty deed with vendor's lien of record in Document Number 2023-23004 of the Official Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the South right-of-way line of Bolivar Street, being the Northwest corner of said Elmore tract, also being the Northeast corner of a tract of land conveyed to Tyce Simmons by warranty deed with vendor's lien of record in Volume 1542, Page 823 of the Real Property Records of Denton County, Texas, from which a 1/2-inch iron rod found in said South right-of-way line, being the Northwest corner of said Simmons tract, also being the Northeast corner of a called 0.50 acre tract of land conveyed to Uriel Ramirez Garcia and Rosa Mercedes Peres Rios by warranty deed of record in Document Number 2019-159563 of said Official Records bears S86°20'41"W, 79.00 feet;

THENCE, N86°20'41"E, along the South right-of-way line of Bolivar Street, being the common North line of said Elmore tract, a distance of 168.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the Southwest intersection of Bolivar Street and N. 7th Street, being the Northeast corner of said Elmore tract;

THENCE, S02°55'41"E, along the West right-of-way line of N. 7th Street, being the common East line of said Elmore tract, a distance of 184.06 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in said West right-of-way line, being the Southeast corner of said Elmore tract, also being the Easterly Northeast corner of a called 0.367 acre tract of land conveyed to Kevin Willis and Cala Willis by general warranty deed with vendor's lien of record in Document Number 2022-106417 of said Official Records, from which a 1/2-inch iron rod found at the Northwest intersection of N. 7th Street and Cherry Street, being the Southeast corner of said Willis tract bears S02°55'41"E, a distance of 99.90 feet;

THENCE, S86°18'58"W, along the South line of said Elmore tract, being the common North line of said Willis tract, a distance of 114.86 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Willis tract, being the common Southerly Southwest corner of said Elmore tract;

THENCE, N02°44'07"W, along the West line of said Elmore tract, being the common East line of said Willis tract, a distance of 48.72 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at a re-entrant corner of said Elmore tract, being the Northerly Northeast corner of said Willis tract;

THENCE, S85°40'09"W, along the South line of said Elmore tract, being the common North line of said Willis tract and a called 0.37 acre tract of land conveyed to Seth A. Singleton and Brandy M. Singleton by warranty deed with vendor's lien of record in Document Number 2023-135860 of said Official Records, a distance of 51.64 feet to a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the North line of said Singleton tract, being the Westerly Southwest corner of said Elmore tract, also being the Southeast corner of said Simmons tract, from which a bent 1/2-inch iron rod found for reference bears S60°40'43"W, a distance of 1.19 feet;

THENCE, N03°39'19"W, along the West line of said Elmore tract, being the common East line of said Simmons tract, a distance of 136.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.648 acres, or 28,240 square feet of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

THAT **ISAAC JAMES ELMORE** and **LAUREN ADDINGTON-ELMORE**, does hereby adopt this plat designating the hereinabove described property as **ELMORE ADDITION** an addition to the City of Sanger, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parks, and watercourses, and to the public use forever easements for sidewalks, storm drainage facilities, utilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Sanger. The City of Sanger and public entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

ISAAC JAMES ELMORE

BY: _____ Date _____
Signature

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ISAAC JAMES ELMORE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

LAUREN ADDINGTON-ELMORE

BY: _____ Date _____
Signature

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **LAUREN ADDINGTON-ELMORE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas



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

SUBDIVISION APPLICATION

☒

Preliminary
Plat Minor
Plat

☐

Final
Plat/Replat
Amended Plat

☐

Vacating Plat
Conveyance
Plat

Applicant

Owner (if different from applicant)

Name: Mark Elmore	Name: Isaac James Elmore
Company:	Company:
Address: 1840 Trent Rd	Address: 217 N. 7th St
City, State, Zip: Krum, TX 76249	City, State, Zip: Sanger, TX 76266
Phone: 940-395-6725	Phone: 540-621-2094
Fax:	Fax:
Email: m.elmore@yahoo.com	Email: isaac.elmore@gmail.com

Submittal Checklist

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

Supporting Materials (List if provided): _____

R Number(s): **59803**

Isaac Elmore
Owner's Signature

6/4/24
Date

Mady Elmore
Applicant's Signature

6/4/24
Date

Office Use: Reviewed by Director of Development Services __/__/__

6/4/24

City of Sanger
Development Services
502 Elm Street
Sanger, TX 76266

RE: Subdivision Application for 217 N. 7th Street, Sanger, Tx

Dear Development Review Team,

I am submitting:

- The Preliminary Plat prepared by Eagle Surveying
- The Closure Report prepared by Eagle Surveying
- The Subdivision Application form

The Intent of this subdivide is to create 3 lots out of the original lot on the SW corner of Bolivar and N. 7th Street. There is adequate room for these two lots, plus leaving adequate space for the current 2-story house and yard that are located at 217 N. 7th Street. The two new lots that are produced will be sold as residential lots. My son might choose to build on one of the lots, and then sell his current home. That remains to be seen.

Utilities: The new south lot on 7th street already has sewer and water access. The other new lot that will be facing Bolivar Street will need a new sewer tap and water meter installed. I understand the water meter installation will require boring under the street. We intend to have this completed as part of this subdivide process prior to and as a condition of plat approval, per the instructions at the preliminary subdivide meeting held with Sanger Development Services on March 12, 2024.

My name is Mark Elmore. I am performing the submittal process for my son that lives at 217 N. 7th Street. I will be the **primary contact** for this subdivide, my contact information is:

1840 Trent Rd
Krum, Tx 76249
940-395-6725
m.elmore@yahoo.com

The owner of these lots will be my son. His contact information is:

Isaac J Elmore
217 N. 7th St
Sanger, TX 76266
540-621-2094
Isaac.elmore@gmail.com

Please accept the plat and documents for review by Sanger Development Services, with the purpose of approving this subdivide.

Thank you for your time and consideration,



Mark Elmore



DATE: 06/25/24

1st REVIEW COMMENTS – Minor Plat – Elmore Addition

The request is for a Minor Plat of Elmore Addition, being approximately .0648 acres with 3 lots, Reuben Bebee Survey, Abst. No. 29, prepared by Eagle Surveying, LLC, submitted on 06/12/24.

Below are the comments that should be addressed before City Council approval. Resubmit the revised plat along with a response letter addressing all comments.

Planning

Provide the following;

1. Lots need to be numbered separately. (They all show Lot 1)
2. List the address and phone numbers of all utility providers.
3. Signature block missing Planning and Zoning President. (Not Ramie Hammonds)
4. Surveyor stamp missing.
5. Surveyor name says “Preliminary Plat”
6. Title block needs to say “3 Lots” Not “Lot”

Informational Comments

1. The property is within the City of Sanger.
2. The Minor Plat will be scheduled for Planning and Zoning (P&Z) Commission meeting on Monday, July 8, 2024, and the City Council meeting on Monday, August 5, 2024.



June 26, 2024
AVO 37449.004

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

Re: Elmore Addition Minor Plat -Review #1

Dear Ms. Hammonds,

Halff was requested by the City of Sanger to review the Minor plat for the Belz Road Retail Addition development. The submittal was prepared by Eagle Surveying, LLC and is dated June 6, 2024. Plans to support the preliminary plat were prepared by Clay Moore Engineering and were received on June 17, 2024.

We have completed our review and offer the following comments:

Please address comments on attached markups and provide annotated responses on markups. Please note, not all comments are written on letter since some comments are easier to show and explain on the markups. Please annotate markup with responses.

Minor Plat

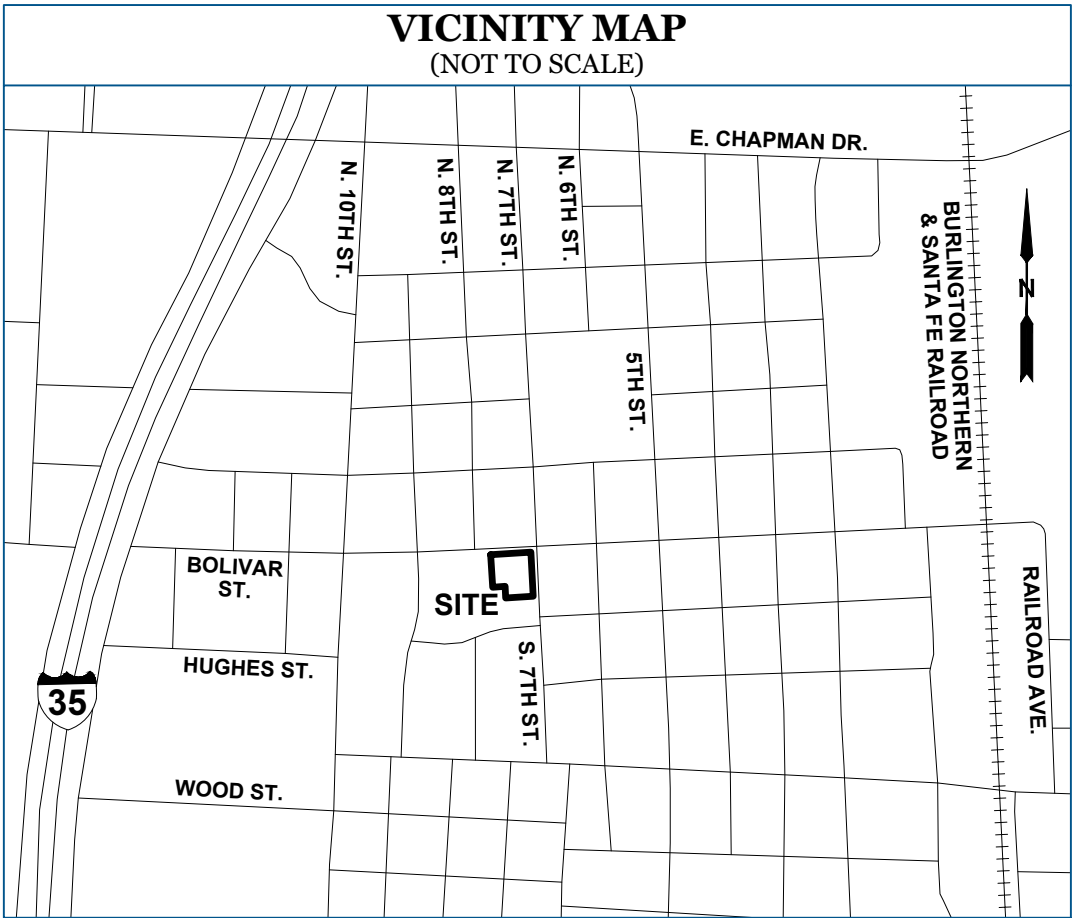
1. All lots are assigned the same number. Reconcile.
2. Provide building setback lines per section 52 of the Zoning Ordinance.
3. Match the approval block format per ordinance 10.104(d)(10)(X).
4. Remove note 12 as it is not applicable to this plat.

The Surveyor shall revise the plans in accordance with the above comments and/or provide a written response that addresses each comment. If you have any questions or need additional information, please do not hesitate to call me at (214) 937-3928.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Akomer".

Jamie Akomer, PE, PMP
HALFF ASSOCIATES, INC.
Firm No. 0312
Attachments: Plat markups





CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Clayton Gray, Finance Director

AGENDA ITEM: Consideration and possible action on Resolution No.2024-12 to take a record vote adopting the proposed tax rate contained in the City's proposed 2024-25 budget as the City's proposed 2024 tax rate to be considered for adoption at a public hearing held for that purpose; establishing the date, time, and place for public hearings on the proposed 2024-25 budget and tax rate; and providing for the publication as provided by the Texas Property Tax Code

SUMMARY:

- The Denton County Tax Assessor / Collector's office has prepared tax rate calculations
 - The no-new-revenue rate (\$0.664632 / \$100) evaluates the relationship between current year taxes and proposed taxes for next year if applied to the same properties in both years.
 - The voter-approval tax rate (\$0.681570 / \$100) provides the same amount of tax revenue as last year plus a 3.5% increase for maintenance and operations.
 - The de minimis tax rate (\$0.699020 / \$100) allows some relief to entities with a population less than 30,000 from the 3.5% voter-approval rate. It adds an amount that would equal \$500,000 in tax revenue to the voter-approval rate.
- The City's current (2023-2024) tax rate is \$0.689747, which is more than the voter-approval rate but less than the de minimis rate.
- The City's proposed 2024-2025 budget has been prepared with a tax rate of \$0.689747, keeping the same rate as the current year.
- Public hearings on the 2024-2025 budget and property tax rate will be scheduled for August 12, 2024, at 6:00 pm.
- Adoption of the 2024-2025 budget and property tax rate will be scheduled for August 19, 2024, at 7:00 pm.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends the City set the tax rate at \$0.689747 / \$100, which is equal to the current tax rate.
- If making a motion according to staff's recommendation, please use the following: ***"I move to place a proposal to adopt a FY 2023-2024 tax rate of \$0.689747 per \$100 of valuation on the August 19, 2024, City Council agenda."***
- A record vote of the Council is required for this item.

ATTACHMENTS:

- Resolution 2024-12 Proposed Tax Rate and Public Hearing
- Tax Rate Calculation 2024

RESOLUTION #2024-12

A RESOLUTION OF THE CITY OF SANGER TEXAS, TO TAKE A RECORD VOTE ADOPTING THE PROPOSED TAX RATE CONTAINED IN THE CITY'S PROPOSED 2024-25 MUNICIPAL BUDGET AS THE CITY'S PROPOSED 2024 TAX RATE TO BE CONSIDERED FOR ADOPTION AT A PUBLIC HEARING HELD FOR THAT PURPOSE; ESTABLISHING THE DATE, TIME AND PLACE FOR THE PUBLIC HEARINGS ON THE PROPOSED FY 2024-25 BUDGET AND TAX RATE; AND PROVIDING FOR THE PUBLICATION AS PROVIDED BY THE TEXAS PROPERTY TAX CODE.

WHEREAS, the City of Sanger has proposed a 2024-25 Budget; and

WHEREAS, the proposed tax rate of \$0.689747/\$100 exceeds the no-new-revenue rate of \$0.664632/\$100 and voter-approval tax rate of \$0.681570/\$100 and does not exceed the de minimis rate of \$0.699020/\$100; and

WHEREAS, the proposed 2024-25 Budget contains a proposed tax rate to support the proposed budget; and

WHEREAS, a public hearing on the proposed budget and tax rate prior to its adoption is required by Section 102.065 of the Texas Local Government Code and Section 9.04 of the City of Sanger Charter; and

WHEREAS, any taxpayer of the City of Sanger may attend and participate in all such hearings; and

WHEREAS, the City Council is of the opinion that the proposed tax rate contained in the proposed 2024-25 Budget is the appropriate tax rate to be considered for adoption at a public hearing to be held for that purpose, pursuant to Section 26.05 of the Texas Tax Code; and;

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

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

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That a Public Hearing on the Proposed Budget for FY 2024-25 and Tax Rate is hereby set to be held on Monday, August 12, 2024 at 6:00 P.M. in the historic church building located at 403 N 7th Street, Sanger, Texas 76266.

SECTION 3. That the City Secretary is directed to post and publish notice of the public hearing on the budget as required by law.

SECTION 4. That the meeting at which this resolution was passed, was in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 5. That this resolution shall become effective from and after its date of passage.

SECTION 6. The City Council of the City of Sanger, Texas met in a public meeting on August 5, 2024, and adopted this ordinance with a majority vote as follows:

Council Member Marissa Barrett	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Gary Bilyeu	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Dennis Dillon	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Allen Chick	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Victor Gann	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____

DULY PASSED, APPROVED AND ADOPTED by the City Council of the City of Sanger, Texas, on this 5th day of August, 2024.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary

202 Tax Rate Calculation Notice

Item 9.

Taxing Unit Name: _____

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets

Notice of Tax Rates (required to be posted on taxing unit website)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate

Voter Approval Rate

Di Minimis Rate (if applicable)

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

Proposed M&O _____ (Maintenance & Operation Rate)

Proposed I&S _____ (Interest & Sinking or Debt Rate)
(proposed I&S rate must match line 48 on worksheet)

Proposed Total Rate _____

As a representative of _____, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

Printed name

Signature

Date

2024 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-4 Item 9.

CITY OF SANGER

Taxing Unit Name

Phone (area code and number)

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 1,203,965,061
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,203,965,061
4.	Prior year total adopted tax rate.	\$ 0.689747 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 0 B. Prior year values resulting from final court decisions: - \$ 0 C. Prior year value loss. Subtract B from A. ³	\$ 0
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 64,008,419 B. Prior year disputed value: - \$ 12,801,684 C. Prior year undisputed value. Subtract B from A. ⁴	\$ 51,206,735
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 51,206,735

¹ Tex. Tax Code §26.012(14)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(13)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Item 9.
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,255,171,796
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory. ⁵	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. <p>A. Absolute exemptions. Use prior year market value: \$ 51,055</p> <p>B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 2,072,854</p> <p>C. Value loss. Add A and B.⁶</p>	\$ 2,123,909
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. <p>A. Prior year market value: \$ 0</p> <p>B. Current year productivity or special appraised value: - \$ 0</p> <p>C. Value loss. Subtract B from A.⁷</p>	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 2,123,909
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,253,047,887
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 8,642,860
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹	\$ 31,612
17.	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 8,674,472
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ <p>A. Certified values: \$ 1,370,123,090</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0</p> <p>D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 0</p> <p>E. Total current year value. Add A and B, then subtract C and D.</p>	\$ 1,370,123,090

⁵ Tex. Tax Code §26.012(15)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.03(c)⁹ Tex. Tax Code §26.012(13)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012, 26.04(c-2)¹² Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/	Item 9.
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ 3,021,533 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 3,021,533	
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ 0	
21.	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ 1,373,144,623	
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ¹⁸	\$ 0	
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ¹⁹	\$ 67,991,299	
24.	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$ 67,991,299	
25.	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$ 1,305,153,324	
26.	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ 0.664632 /\$100	
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²¹	\$ _____ /\$100	

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.560957 /\$100
29.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,255,171,796

¹³ Tex. Tax Code §26.01(c) and (d)

¹⁴ Tex. Tax Code §26.01(c)

¹⁵ Tex. Tax Code §26.01(d)

¹⁶ Tex. Tax Code §26.012(6)(B)

¹⁷ Tex. Tax Code §26.012(6)

¹⁸ Tex. Tax Code §26.012(17)

¹⁹ Tex. Tax Code §26.012(17)

²⁰ Tex. Tax Code §26.04(c)

²¹ Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/	Item 9.
30.	Total prior year M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ 7,040,974	
31.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2022. This line applies only to tax years preceding the prior tax year..... + \$ 30,004 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ 30,004 E. Add Line 30 to 31D.	\$ 7,070,978	
32.	Adjusted current year taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,305,153,324	
33.	Current year NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ 0.541773 /\$100	
34.	Rate adjustment for state criminal justice mandate. ²³ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ _____ /\$100	
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose..... - \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100	

²² [Reserved for expansion]²³ Tex. Tax Code §26.044²⁴ Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/	Item 9.
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ 0.000000	/ \$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ 0.000000	/ \$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000	/ \$100
39.	Adjusted current year NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ 0.541773	/ \$100
40.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0 B. Divide Line 40A by Line 32 and multiply by \$100 \$ 0.000000 /\$100 C. Add Line 40B to Line 39.	\$ 0.541773	/ \$100
41.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ 0.560735	/ \$100

²⁵ Tex. Tax Code §26.0442²⁶ Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/ Item 9.
D41.	Disaster Line 41 (D41): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 /\$100
42.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ 1,849,252 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 10,000 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 180,000 E. Adjusted debt. Subtract B, C and D from A.	\$ 1,659,252
43.	Certified prior year excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 0
44.	Adjusted current year debt. Subtract Line 43 from Line 42E.	\$ 1,659,252
45.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁰ 100.00 % B. Enter the prior year actual collection rate..... 100.55 % C. Enter the 2022 actual collection rate. 99.03 % D. Enter the 2021 actual collection rate. 100.27 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	100.00 %
46.	Current year debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 1,659,252
47.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,373,144,623
48.	Current year debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.120835 /\$100
49.	Current year voter-approval tax rate. Add Lines 41 and 48.	\$ 0.681570 /\$100
D49.	Disaster Line 49 (D49): Current year voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.000000 /\$100

²⁷ Tex. Tax Code §26.042(a)²⁸ Tex. Tax Code §26.012(7)²⁹ Tex. Tax Code §26.012(10) and 26.04(b)³⁰ Tex. Tax Code §26.04(b)³¹ Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/	Item 9.
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	\$ 0.000000	
		\$ _____ /\$100	

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
53.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,373,144,623
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ 0.000000 /\$100
55.	Current year NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.664632 /\$100
56.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.664632 /\$100
57.	Current year voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.681570 /\$100
58.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ 0.681570 /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ 0
60.	Current year total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,373,144,623
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ 0.000000 /\$100

³² Tex. Tax Code §26.041(d)

³³ Tex. Tax Code §26.041(i)

³⁴ Tex. Tax Code §26.041(d)

³⁵ Tex. Tax Code §26.04(c)

³⁶ Tex. Tax Code §26.04(c)

³⁷ Tex. Tax Code §26.045(d)

³⁸ Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/	Item 9.
62.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ 0.681570	/ \$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. ³⁹ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. ⁴⁰ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the portion of the unused increment rate that was used must be backed out of the calculation for that year.

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; ⁴¹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); ⁴² or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. ⁴³

Individual components can be negative, but the overall rate will be the greater of zero or the calculated rate.

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. ⁴⁴

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.669136 /\$100 \$ 0.000000 /\$100 \$ 0.669136 /\$100 \$ 0.689747 /\$100 \$ -0.020611 /\$100 \$ 1.285.880.641 \$ -265.033
64.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 66) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2022 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.561763 /\$100 \$ 0.000000 /\$100 \$ 0.561763 /\$100 \$ 0.589497 /\$100 \$ -0.027734 /\$100 \$ 1.081.144.829 \$ -299.845
65.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value A. Voter-approval tax rate (Line 67) B. Unused increment rate (Line 65) C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2021 Total Taxable Value (Line 60) G. Multiply E by F and divide the results by \$100	\$ 0.597770 /\$100 \$ 0.000000 /\$100 \$ 0.597770 /\$100 \$ 0.633711 /\$100 \$ -0.035941 /\$100 \$ 899.664.550 \$ -323.349
66.	Total Foregone Revenue Amount. Add Lines 63G, 64G and 65G	\$ 0 /\$100
67.	2024 Unused Increment Rate. Divide Line 66 by Line 21 of the <i>No-New-Revenue Rate Worksheet</i> . Multiply the result by 100	\$ 0.000000 /\$100
68.	Total 2024 voter-approval tax rate, including the unused increment rate. Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	\$ 0.681570 /\$100

³⁹ Tex. Tax Code §26.013(b)

⁴⁰ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴¹ Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)

⁴² Tex. Tax Code §§26.0501(a) and (c)

⁴³ Tex. Local Gov't Code §120.007(d)

⁴⁴ Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

Item 9.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
69.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i> .	0.541773
70.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,373,144,623
71.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 70 and multiply by \$100.	\$ 0.036412 /\$100
72.	Current year debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ 0.120835 /\$100
73.	De minimis rate. Add Lines 69, 71 and 72.	\$ 0.699020 /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁹

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago. This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	2023 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.689747 /\$100
75.	Adjusted 2023 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁰ Enter the final adjusted 2023 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2022 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ 0.000000 /\$100
76.	Increase in 2023 tax rate due to disaster. Subtract Line 75 from Line 74.	\$ 0.000000 /\$100
77.	Adjusted 2023 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,253,047,887
78.	Emergency revenue. Multiply Line 76 by Line 77 and divide by \$100.	\$ 0
79.	Adjusted 2023 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,305,153,324
80.	Emergency revenue rate. Divide Line 78 by Line 79 and multiply by \$100. ⁵¹	\$ 0.000000 /\$100

⁴⁵ Tex. Tax Code §26.04(c)(2)(B)

⁴⁶ Tex. Tax Code §26.012(8-a)

⁴⁷ Tex. Tax Code §26.063(a)(1)

⁴⁸ Tex. Tax Code §26.042(b)

⁴⁹ Tex. Tax Code §26.042(f)

⁵⁰ Tex. Tax Code §26.42(c)

⁵¹ Tex. Tax Code §26.42(b)

Line	Emergency Revenue Rate Worksheet	Amount/	Item 9.
81.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	\$ 0.681570	/ \$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.664632 / \$100
 As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
 Indicate the line number used: 26

Voter-approval tax rate. \$ 0.681570 / \$100
 As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
 Indicate the line number used: 49

De minimis rate. \$ 0.699020 / \$100
 If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵²

**print
here** ➔

Printed Name of Taxing Unit Representative

**sign
here** ➔

Taxing Unit Representative

Date

⁵² Tex. Tax Code §§26.04(c-2) and (d-2)

Reset

Print

60

Notice About 2024 Tax Rates

Property tax rates in CITY OF SANGER.

This notice concerns the 2024 property tax rates for CITY OF SANGER. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.664632/\$100
This year's voter-approval tax rate	\$0.681570/\$100

To see the full calculations, please visit 1505 E. McKinney Street
Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
GENERAL FUND	17,472,103
DEBT SERVICE FUND	402,465

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable)*.

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CERTIFICATES OF OBLIGATION, SERIES 2007	39,100	5,536	0	44,636
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019	235,000	14,300	0	249,300
GENERAL OBLIGATION REFUNDING BONDS, SEIRES 2021B	30,600	4,956	0	35,556
LIMITED TAX NOTES, SERIES 2023	670,000	151,109	0	821,109
CERTIFICATES OF OBLIGATION, SERIES 2023C	155,000	542,401	0	697,401
BOND	0	0	1,250	1,250
ADMINISTRATION FEES				

Total required for 2024 debt service	\$1,849,252
- Amount (if any) paid from funds listed in unencumbered funds	\$10,000
- Amount (if any) paid from other resources	\$180,000
- Excess collections last year	\$0
= Total to be paid from taxes in 2024	\$1,659,252
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2024	\$0
= Total debt levy	\$1,659,252

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Michelle French, Denton County Tax Assessor/Collector on 07/25/2024 .

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to

limit the rate of growth of property taxes in the state.

Item 9.



CITY COUNCIL COMMUNICATION

DATE: August 5, 2024

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on Resolution 2024-13, Appointing and Reappointing members to the 4A Industrial Development Corporation; 4B Development Corporation; Board of Adjustment; Library Board; and the Planning and Zoning Commission.

SUMMARY:

- In the Charter, Article X. Boards, Commission, and Committees establishes the City Council's authority to create and establish boards and commissions.
- In April and May, Staff advertised that the city was accepting applications for all boards. The notice was published in the Sanger News newspaper, the city's website, and on social media.
- In Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions.

FISCAL INFORMATION:

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Mayor Muir recommends the following appointments or reappointments:

4A INDUSTRIAL DEVELOPMENT CORPORATION

Reappointing – Susan Allison and Nancy McAllister

4B DEVELOPMENT CORPORATION

Appointing – Lee Allison is filling a vacancy

Reappointing – John Payne, Beverly Howard, and Eddie Piercy

LIBRARY BOARD

Reappointing – Libby Dorn

Appointing – Sally Amendola

PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD

Appointing – Jofree Fincher and Deborah Roeder

Reappointing - Tyler Sievent

PLANNING AND ZONING COMMISSION and BOARD OF ADJUSTMENT

Appointing – Kristin Edwards and Timothy Skaggs

Reappointing – Jason Miller

ATTACHMENTS:

Applications

Resolution

CITY OF SANGER, TEXAS

RESOLUTION NO. 2024-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, APPOINTING AND REAPPOINTING MEMBERS TO THE 4A INDUSTRIAL DEVELOPMENT CORPORATION; 4B DEVELOPMENT CORPORATION; LIBRARY BOARD; PARKS AND RECREATION / KEEP SANGER BEAUTIFUL BOARD; BOARD OF ADJUSTMENT; AND THE PLANNING AND ZONING COMMISSION; AUTHORIZING ITS EXECUTION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees establishes the City Council's authority to create and establish boards and commissions; and

WHEREAS, the Council shall annually publish, during the months of April or May, the opportunity for the citizens of Sanger to serve on boards or commissions; and

WHEREAS, the City of Sanger Charter, Article X. Boards, Commission and Committees, section 10.02 provides Board and Commission Member qualifications; and

WHEREAS, the City of Sanger Charter, Article III, The City Council, Section 3.01, C.4., the Mayor shall recommend appointments to boards & commissions; and

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

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

SECTION 1. The facts and recitals set forth in the preamble of this resolution are hereby found to be true and correct.

SECTION 2. That the City Council of Sanger, Texas, hereby appointed or reappointed to the 4A Industrial Development Corporation:

Place 1	Christopher Kundrock	2023-2025
Place 2	Susan Allison	2024-2026
Place 3	Shannon Gann	2023-2025
Place 4	Nancy McAllister	2024-2026
Place 5	Drew Hall	2023-2025

SECTION 3. That the City Council of Sanger, Texas, hereby appointed or reappointed to the 4B Development Corporation:

Place 1	Lee Allison	2023-2025
Place 2	John Payne	2024-2026
Place 3	Matt Fuller	2023-2025
Place 4	Beverly Howard	2024-2026
Place 5	Jeff Springer	2023-2025
Place 6	Eddie Piercy	2024-2026
Place 7	Carrie Bilyeu	2023-2025

SECTION 4. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Library Board:

Place 1	Alexandra Hamilton	2023-2025
Place 2	Sally Amendola	2024-2026
Place 3	Sherri Wood	2023-2025
Place 4	Libby Dorn	2024-2026
Place 5	Erica Kaufman	2023-2025

SECTION 5. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Parks and Recreation / Keep Sanger Beautiful Board:

Place 1	Janie McLeod	2023-2025
Place 2	Tyler Sievent	2024-2026
Place 3	Robin Hill	2023-2025
Place 4	Jofree Fincher	2024-2026
Place 5	Deborah Roeder	2023-2025
Alternate	Vacant	2024-2026

SECTION 6. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Planning & Zoning Commission:

Place 1	Shane Stone	2023-2025
Place 2	Kristin Edwards	2024-2026
Place 3	Jackie Turner	2023-2025
Place 4	Timothy Skaggs	2024-2026
Place 5	Jacob Gastelum	2023-2025
Place 6	Jason Miller	2024-2026
Place 7	Lisa Freeman	2023-2025
Alternate	Vacant	2024-2026

SECTION 7. That the City Council of Sanger, Texas, hereby appointed or reappointed to the Board of Adjustment:

Place 1	Shane Stone	2023-2025
Place 2	Kristin Edwards	2024-2026
Place 3	Jackie Turner	2023-2025
Place 4	Timothy Skaggs	2024-2026
Place 5	Jacob Gastelum	2023-2025
Place 6	Jason Miller	2024-2026
Place 7	Lisa Freeman	2023-2025
Alternate	Vacant	2024-2026

SECTION 8. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 5th DAY OF AUGUST 2024.

APPROVED:

Thomas E. Muir, Mayor

ATTEST:

Kelly Edwards, City Secretary



BOARD AND COMMISSION APPLICATION

Item 10.

NAME: Lee Allison		DATE: 06/03/2024
ADDRESS: 1958 Huling Rd		
CONTACT NUMBER: [REDACTED]	EMAIL: [REDACTED]	
OCCUPATION: (RETIRED OR FORMER PROFESSION) Retired - Civil Engineer		PRIOR SERVICE ON CITY BOARD/COMMISSION: Yes
ARE YOU A QUALIFIED VOTER? Yes in Denton County	ARE YOU REGISTERED IN THE CITY OF SANGER? No	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION: Planning & Zoning, City Council, Parks Board		
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: I am interested in seeing the betterment of the Sanger community. Since I no longer live in the city limits, this is one way that I can participate.		
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.		
4A - INDUSTRIAL DEVELOPMENT BOARD	1	4B - DEVELOPMENT CORPORATION
PARKS & RECREATION / KEEP SANGER BEAUTIFUL BOARD		PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
LIBRARY		
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: BS in Civil Engineering, Licensed Professional Engineer in the State of Texas.		
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? No		
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE
SIGNATURE: <u><i>Lee Allison</i></u> DATE: <u>6/3/2024</u>		
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org		

NAME: <u>Sally Amendola</u>		DATE: <u>5/14/24</u>
ADDRESS: <u>5004 Lake Park Dr. Sanger TX 76266</u>		
CONTACT NUMBER: [REDACTED]		EMAIL: [REDACTED]
OCCUPATION: (RETIRED OR FORMER PROFESSION) <u>Retired Public School Educator</u>		PRIOR SERVICE ON CITY BOARD/COMMISSION: <u>P & Z / BoA</u> <u>Yes</u>
ARE YOU A QUALIFIED VOTER? <u>Yes</u>	ARE YOU REGISTERED IN THE CITY OF SANGER? <u>Yes</u>	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION: <u>Planning & Zoning / Board of Adjustment</u>		
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: <u>1. I believe that we should be good stewards of the land. People want greenspace & walking trails.</u> <u>2. As a retired educator, well-stocked libraries and learning programs are</u>		
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.		
	4A – INDUSTRIAL DEVELOPMENT BOARD	4B – DEVELOPMENT CORPORATION
<u>1</u>	PARKS & RECREATION / KEEP SANGER BEAUTIFUL BOARD	PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
<u>2</u>	LIBRARY	
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: <u>As an educator, I have continued to read & learn.</u> <u>Being on P/Z & BoA has given me an appreciation of this town and I can see the big picture as well as details.</u>		
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? <u>No</u>		
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="checked" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE
SIGNATURE: <u>[Signature]</u> DATE: <u>5/14/24</u>		
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org		

important.



BOARD AND COMMISSION APPLICATION

Item 10.

NAME: Kristin Edwards		DATE: March 6, 2024	
ADDRESS: 909 Pecan Street			
CONTACT NUMBER: [REDACTED]		EMAIL: [REDACTED]	
OCCUPATION: (RETIRED OR FORMER PROFESSION) Escrow Officer		PRIOR SERVICE ON CITY BOARD/COMMISSION: None	
ARE YOU A QUALIFIED VOTER? Yes	ARE YOU REGISTERED IN THE CITY OF SANGER? Yes	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY	
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION: Planning & Zoning - City of Aubrey			
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: I have a passion for being involved in the growth of the town along with meeting the people of the town. I enjoyed serving on the planning and zoning board in the past.			
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.			
2	4A – INDUSTRIAL DEVELOPMENT BOARD	1	4B – DEVELOPMENT CORPORATION
	PARKS & RECREATION / KEEP SANGER BEAUTIFUL BOARD	3	PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
	LIBRARY		
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: Escrow Officer, Former Realtor, and prior seat on Planning & Zoning Commission in Aubrey, TX			
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? No			
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE	
SIGNATURE: [Signature]		DATE: 3/6/24	
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org			



BOARD AND COMMISSION APPLICATION

Item 10.

NAME: Timothy Skaggs		DATE: 11.30.2023	
ADDRESS: 2001 Lake Ridge Dr Sanger, TX 76266			
CONTACT NUMBER: [REDACTED]		EMAIL: [REDACTED]	
OCCUPATION: (RETIRED OR FORMER PROFESSION) Emergency Management Spec.		PRIOR SERVICE ON CITY BOARD/COMMISSION: No	
ARE YOU A QUALIFIED VOTER? Yes	ARE YOU REGISTERED IN THE CITY OF SANGER? Yes	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY	
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION: N/A			
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: My career revolves around working with states and municipalities. But I desire to work and give back to the city where I and my family live. This is where I have a vested interest in participating in and giving back to this community. As Sanger grows I want to give of my time, knowledge and interest in seeing it succeed.			
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.			
2	4A – INDUSTRIAL DEVELOPMENT BOARD	3	4B – DEVELOPMENT CORPORATION
4	PARKS & RECREATION / KEEP SANGER BEAUTIFUL BOARD	1	PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
5	LIBRARY		
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: I was born and raised in a city about the size of Sanger. I worked at the Fire Department, Police Department and worked closely with city hall. I understand the growing pains of a city that needs to reinvest in its infrastructure as it continues to develop. My emergency management background has given me an understand of building codes and policy to assist with the city's development and expansion and look forward to using that knowledge as I learn Sanger's challenges and how best to meet them.			
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? Only utility payments			
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE	
SIGNATURE: Timothy Skaggs Digitally signed by Timothy Skaggs Date: 2023.12.05 12:19:46 -06'00'			
DATE: _____			
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org			



BOARD AND COMMISSION APPLICATION

Item 10.

NAME: Jofree Fincher		DATE: June 12, 2024	
ADDRESS: [REDACTED] Sanger, TX. 76266			
CONTACT NUMBER: [REDACTED]		EMAIL: JF@FamilyFirstAutomotive.com	
OCCUPATION: (RETIRED OR FORMER PROFESSION) Business Owner		PRIOR SERVICE ON CITY BOARD/COMMISSION:	
ARE YOU A QUALIFIED VOTER? Yes	ARE YOU REGISTERED IN THE CITY OF SANGER? Yes	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY	
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION:			
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: I love my city and want to play an active role in promoting and improving it.			
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.			
4	4A – INDUSTRIAL DEVELOPMENT BOARD	2	4B – DEVELOPMENT CORPORATION
1	PARKS & RECREATION / KEEP SANGERBEAUTIFUL BOARD	3	PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
	LIBRARY		
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: Sanger Business Owner - 11yrs Executive Management - 20 yrs Bachelors - Applied Behavior Analysis Masters - Management & Leadership Masters - Business Administration (July 2024)			
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? No			
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE	
SIGNATURE:		DATE: 6-12-24	
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org			



BOARD AND COMMISSION APPLICATION

Item 10.

NAME: DEBORAH ROEDER		DATE: 7-28-24
ADDRESS: [REDACTED]		
CONTACT NUMBER: [REDACTED]		EMAIL: [REDACTED]
OCCUPATION: (RETIRED OR FORMER PROFESSION) Sanger ISD Central office		BOARD/COMMISSION: NO
ARE YOU A QUALIFIED VOTER? Yes	ARE YOU REGISTERED IN THE CITY OF SANGER? Yes	APPLICANTS FOR 4A OR 4B BOARDS DO NOT HAVE TO BE RESIDENTS BUT MUST BE REGISTERED IN DENTON COUNTY
IF PRIOR SERVICE, NAME OF BOARD/COMMISSION:		
DESCRIBE WHY YOU ARE INTERESTED IN SERVING ON THE BOARD(S) AND/OR COMMISSION YOU SELECTED: To improve our parks for youth & adult throughout the City.		
PLEASE NUMBER EACH BOARD/COMMISSION YOU ARE INTERESTED IN SERVING ON WITH "1" FOR FIRST PREFERENCE, "2" FOR SECOND PREFERENCE, ETC. LEAVE BLANK ANY BOARD/COMMISSION YOU WOULD NOT LIKE TO BE CONSIDERED FOR.		
	4A – INDUSTRIAL DEVELOPMENT BOARD	<input checked="" type="checkbox"/> 4B – DEVELOPMENT CORPORATION
	PARKS & RECREATION / KEEP SANGER BEAUTIFUL BOARD	PLANNING & ZONING COMMISSION / BOARD OF ADJUSTMENT
	LIBRARY	[REDACTED]
LIST ANY TRAINING, SKILLS, PROFESSIONAL KNOWLEDGE OR OTHER QUALIFICATIONS THAT MAY BE RELEVANT OR HELPFUL CONSIDERING YOUR APPLICATION FOR THIS POSITION: Age!		
ARE YOU OR A FAMILY MEMBER INVOLVED IN ANY BUSINESS TRANSACTION WITH THE CITY OF SANGER? No		
ATTENDANCE AND ACTIVE SUPPORT IS REQUIRED IF APPOINTED. Any member missing three (3) consecutive meetings without prior notification shall be replaced by the City Council.		<input checked="" type="checkbox"/> AGREE <input type="checkbox"/> DISAGREE
SIGNATURE: Deborah Roeder		DATE: 7-28-24
RETURN COMPLETED APPLICATION TO CITY SECRETARY AT CITY HALL OR EMAIL citysecretary@sangertexas.org		



Chris Felan
Vice President
Rates & Regulatory Affairs

July 23, 2024

City Official

Re: Rider GCR - Rate Filing under Docket No. 10170

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the August 2024 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Chris Felan". The signature is written in a cursive, flowing style.

Chris Felan
Vice President, Rates and Regulatory Affairs
Atmos Energy, Mid-Tex Division

Attachment

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
August, 2024
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. 10170

Part (a) - Mid-Tex Commodity Costs					
Line	(a)	(b)			
1	Estimated Gas Cost per Unit:	\$0.16114			
2	Estimated City Gate Deliveries:	49,917,010			
3	Estimated Gas Cost:	\$8,043,627			
4	Lost and Unaccounted For Gas %	2.5932%			
5	Estimated Lost and Unaccounted for Gas	\$208,587			
6	Total Estimated City Gate Gas Cost:	\$8,252,214			
7	Estimated Sales Volume:	50,013,630			
8	Estimated Gas Cost Factor - (EGCF)	0.16500			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.16500 per Ccf	Btu Factor 0.1005	Per MMBtu \$1.6418	
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.11000 per Ccf	0.1005	\$1.0945	
Part (b) - Pipeline Services Costs					
Line	(a)	(b)	(c)	(d)	(e)
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation ¹
	<u>Fixed Costs</u>				
14	Fixed Costs Allocation Factors [Set by GUD 10170]	100.0000%	64.3027%	30.5476%	5.1497%
15	a. Current Month Fixed Costs of Pipeline Services	\$55,787,295	35,872,737	17,041,680	2,872,878
16	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
17	Net Fixed Costs	\$55,787,295	\$35,872,737	\$17,041,680	\$2,872,878
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$3,385,582	2,074,294	1,028,348	282,940
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	\$3,385,582	\$2,074,294	\$1,028,348	\$282,940
21	Total Estimated Pipeline Costs (Line 16 + Line 19)	\$59,172,877	\$37,947,031	\$18,070,028	\$3,155,818
22	Estimated Billed Volumes		65,441,710 Ccf	46,166,080 Ccf	4,692,603 MMBtu
23	Pipeline Cost Factor (PCF) [Line 20 / Line 21] (Taxable)		0.57990 Ccf	0.39140 Ccf	\$0.6725 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.16500 Ccf	0.16500 Ccf	\$1.6418 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.11000 Ccf	0.11000 Ccf	\$1.0945 MMBtu
26	Rider GCR		<u>0.85490 Ccf</u>	<u>0.66640 Ccf</u>	<u>Rate I - \$3.4088 MMBtu</u>
27					<u>Rate T - \$0.6725 MMBtu</u>

¹ Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of .1005 is used to convert from Ccf.