

CITY COUNCIL

MEETING AGENDA

FEBRUARY 18, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

EXECUTIVE SESSION

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

Section 551.074. PERSONNEL MATTERS

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

- City Attorney

RECONVENE INTO WORK SESSION

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

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

REPORTS

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

1. Annual presentation and overview of library department operations.

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 February 3, 2025, meeting.
3. Consideration and possible action to purchase 90 Water Meters and Smart Point Radios from Aqua Metric for a total cost of \$55,705.50, utilizing Houston-Galveston Area Council (H-GAC).
4. Consideration and possible action on authorizing staff to issue Invitation to Bid for additional blower at the Sanger Wastewater Treatment Plant.
5. Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.
6. Consideration and possible action on FM 455/I-35 aesthetics relating to the construction and mounting of City Seals authorizing the City Manager to execute the Texas Department of Transportation Change Order Third Party Funding Notification in the amount of \$327,533.64.
7. Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

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.

[8.](#) Republic Collection Reports - July | August | September 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 551.074. PERSONNEL MATTERS

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

- City Attorney

RECONVENE INTO REGULAR SESSION

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

ADJOURN

NOTE: The City Council reserves the right to adjourn into Executive Session as authorized by Texas Government Code, Section 551.001, et seq. (The Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.087 of the Texas Open Meetings Act.

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on February 12, 2025, 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: 2/18/2025
FROM: Laura Klenke, Library Director
AGENDA ITEM: Annual presentation and overview of library department operations.

SUMMARY:

- Annual presentation and overview of library department operations.

FISCAL INFORMATION:

Budgeted: YES/NO Amount: \$0.00 GL Account: XXX.XX.XXXX

RECOMMENDED MOTION OR ACTION:

ATTACHMENTS:



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the February 3, 2025, 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 February 3, 2025.

ATTACHMENTS:

City Council minutes

CITY COUNCIL MEETING MINUTES



FEBRUARY 03, 2025, 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 3	Dennis Dillon
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Controller Danielle Stanford, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Presentation and overview of the Annual Financial Report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.

Jon Watson, with BrooksWatson & Co., provided a presentation and overview of the financial audit.

Discussion ensued regarding the utilization of ARPA funds, transfers, adjustments, and rotating the auditing team.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Items 11 & 12 to make minor adjustments.

Discussion ensued regarding Items 5 & 6 as to any agreement revisions.

Discussion ensued regarding Item 10, in which the City Manager provided an overview of the amendment.

Discussion ensued regarding the recommendation to deny the plat action items due to comments not being satisfied.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:47 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Muir called the regular meeting to order at 7:02 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 4 Allen Chick

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Director of Public Works Jim Bolz, Parks & Recreation Director Ryan Nolting, Director of Economic Development Shani Bradshaw, Municipal Court Administrator Angelica Tobis, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

Councilmember Dillon gave the Invocation. The Pledge of Allegiance was led by Councilmember Barrett.

CITIZENS COMMENTS

No one addressed the Council.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Employee Recognition and Appreciation.

Mayor Muir read the Certificate of Appreciation given to Mrs. Shani Bradshaw, extending the Council's personal gratitude and sincere appreciation for your tireless efforts working with Randall's Food and Drugs, LP, to bring Tom Thumb Grocery to the City of Sanger. Councilmember Bilyeu presented Mrs. Bradshaw with a mounted shovel from the groundbreaking ceremony.

CONSENT AGENDA

3. Consideration, acknowledgement, and acceptance of the annual financial report and related audit by BrooksWatson & Co. for the fiscal year ending September 30, 2024.
4. Consideration and possible action on Resolution 2025-03, appointing Municipal Deputy Court Clerk.
5. Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Softball Association, and authorize the City Manager to execute said agreement.
6. Consideration and possible action on the 2025 Facility Use Agreement between the City of Sanger and the Sanger Youth Sports Association, and authorize the City Manager to execute said agreement.
7. Consideration and possible action on allowing the Police Department to surplus six (6) Taser X2 units and dispose of them via donation to the Valley View Police Department.
8. Consideration and possible action to purchase two new Ford F150 Patrol Trucks from Silsbee Ford utilizing TIPS Purchasing Cooperative with the costs not to exceed \$149,000.00.
9. Consideration and possible action on authorizing staff to issue a Request for Proposal (RFP) for pricing for Concrete and Asphalt Labor and Materials.
10. Consideration and possible action on Ordinance 02-03-25, amending the budget for the 2024-2025 fiscal year and authorizing amended expenditures as provided; providing for the repeal of all ordinances in conflict; providing a cumulative clause; providing for a severability clause; and providing a savings clause; an establishing an effective date.

11. Consideration and possible action on the minutes from the December 19, 2024, meeting.
12. Consideration and possible action on the minutes from the January 6, 2025, meeting.
13. Consideration and possible action on the minutes from the January 21, 2025, meeting.

Mayor Muir requests Items 11 and 12 be removed from the consent agenda.

Motion to approve Items 3-10 and Item 13 made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

Items 11 and 12 revisions were discussed and clarified.

Motion to approve both Items 11 and 12, as discussed, made by Councilmember Dillon, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

14. Conduct a public hearing on a request for a rezoning from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 66, TR 67 & 68(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

Mayor Muir opened the public hearing at 7:13 p.m.

Director Hammonds provided an overview of the item, the housing mix, outstanding comments, and stating that staff and Planning & Zoning recommend denial of the request.

Mayor Muir closed the public hearing at 7:16 p.m.

ACTION ITEMS

15. Consideration and possible action on Ordinance 02-04-25 a zoning change from Agricultural (A) to Planned Development (PD) of approximately 133.2 acres of land, described as A0029A R. BEEBE, TR 67 & 68(PT), A0029A R. BEEBE, TR 66(PT), within the City of Sanger, and generally located North of FM 455 and east of the Santa Fe Railroad.

Discussion ensued regarding denying the request and the fact that there must be substantial changes before returning to the City Council.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

16. Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Motion to deny made by Councilmember Bilyeu, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

17. Consideration and possible action on the Final Plat of Clear Creek Intermediate School, being 13.356 acres, located in the City of Sanger, and generally located on the west side of South Stemmons Frwy approximately 667 feet south of the intersection of the Business I-35 ramp and South Stemmons Frwy.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Motion to deny made by Councilmember Bilyeu due to comments not being satisfied, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

18. Consideration and possible action on a Final Plat of Lane Ranch Phase 5, being approximately 26.105 acres of land described as REUBEN BEBEE SURVEY, ABST. NO. 29, within the City of Sanger, generally located north of McReynolds Road and approximately 1230 feet east of Lake Ridge Dr.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Motion to deny made by Councilmember Dillon, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None
Motion passed unanimously.

19. Consideration and possible action on the Final Plat of Sanger High School, being 55.886 acres, located in the City of Sanger, and generally located on the southeast corner of the intersection of FM 455 and Indian Lane.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Motion to deny made by Councilmember Barrett due to comments not being satisfied, Seconded by Councilmember Dillon.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

20. Consideration and possible action on the Final Plat of Sanger Middle School, being 28.791 acres, located in the City of Sanger, and located at 105 Berry Street approximately 205 feet southwest of the intersection of Acker Street and Bolivar Street.

Director Hammonds provided an overview stating that all the comments were not satisfied.

Discussion ensued regarding the completion of the construction and drainage comments.

Motion to deny made by Councilmember Dillon due to comments not being satisfied, Seconded by Councilmember Gann.

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

21. Consideration and possible action on approving the 90% construction plans and bid documents to repair leaks to the Porter Sports Park Pond provided by Halff Associates.

Director Nolting provided an overview and timeline of the project.

Jacob Hays, Halff Associates, provided a presentation and overview of the project, the completion of the project plans, and the pond rehabilitation being included in the Porter Park Phase II project.

Discussion ensued regarding ongoing monitoring of the pond and the deduction from the Task Order.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None
Motion passed unanimously.

22. Consideration and possible action on Change Order No. 2 in the amount of \$236,664.00 with Ana Site Construction, LLC for the additional work on water lines and authorize the City Manager to execute said Change Order No. 2.

Director Bolz provided an overview of the Change Order and the total costs of the project.

Discussion ensued regarding the costs being reimbursable.

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

Ayes: Barrett, Bilyeu, Dillon, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu mentioned future items of discussion for work sessions prior to the Council retreat.

INFORMATIONAL ITEMS

23. Rider GCR - Rate Filing under Docket No. 10170 - January 28, 2025
24. Financial Statements for November 2024 and December 2024.
25. Disbursements Report December 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.

A. Allied Waste Systems, Inc. dba Republic Services of Lewisville

B. Housing Discrimination Complaint of Zach Ipour and Sanger Laguna Azure, LLC, v City of Sanger, Texas

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

For deliberations regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

Property acquisition for future City offices

Council convened into executive session at 8:03 p.m.

RECONVENE INTO REGULAR SESSION

Council reconvened into open session at 8:41 p.m.

No action taken.

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 8:41 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



January 24, 2025

Aqua-Metric Sales Company

Kelsey VanCleave
16914 Alamo Pkwy Bldg 2 | SELMA, TX 78154-1492
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

Quote for: City of Sanger

Attention:

Address: PO BOX 1729

City, State, Zip: Sanger, TX 762660017

Phone: (940) 458-930

Email:

Quantity		Description		Unit Price	Line Total
90	EA	ALLY30TR	3/4" S Ally TR/PL 8 WHL USG	450.53	40,547.70
90	EA	MXU520MSP	MXU 520 M SINGLE PORT T/C	168.42	15,157.80

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sales.
2. Quote is valid for thirty days.
3. If modifications in materials, labor or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single Sensus orders exceeding \$80,000.00.
5. Net Thirty Days to Pay.
6. Returned product may be subject to a 25% restocking fee
7. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	55,705.50
Sales Tax	0.00
Total	55,705.50

Aqua-Metric Sales Company General Terms of Sale

V24-5180

1. **DEFINITIONS.** "Customer" means the party purchasing goods or services pursuant to these Terms of Sale ("Terms"). "Aqua-Metric" means Aqua-Metric Sales Company, a subsidiary of Thinkkettle Corporation. "Deliverables" and "Products" means the goods and/or services sold or otherwise provided pursuant to this Agreement. "Manufacturer" refers to Sensus Inc. unless otherwise stated. Software licenses are provided solely through a separate software license agreement.
2. **CONTRACT OF SALE.** All Deliverables offered for sale are subject to the prices and other terms specified in (i) an applicable Aqua-Metric quotation or proposal and (ii) the Terms defined herein (collectively, the "Proposal"), all of which are subject to the correction of clerical errors. A Customer's purchase order or similar writing shall constitute an acceptance of the offer to sell; however, any inconsistent, additional or different terms to the Proposal contained in a Customer's request for quotation or purchase order (collectively, "Additional Terms") are hereby objected to and rejected by Aqua-Metric. Such Additional Terms will not become part of the contract of sale unless accepted by Aqua-Metric in a writing.
3. **PROPOSALS AND QUOTATIONS.** Proposals and quotations are inclusive of only the Deliverables included in a formal Aqua-Metric quotation form. Proposals and quotations will remain valid for a period of thirty (30) days unless otherwise noted. All pricing is subject to changes based on the manufacturer's suggested retail price. Aqua-Metric reserves the right to apply a price adjustment to all quotes or orders received and not delivered to the Customer as a result of economic price increase or decrease in cost of raw materials, labor, or transport at the time imposed by Aqua-Metric's suppliers. Any incidental product, materials, and/or labor required but not included will be subject to additional costs to the Customer. **AQUA-METRIC MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT PROPOSAL OR QUOTED PRICING IS ALL INCLUSIVE.**
4. **INVOICES.** Unless otherwise agreed upon in writing between Aqua-Metric and Customer, Aqua-Metric shall invoice Customer for 1) product(s) shipped within fifteen (15) days of shipment; 2) software within fifteen (15) after successful installation of software on Customer owned device(s); 3) implementation and support services within fifteen (15) days of completion of service; or 4) annual subscription services as defined in Section 6 within fifteen (15) days of successful installation and not less than thirty (30) days in advance of subscription anniversary date.
5. **ANNUAL SUBSCRIPTION SERVICES.** Annual Subscriptions Services are defined as recurring fees or cost of services required to operate, maintain, or support Customer's product and/or software; including but not limited to Aqua-Metric Annual Support, Software-as-a-Service, Server/Data Hosting, or any fee requiring a recurring commitment. Unless otherwise agreed upon in writing between Aqua-Metric and Customer, annual subscription services will automatically renew upon the anniversary date of the first invoice containing annual subscription services and each subsequent year annually thereafter unless canceled by Customer in writing prior to sixty (60) days of subscription renewal. Annual subscription services will be subject to an automatic annual increase of three percent (3%) of the previous installment.
6. **TAXES.** All prices quoted are exclusive of federal, state and municipal taxes. Customer shall be liable for all sales, use, and other taxes (whether local, state or federal) imposed on this Agreement or on the Deliverables. If Customer is exempt from tax, Customer is required to provide a tax exemption form prior to invoicing.
7. **PAYMENT TERMS.** Customer shall pay all undisputed invoices in US Dollars within thirty (30) days of the invoice date. Aqua-Metric reserves the right to establish credit limits for Customer and may require full or partial payment prior to provisioning of any Deliverables. All payments shall be made via credit card (VISA or MasterCard), check or electronic payment according to instructions provided by Aqua-Metric. The Customer must notify Aqua-Metric, in writing, within seven (7) days of receipt of an invoice if the Customer disputes such invoice. In the absence of such notice the Customer shall not be entitled to dispute an invoice. Save for any invoices disputed in good faith in accordance with the previous sentence, if the Customer does not pay within the time allotted in this Agreement, the amount due shall bear interest at the lower of (i) one percent (1%) per calendar day past due; or (ii) the highest rate permitted by applicable law. Should Customer become delinquent in payment of sums due hereunder, Aqua-Metric shall not be obligated to continue performance.
8. **TITLE.** Unless agreed upon in writing between Aqua-Metric and Customer, Customer shall assume title of deliverables from the date and time of product(s) shipment.
9. **PACKAGING.** Aqua-Metric reserves the right to select the manner in which Deliverables are packaged. Quoted prices include standard packaging. Special requirements for packaging will be subject to additional charges.
10. **SHIPPING AND HANDLING.** All stock Products and Materials will be shipped Freight on Board (FOB) Destination. Aqua-Metric will ship all Products on prepaid ground transportation. Expedited shipments, such as Next Day or Second Day, will be at the Customers expense unless otherwise agreed upon by Aqua-Metric. All applicable Shipping and Handling charges will be included with the final invoice to the Customer. Aqua-Metric does not guarantee and therefore will not be liable for any delays in shipment.
11. **FREIGHT.** Aqua-Metric shall ship oversized Product(s) or bulk orders on standard Less-Than-Truckload ("LTL") freight carriers when applicable. The Customer is required to provide the necessary equipment required (i.e. loading dock, fork lift, pallet jack, etc.) to unload the shipment upon arrival. If the Customer does not have access to equipment necessary to unload the Product(s), Customer must inform Aqua-Metric in advance and prior to shipment. Customer will be responsible for any additional cost(s) or fee(s) incurred for special handling requirements.
12. **FREIGHT ALLOWANCE.** Single Sensus product orders exceeding \$80,000 will be shipped FOB Freight Allowed unless otherwise specified and agreed upon in writing. Freight allowance is only applicable to single orders shipped complete. Partial shipments must be specified in writing at the time of order placement. Aqua-Metric reserves the right to refuse freight allowance and/or bill partial freight costs on final invoice.
13. **LOSS OR DAMAGE CLAIMS.** The Customer is responsible for reporting lost or damaged deliverables as a result of improper packaging and/or handling to Aqua-Metric within fifteen (15) business days. Claims will become void if made more than fifteen (15) business days after the product has left Aqua-Metric facilities. Damaged product(s) will be returned to Aqua-Metric for inspection. Aqua-Metric reserves the right to repair or replace product(s) damaged in shipment.
14. **AMENDMENTS OR CANCELLATIONS.** Orders submitted to Aqua-Metric must be canceled or amended by Customer prior to the shipment of Deliverables. Aqua-Metric reserves the right to invoice shipping charges for orders cancelled after deliverables shipped.
15. **RETURNS.** No product(s) may be returned for refund without the prior written authorization of Aqua-Metric. Aqua-Metric reserves the right to refund the cost of deliverables less a restocking fee and/or shipping and handling charges upon receipt of return product. Refunds will be processed and issued within thirty (30) days from the receipt of the returned product(s). Authorized return shipments must be returned within six (6) months of the delivery date, in "like-new" condition to Aqua-Metric's designated receiving point, must be shipped in original or suitable packaging, must be accompanied by a packing slip, including Aqua-Metric's return authorization number, and must have transportation charges prepaid. All returned product(s) will be inspected upon delivery for any indication of use or damage. Client will be responsible for returning the product(s) to Aqua-Metric's designated distribution warehouse and any cost(s) incurred to repackaging and/or shipping carrier fees. Client will be responsible for any damages incurred during shipment. Aqua-Metric reserves the right to refuse product(s) which have been installed, used, or otherwise returned in any condition other than new. Aqua-Metric reserves the right to deduct an adequate service charge to cover all inspection, testing and handling from any refund.
16. **RESTOCKING FEE.** Return Product(s) are subject to a twenty-five percent (25%) restocking fee and special order Product(s), including but not limited to: meter reading equipment, infrastructure, ActPaks, or any Product(s) requiring a unique configuration, are subject to fifty percent (50%) restocking fee. Due to the custom configuration of electric meters, all electric meter sales are final.
17. **OBsolescence.** Aqua-Metric shall not be held liable for planned or unplanned obsolescence of product(s), parts, or software discontinued by any manufacturer.
18. **WARRANTIES.**

Aqua-Metric Sales Company General Terms of Sale

V24-5180

- 18.1. EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT, THE SERVICES AND SOFTWARE ARE PROVIDED BY AQUA-METRIC ON AN "AS IS" AND "AS AVAILABLE" BASIS WITHOUT WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
- 18.2. Aqua-Metric warrants that the services provided by Aqua-Metric will be performed in a professional and workmanlike manner with a degree of care, skill and competence that is consistent with the then generally accepted industry standards reasonably expected of similar types of engagements and the deliverables will substantially conform to the deliverables specified in the applicable purchase agreement.
- 18.3. Standard Manufacturer Warranty. Standard manufacturer product warranties shall apply to all product(s) furnished under this Agreement. Aqua-Metric and/or their supplier agrees to provide a repaired or replacement product of equal value and as provisioned within the manufacturer warranty terms.
- 18.4. Meter Services Warranty. Aqua-Metric warrants the quality of workmanship and services provided herein to be reasonably free from defects within twenty-four linear inches of the meter connection for a period of thirty (30) days from the date of meter exchange.
 - A. Meter Services Warranty is only applicable to the services rendered during the time of meter exchange and only applicable if the failure is reasonably evident of a faulty meter exchange service provided by Aqua-Metric or its subcontractor.
 - B. Aqua-Metric does not warrant defective product(s) or material(s) (including but not limited to piping, fittings risers, setters, curb stops, meter boxes, or similar) used to complete the meter exchange service. Such products will be subject to any applicable product warranty guidelines as provided by Aqua-Metric's suppliers.
 - C. Aqua-Metric does not warrant pre-existing conditions; service line damage(s) resulting from non-approved materials or the service line is not up to code compliance; or damage(s) due to age or instability of galvanized lines on either the distribution or consumer side.
 - D. Meter Services Warranty does not include defects as a result of tampering, vandalism, negligence, "Acts-of-God".
 - E. The Customer shall notify Aqua-Metric of any warrantable concern(s) within five (5) days of Customer becoming aware of suspect failure.
 - F. The Customer acknowledges Aqua-Metric is unable to determine pre-existing plumbing conditions, including but not limited to pipe condition, debris or hard water buildup in plumbing lines, unstable or faulty plumbing connections or plumbing fixtures, or water pressure, etc. Due to the unknown condition(s), Aqua-Metric does not warrant against damage(s) or defect(s) to plumbing, household fixtures, water heaters, water softening or filtration systems, sloop valves, appliances, water pressure, or other related appurtenances which rely on the utility services provided by the Customer.
 - G. Aqua-Metric reserves the right to inspect the project worksite prior to performing any work to determine the best course of action to correct the warranty concern. If such inspection is not indicative of Aqua-Metric or its contractor's faulty workmanship, Aqua-Metric, at its sole discretion, may invoice the Customer for any time and expense incurred to inspect the worksite. Aqua-Metric will not be held responsible for any unauthorized repair(s) performed by the Customer, Customer's resident or business customer, or any third-party repair company.
19. LIMITATIONS. Unless otherwise expressly provided herein, neither Aqua-Metric nor any of its service providers, licensors, employees or agents warrant that the operation of the Services will be uninterrupted or error free. Aqua-Metric will not be responsible for any damages that Customer may suffer arising out of use, or inability to use, the Services.
20. RETURN MATERIAL AUTHORIZATION. Product(s) returned for Warranty within the limitations defined by the Manufacturer will be returned directly to the Manufacturer unless otherwise instructed by Aqua-Metric. Customer shall submit a list of defective items with Serial Numbers and or Identification Numbers required to identify the product in an Excel format to rma-norcal@aquametric.com; rma-social@aquametric.com; rma-texas@aquametric.com; or rma-louisiana@aquametric.com. Aqua-Metric will generate a Return Material Authorization form for the Customer to include with the Product(s) shipment to the Manufacturer. Customer will be responsible for any cost(s) incurred to return the Product(s) to the Manufacturer for warranty concerns.
21. FORCE MAJEURE. If Aqua-Metric becomes unable, either wholly or in part, by an event of Force Majeure, to fulfill its obligations under this agreement, the obligations affected by the event of Force Majeure will be suspended during the continuance of that inability. "Force Majeure" means an event beyond the reasonable control of Aqua-Metric, including without limit acts of God, hurricane, flood, volcano, tsunami, tornado, storm, tempest, mudslide, vandalism, illegal or unauthorized radio frequency interference, strikes, lockouts, or other industrial disturbances, immigration, unavailability or delay of component parts of any Deliverables provided hereunder, acts of public enemies, border disputes, border disruptions, delivery vehicle impound, wars, blockades, insurrections, riots, pandemics, epidemics, earthquakes, fires, restraints or prohibitions by any court, board, department, commission or agency of the United States or any States, any arrests and restraints, civil disturbances and explosions.
22. LIMITATION OF LIABILITY.
 - 22.1. AQUA-METRIC'S AGGREGATE LIABILITY IN ANY AND ALL CAUSES OF ACTION ARISING UNDER, OUT OF OR IN RELATION TO THIS AGREEMENT, ITS NEGOTIATION, PERFORMANCE, BREACH OR TERMINATION (COLLECTIVELY "CAUSES OF ACTION") SHALL NOT EXCEED THE TOTAL AMOUNT PAID BY CUSTOMER TO AQUA-METRIC UNDER THIS AGREEMENT. THIS IS SO WHETHER THE CAUSES OF ACTION ARE IN TORT, INCLUDING, WITHOUT LIMITATION, NEGLIGENCE OR STRICT LIABILITY, IN CONTRACT, UNDER STATUTE, OR OTHERWISE.
 - 22.2. AS A SEPARATE AND INDEPENDENT LIMITATION ON LIABILITY, AQUA-METRIC'S LIABILITY SHALL BE LIMITED TO DIRECT DAMAGES. AQUA-METRIC SHALL NOT BE LIABLE FOR: (I) ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES; NOR (II) ANY REVENUE OR PROFITS LOST BY CUSTOMER OR ITS AFFILIATES FROM ANY END USER IRRESPECTIVE OF WHETHER SUCH LOST REVENUE OR PROFITS IS CATEGORIZED AS DIRECT DAMAGES OR OTHERWISE, INCLUDING REVENUE LOST FROM THIRD PARTIES, PERSONS, OR ENTITIES, SUCH AS BILLS FOR ELECTRICITY, LIGHTING, GAS, OR WATER CONSUMPTION; NOR (III) ANY IN/OUT COSTS; NOR (IV) CLAIMS MADE BY A THIRD PARTY; NOR (V) MANUAL METER READ COSTS AND EXPENSES. "IN/OUT COSTS" MEANS ANY COSTS AND EXPENSES INCURRED BY CUSTOMER IN TRANSPORTING GOODS BETWEEN ITS WAREHOUSE AND ITS END USER'S PREMISES AND ANY COSTS AND EXPENSES INCURRED BY CUSTOMER IN INSTALLING, UNINSTALLING AND REMOVING GOODS. "END USER" MEANS ANY END USER OF ELECTRICITY/WATER/GAS THAT PAYS CUSTOMER FOR THE CONSUMPTION OF ELECTRICITY/WATER/GAS, AS APPLICABLE.
 - 22.3. The limitations on liability set forth in this Agreement are fundamental inducements to Aqua-Metric entering into this Agreement. They apply unconditionally and in all respects. They are to be interpreted broadly so as to give Aqua-Metric the maximum protection permitted under law. To the maximum extent permitted by law, no Cause of Action may be instituted by Customer against Aqua-Metric more than TWELVE (12) MONTHS after the Cause of Action first arose. In the calculation of any damages in any Cause of Action, no damages incurred more than TWELVE (12) MONTHS prior to the filing of the Cause of Action shall be recoverable. If Customer is not the sole end user and ultimate owner of the Deliverables, then Customer shall ensure by its contract with the end user and ultimate owner (collectively, "Owner") that Aqua-Metric is given the benefit of the exclusions and limitations set out in these Terms. To the maximum extent

Aqua-Metric Sales Company General Terms of Sale

V24-5180

- permitted by law, Customer agrees to indemnify, defend, and hold harmless Aqua-Metric from and against all Losses (defined below) alleged by any Owner to the extent that Aqua-Metric would not be liable to Customer under these Terms if the claim had been made by Customer.
23. **INDEMNIFICATION.** To the maximum extent permitted by law, Customer agrees to defend, indemnify and hold Aqua-Metric harmless from any and all losses, costs, fines, penalties, damages and other amounts (including reasonable attorney fees) incurred by, assessed against or imposed on Aqua-Metric arising from or in connection with any and all third party suits, claims, actions or demands (a "Claim"): (i) for personal injuries, death or damage to tangible personal and real property caused by the negligence or willful misconduct of Customer, its employees, contractors or agents other than Aqua-Metric; (ii) relating to or arising out of Customer's failure to comply with applicable law; and (iii) relating to or arising out of Customer's breach of its confidentiality obligations hereunder.
 24. **CONFIDENTIAL INFORMATION.** Each party shall hold the other party's Confidential Information in confidence and shall not disclose such Confidential Information to third parties other than to consultants or contractors, subject to similar terms of confidentiality, when disclosure is necessary for the purposes set forth herein, nor use the other party's Confidential Information for any purpose other than the purposes set forth under this Agreement. The foregoing restrictions on disclosure shall not apply to information which is: (i) already known by the recipient, (ii) becomes, through no act or fault of the recipient, publicly known, (iii) received by recipient from a third party without a restriction on disclosure or use, (iv) independently developed by recipient without reference to the other party's Confidential Information, or (v) is a public record under applicable laws, subject to the terms of this Section. The Customer will maintain the confidentiality of all Aqua-Metric Confidential Information, and Aqua-Metric will maintain the confidentiality of all Customer Confidential Information, with each party taking all reasonable precautions to protect the same, at a minimum taking those precautions used to protect its own Confidential Information from unauthorized use or disclosure.
 25. **ASSIGNMENT.** Customer may not assign, transfer or delegate this Agreement or any part of Customer's rights or duties without prior written consent of Aqua-Metric. Any attempted assignment in violation of this section shall be null and void.
 26. **GOVERNING LAW AND DISPUTE RESOLUTION.** This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Texas, without regard to conflicts of law principles. Any and all disputes arising under, out of, or in relation to this Agreement or its performance ("Disputes") shall first be resolved by the Parties attempting mediation in Texas. If the Dispute is not resolved within sixty (60) days of the commencement of the mediation, it shall be litigated in the state or federal courts located in the State of Texas.
 27. **COMPLIANCE WITH LAWS.** Customer shall comply with all applicable laws and regulations, as set forth at the time of acceptance and as may be amended, changed, or supplemented. Customer shall not take any action or permit the taking of any action by a third party, which may render Aqua-Metric liable for a violation of applicable laws. Customer will perform its obligations under this Agreement in a manner that complies with all Laws applicable to Customer's business, activities, and facilities. "Laws" shall include and refer to any and all federal (national), state, provincial, municipal or local laws, regulations, rules, judicial decrees, decisions and judgments, executive and government orders and ordinances, and any and all directives of regional legislative and regulatory bodies and implementing legislation, as well as rules and regulations of any self-regulatory organization by which any party may be bound.
 28. **SEVERABILITY.** In the event any provision of this Agreement is held to be void, unlawful or otherwise unenforceable, that provision will be severed from the remainder of the Agreement and replaced automatically by a provision containing terms as nearly like the void, unlawful, or unenforceable provision as possible; and the Agreement, as so modified, will continue to be in full force and effect.
 29. **NON-WAIVER.** Failure or delay of Aqua-Metric to exercise a right or power under this Agreement shall not operate as a waiver thereof, nor

shall any single or partial exercise of a right or power preclude any other future exercise thereof.

Jim Grillo
Sensus a Xylem brand
Central Region, Director of Sales
612-867-3283
jim.grillo@xylem.com

January 15, 2025

To Whom It May Concern:

Sensus is pleased to announce that **Aqua-Metric of Selma, TX** is the exclusive Authorized Distributor of Sensus products and Value-Added Reseller (VAR) for Sensus Services such as SaaS in the states of Texas and Louisiana.

Please contact Aqua-Metric for all of your Sensus needs. Purchasing Sensus products and services from the authorized distributor for your area ensures that your products will be properly supported and warranted.

We look forward to the opportunity of providing your firm with quality water measurement equipment, solutions and support in the near future. Please feel free to contact me at jim.grillo@xylem.com regarding this or any other matter.

Sincerely



James C. Grillo
Central Region, Director of Sales
Sensus, a Xylem brand



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action to purchase 90 Water Meters and Smart Point Radios from Aqua Metric for a total cost of \$55,705.50, utilizing Houston-Galveston Area Council (H-GAC).

SUMMARY:

- This purchase is for 90 residential meters and radios, with additional purchases anticipated in the future to meet ongoing needs.
- The purchase will be made through the Houston-Galveston Area Council (H-GAC) cooperative, ensuring competitive pricing. A sole source letter has been provided, confirming Aqua Metric as the exclusive provider for these specific meters.

FISCAL INFORMATION:

Budgeted: YES Amount: \$55,705.50 GL Account: 50-5372

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- Aqua Metric Quote
- Aqua Metric Sole Source Letter



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consideration and possible action on authorizing staff to issue Invitation to Bid for additional blower at the Sanger Wastewater Treatment Plant.

SUMMARY:

- The Sanger Wastewater Treatment Plan project involves the addition of a new turbo blower, control panel, and related accessories.
- An additional blower is required by TCEQ to meet the requirements needed for our final discharge permit limits of 1.86 MGD.
- Bids for the project will be accepted until 2:00 PM on March 18, 2025, at Sanger City Hall. Bids will be publicly opened and read aloud immediately after the deadline.

FISCAL INFORMATION:

Budgeted: Amount: \$ GL Account:

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- City of Sanger Invitation to Bid

**SECTION 00 11 16
INVITATION TO BID**

Notice

Notice is hereby given that the City of Sanger, Texas (OWNER) will receive sealed Bids at Sanger City Hall until **2:00 pm local time on Tuesday, March 18, 2025**, for construction of:

**Sanger Wastewater Treatment Plant
Additional Blower**

Bids will be immediately opened and read aloud publicly following the close of the Bid Period. Any Bid received after closing time will be returned unopened. Proposals may be modified or withdrawn at any time prior to the time set for opening Bids.

This project includes, but is not limited to, addition of new turbo blower with control panel, controls, electrical feed and miscellaneous accessories for a fully operational new turbo blower at the Sanger Wastewater Treatment Plant.

The contract document including specifications and plans will be available at www.CivCastUSA.com, posted by end of day on **Thursday, February 20, 2025**. Bidders must register on this website in order to view and/or download specifications and plans for this project. There is NO charge to view or download documents. If there are any questions concerning the specifications, or other bid documents or any part thereof, questions must be submitted by noon on **Thursday, March 13, 2025**, through the www.CivCastUSA.com Q&A portal.

Questions Regarding Bid Process or Bid Documents

Bidder should submit questions regarding the design of the project on CivCastUSA.com. However, bidders may direct questions regarding the project to Jeffrey E. Caffey, P.E., with Plummer Associates, Inc. by email to jcaffey@plummer.com.

Prebid Conference

One non-mandatory prebid conference will be held at the Sanger WWTP at 300 Jones Street, Sanger, Texas on **Tuesday, March 4, 2025**, at 2:00 p.m. followed by a plant walk-through.

Bid Requirements

Proposals shall be accompanied by either a Bid Bond from a surety satisfying the requirements specified below for the Performance Bond, Payment Bond and any other bonds set forth in the Contract Documents, or certified check upon a national or state bank in an amount not less than 5 percent (5%) of the total maximum bid price, payable without recourse to the City of Sanger, TX as a guarantee that the Bidder will within ten (10) days after Notice of Award enter into a Contract and furnish a Performance Bond, Payment Bond and any other bonds set forth in the Contract Documents upon the forms provided, each in the amount of 100 percent (100%) of the Contract price, from a surety licensed to conduct business in the state where the Project is located and named in the current list of "Surety Companies Acceptable on Federal Bonds" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department.

The surety shall have an "A" minimum rating of performance and a financial rating strength of five times the Contract price, all as stated in current "Best's Key Rating Guide, Property-Liability." Each Bond shall

be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and shall be certified to include the date of the Bond.

Attention is called to the fact that there must be paid on this Project not less than the minimum rate of wages for each classification of workman required on the Project, as set forth in the Contract Documents.

The City of Sanger reserves the right to reject any or all bids and accept or reject any formalities. Award shall be made to the lowest responsive, responsible bidder; however, the City of Sanger reserves the right, after evaluation of all bids received, to make no recommendation to its City Council regarding the award of any bid in the event non-responsive, non-conforming, or otherwise unacceptable bids are received, or if budgetary constraints or other unanticipated factors exist. No bid may be withdrawn until the expiration of **sixty (60)** days from the date bids are opened.

CITY OF SANGER, TEXAS

By: Mr. Thomas Muir

OFFICIAL ADVERTISEMENT

First Pub.: _____

Title: City Mayor

Second Pub.: _____

END OF SECTION



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a Final Plat of Blue Star Phase 2, being approximately 14.2225 acres of land described as A1066A J.M.A. RUIZ, TR 12 and 12A, within the City of Sanger, generally located east of I-35 and approximately 1746 feet south of Chisum Rd.

SUMMARY:

- The applicant proposes to plat one Industrial lot that will mirror the existing lot.
- The lot will be located to the north of the current lot.
- The applicant plans to build an industrial building of approximately 290,940 square feet.
- The property is served by City of Sanger Electric, Sanger Water and Wastewater.
- Planning & Zoning recommended approval on 1-13-25

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

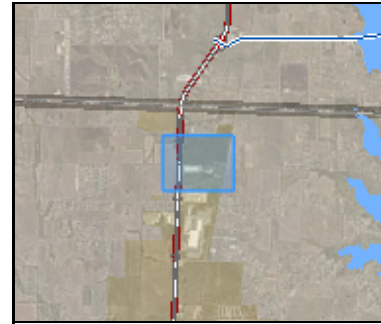
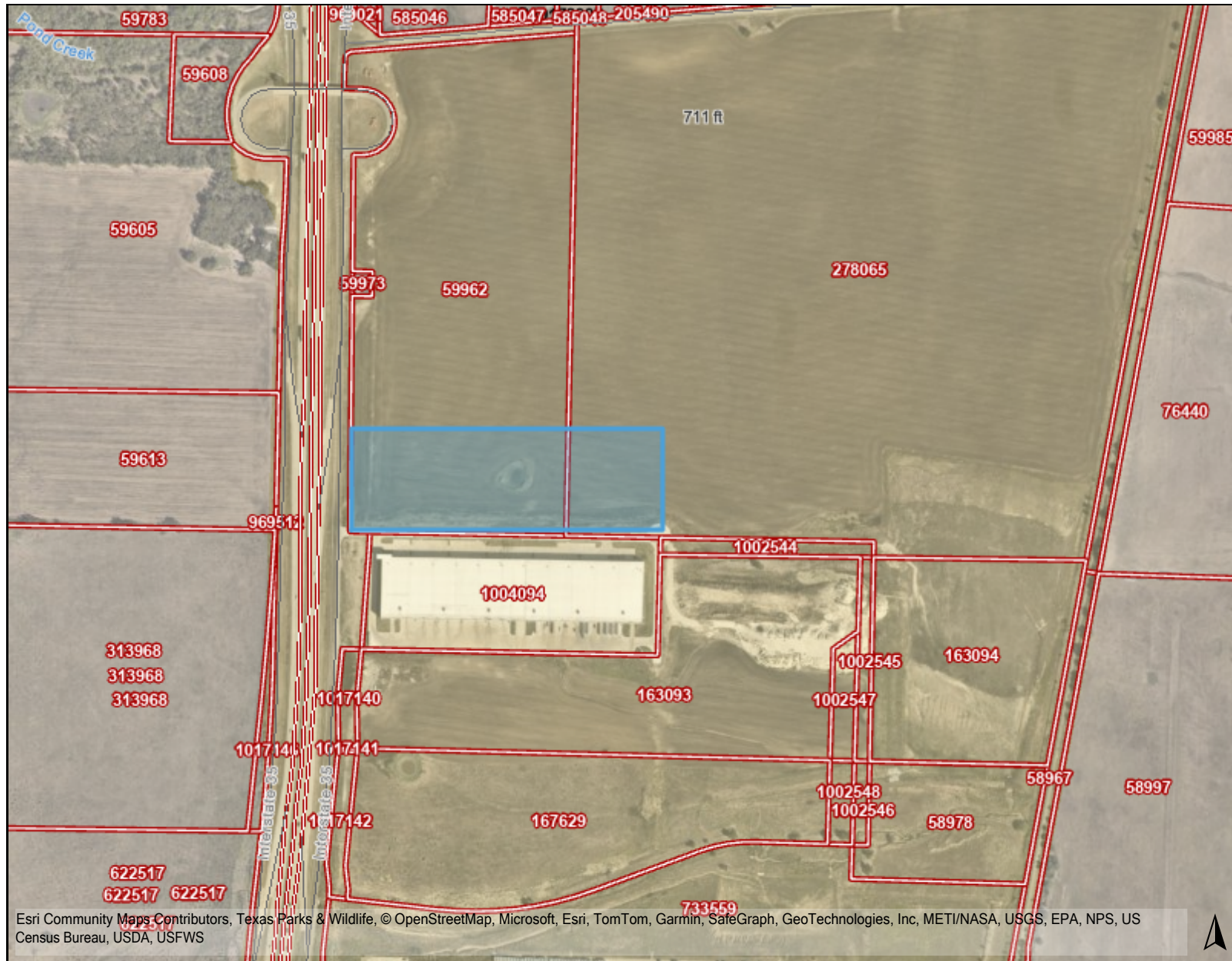
Staff recommends APPROVAL.

ATTACHMENTS:

- Location Map
- Final Plat
- Application
- Letter of Intent

Denton County Landmark Map

Item 5.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
- Cross Section Location
- Base Flood Elevation
- ▭ FEMA Floodway
- ▭ Flood Grid
- ▭ FEMA 100yr Flood Zone A
- ▭ FEMA 100yr Flood Zone AE
- ▭ FEMA 500yr Flood Zone
- Levee Protected

Notes

Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

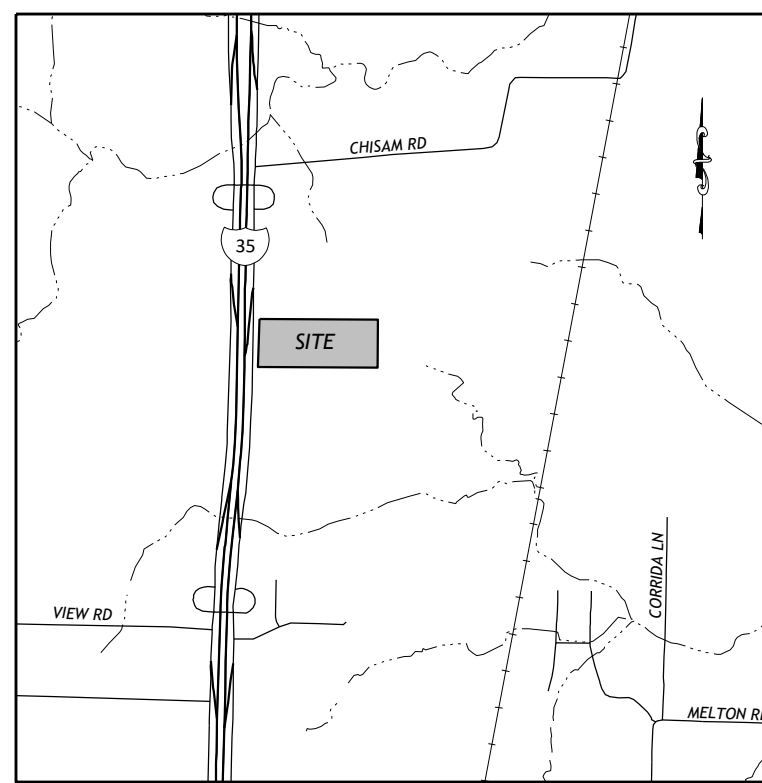


0 500 1000 ft
<https://gis.dentoncounty.gov>
 1/7/2025 7:05:07 PM

Location Map
24SANZON-0045
Blue Star Phase 2 Final Plat

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



* VICINITY MAP * (NOT TO SCALE)

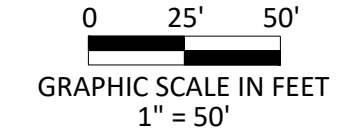
- LEGEND
CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD WITH CAP STAMPED
MON. MONUMENT
INS. NO. INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
EX. EXISTING
P.F.C. POINT FOR CORNER
SSMH SANITARY SEWER MANHOLE

INTERSTATE HIGHWAY 35 (VARIABLE WIDTH PUBLIC R.O.W.)

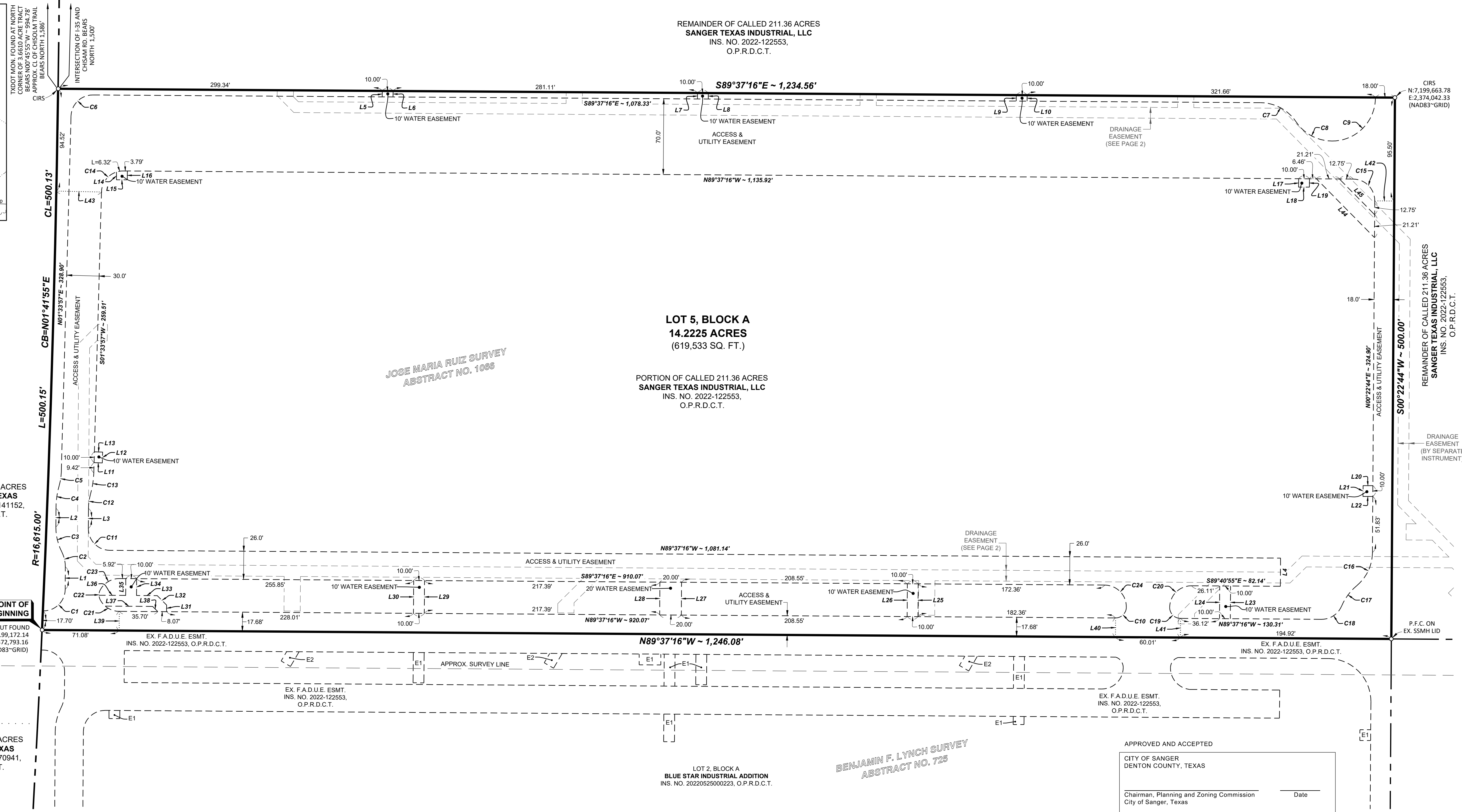
CALLED 3.6610 ACRES STATE OF TEXAS INS. NO. 2020-141152, O.P.R.D.C.T.

CALLED 1.6470 ACRES STATE OF TEXAS INS. NO. 2022-170941, O.P.R.D.C.T.

POINT OF BEGINNING
"x" CUT FOUND
N: 7,199,172.14
E: 2,372,793.16
(NAD83-GRID)



GRAPHIC SCALE IN FEET 1" = 50'



LOT 5, BLOCK A
14.2225 ACRES
(619,533 SQ. FT.)

PORTION OF CALLED 211.36 ACRES SANGER TEXAS INDUSTRIAL, LLC INS. NO. 2022-122553, O.P.R.D.C.T.

LOT 2, BLOCK A BLUE STAR INDUSTRIAL ADDITION INS. NO. 20220525000223, O.P.R.D.C.T.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 25 line segments with their respective bearings and distances.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, CH BEARING, CH LENGTH. Lists 20 curve segments with their geometric details.

* GENERAL NOTES *

- The bearings shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment. All areas shown hereon are calculated based on surface measurements.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that any other easements, covenants, restrictions, or other matters of record do not affect the subject property.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security and by graphic plotting only, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0070G; map revised April 18, 2011, for Denton County and incorporated areas.
All lots comply with the minimum size requirements of the zoning district.
This property may be subject to change related to impact fees and the applicant should contact the City regarding any applicable fees due.
All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
Notice-selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
This plat does not alter or remove existing deed restrictions, if any, on this property.
The purpose of this plat is to establish a new lot and easements for the development of the property.
Water and sanitary sewer provided by the City of Sanger, PO Box 1729, Sanger, Texas 76266, 940-458-2571.
Electric service provided by Sanger Electric Utilities, 202 Railroad Avenue, Sanger, Texas 76266 and CoServ Electric, 7701 S. Stemmons Freeway, Corinth, Texas 76210, 940-458-2064.
Telephone Services provided by Century Link, 902-B W. Central Texas Expressway, Suite 201, Killen TX 76541, 866-916-9805.
Minimum finished floor elevations are to be at least 2-feet above the 100-year floodplain, if any.

APPROVED AND ACCEPTED
CITY OF SANGER
DENTON COUNTY, TEXAS
Chairman, Planning and Zoning Commission
City of Sanger, Texas
Thomas Muir
Mayor, City of Sanger, Texas
ATTEST:
Kelly Edwards
City Secretary, City of Sanger, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.
Surveyed on the ground during the month of October, 2024.

THIS DOCUMENT IS PRELIMINARY
FOR REVIEW PURPOSES ONLY
ERIC S. SPOONER, R.P.L.S.
DECEMBER 15, 2022

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this ___ day of ___, 2024.

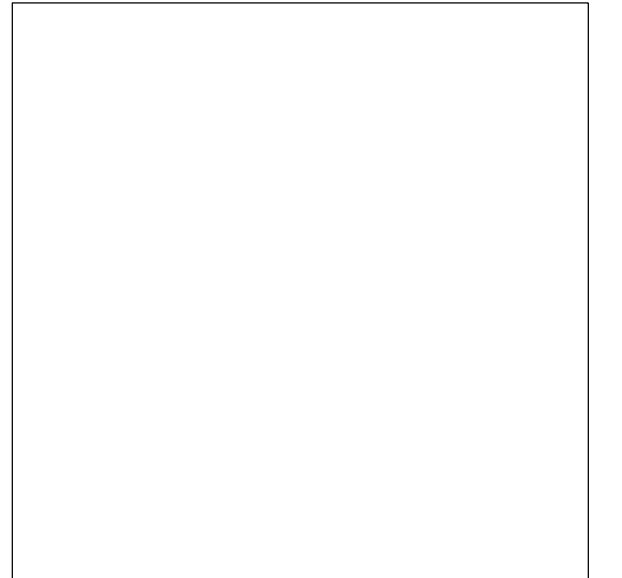
Notary Public, State of Texas

OWNER: SANGER TEXAS INDUSTRIAL, LLC
C/O BLUE STAR LAND LP
1 COWBOYS WAY
FRISCO, TEXAS 75034
ENGINEER: ANIMAS CIVIL ENGINEERING
P.O. BOX 830974
RICHARDSON, TX 75083
(214) 803-1099
ATTN: MICHAEL DOGGETT, P.E.
SURVEYOR: SPOONER AND ASSOCIATES, INC.
309 BYERS STREET, #100
EULESS, TEXAS 76039
(817) 685-8448
ATTN: ERIC SPOONER, RPLS

FINAL PLAT
LOT 5, BLOCK A
BLUE STAR INDUSTRIAL ADDITION

BEING A FINAL PLAT OF A 14.2225 ACRE TRACT OF LAND LOCATED IN THE JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066, CITY OF SANGER, DENTON COUNTY, TEXAS, SAID 14.2225 ACRE TRACT BEING A PORTION OF A CALLED 211.36 ACRE TRACT OF LAND CONVEYED TO SANGER TEXAS INDUSTRIAL, LLC, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 2022-122553.

1 INDUSTRIAL LOT
14.2225 ACRES ~ ZONED I-1
1/20/2025



County Clerk's Recording Box



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

SUBDIVISION APPLICATION

Preliminary Plat
Minor Plat

Final Plat/Replat
Amended Plat

Vacating Plat
Conveyance Plat

Applicant

Owner (if different from applicant)

Name:	Michael Doggett, P.E.	Name:	Joe Hickman
Company:	Animas Civil Engineering, LLC	Company:	Sanger Texas Industrial LLC
Address:	PO Box 830974	Address:	c/o Blue Star Land LP, 1 Cowboys Way
City, State, Zip:	Richardson, TX 75083	City, State, Zip:	Frisco, TX 75034
Phone:	214-803-1099	Phone:	214-437-3651
Fax:		Fax:	
Email:	michael@animascivil.com	Email:	JoeHickman@dallascowboys.net

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: <u>11/12/24</u>)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner and Applicant)
<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"/>	Applicable Plat Checklist (Completed)
<input type="checkbox"/>	N/A Additional Required Documents/Traffic & Drainage Studies etc.

Supporting Materials (List if provided): _____

R Number(s): A1066A-000-0012-0000, A1066A-000-0012-000A

Joe Hickman
Owner's Signature

12-6-24
Date

Michael Doggett
Applicant's Signature

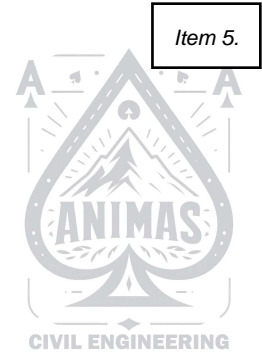
12/06/24
Date

ANIMAS CIVIL ENGINEERING

P.O. BOX 830974, RICHARDSON, TEXAS 75083
PH: 214-803-1099
TEXAS ENGINEERING FIRM REG. NO. F-26500

December 9, 2024

City of Sanger
Development Services
201 Bolivar Street
Sanger, TX 76266



RE: Letter of Intent
Final Plat
Lot 5, Block A, Blue Star Industrial Addition

Dear Sir or Madam:

On behalf of the current owner, Sanger Texas Industrial, LLC c/o Blue Star Land, LP, enclosed is our Final Plat submittal. The subject property is known as Lot 5, Block A of Blue Star Industrial Addition and is generally located along the east side of I-35 South of Chisam Road. The proposed lot size is approximately 14.2225 acres. The property will be developed with a 290,940 SF industrial building.

We would respectfully request this Final Plat be considered for approval by the Planning & Zoning Commission and City Council at the next available meeting.

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

Sincerely,
Animas Civil Engineering, LLC

A handwritten signature in black ink, appearing to read "Michael Doggett".

Michael Doggett, P.E. (TX, MO, OK, AZ)
President



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Ramie Hammonds, Director of Development Services

AGENDA ITEM: Consideration and possible action on FM 455/I-35 aesthetics relating to the construction and mounting of City Seals authorizing the City Manager to execute the Texas Department of Transportation Change Order Third Party Funding Notification in the amount of \$327,533.64.

SUMMARY:

- This agreement is for the approved lighted seals that are to be placed at the FM 455 and I-35 intersection.
- TxDOT will have the seals constructed and mounted with the construction of the bridge area.
- The seals will be backlit.
- This was part of Project No. 514301 Addendum No. 6.

FISCAL INFORMATION:

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

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Agreement
Seal Designs



TEXAS DEPARTMENT OF TRANSPORTATION

Change Order Third Party Funding Notification Sheet

This form is used when the subject change order involves funding by a source other than TxDOT/U.S. DOT, and involves third parties who are providing funding under an Advanced Funding Agreement or Donation Agreement.

CCSJ: 0195-02-076, ETC.
Project: C 195-2-76, ETC.
Highway: IH35, ETC.
County: Denton

CO #: _____
District: 18-Dallas
Contractor: Webber
Contract #: 06223601

1. Outside funding provided by:

City of Sanger

(Outside Entity's Legal Name)

2. Type of outside funding agreement for this change: (Check one)

Existing Amended New

3. Indicate the type and amount of funding:

Fixed Price (Lump Sum) Actual Cost (Estimated Amount) _____

(a) Contract Items (Value): \$ \$284,490.26

(b) E&C*: (a) x % = \$ \$43,043.38
enter %

TOTAL (a)+(b): \$ \$327,533.64

Third Party Notifications: I hereby acknowledge notification of the modifications covered by this Change Order.

Name: _____ Title: _____

_____ Date: _____

Third Party Representative Signature

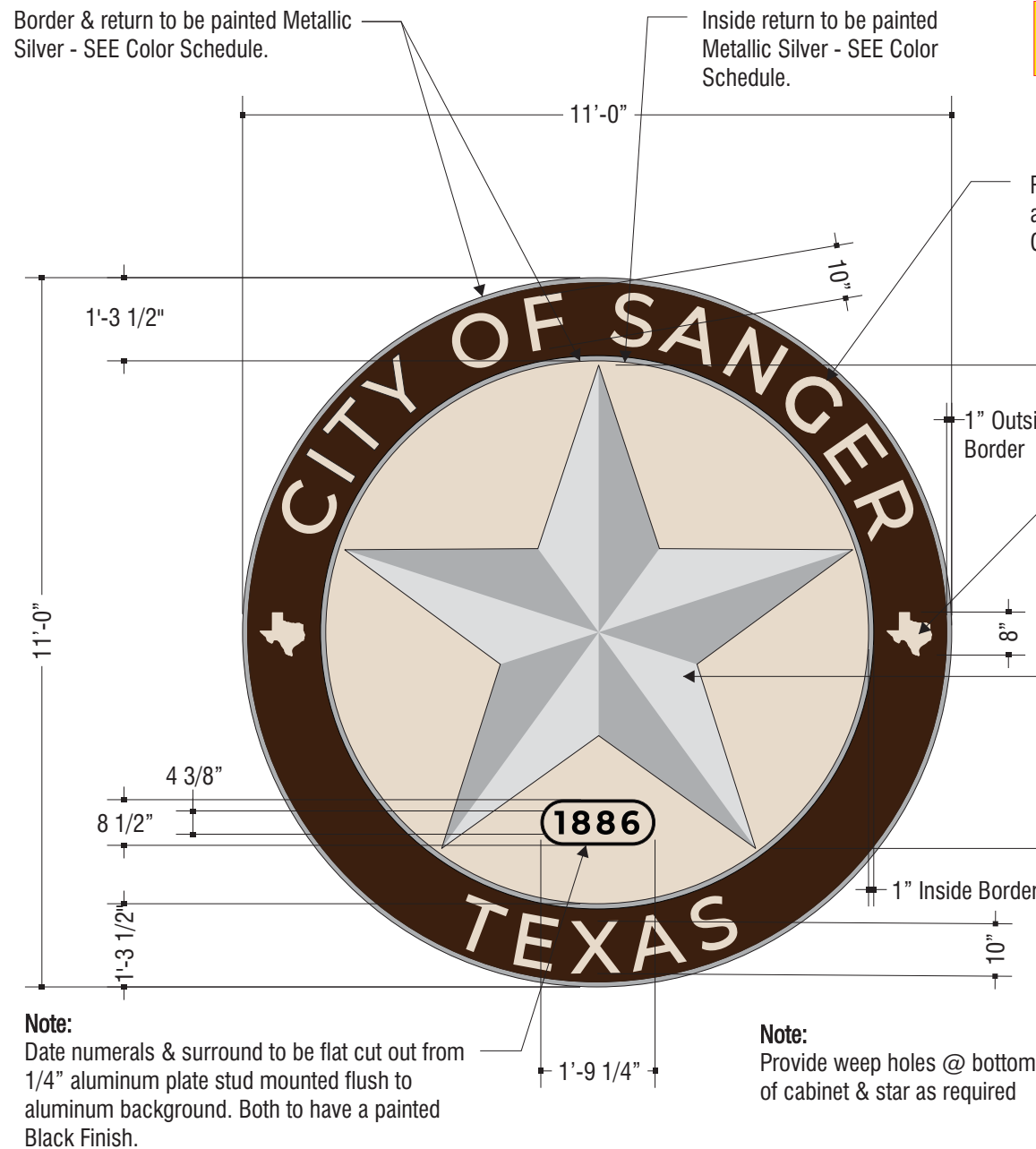
Funding for this Change Order has been arranged by:

Name: Amanda Miller Title: Area Engineer

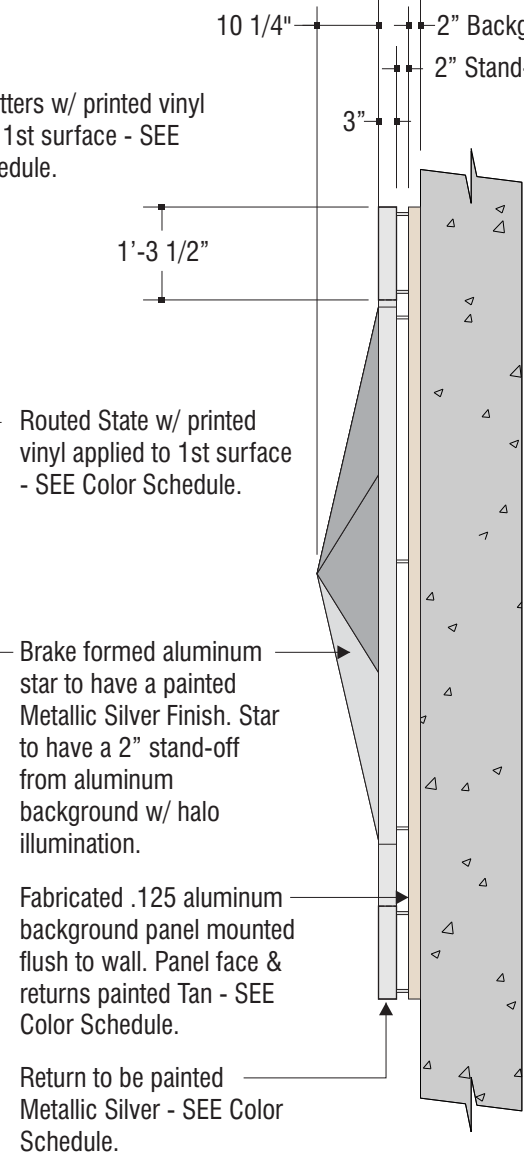
Amanda Miller, P.E. Date: 1/31/2025

TxDOT Representative Signature

* The percentage (%) value for E&C (Engineering and Contingencies) can be obtained from TxDOTConnect. Within the CSJ > under Funding and Estimate > Estimated Cost > Project Cost Details > use the Total Contingency percentage shown.



SURVEY AND DRAWING UPDATES REQUIRED



SIDE VIEW

Scale: 3/8" = 1'-0"

Note: UL labels must be visible at all times by UL standards and local city requirements.

SECTION VIEW

Scale: 3/8" = 1'-0"

FACE LAYOUT - TEXAS STAR MADALLION CABINET

(2) Required Scale: 3/8" = 1'-0"

GENERAL SPECIFICATIONS:




Fabricated free form aluminum cabinet w/ halo lit back & star. Copy & states to be routed from an aluminum face & backed w/ White acrylic w/ printed vinyl applied to 1st surface - SEE Color Schedule. The star & copy surround to be mounted to a 2" deep background panel w/ a 2" stand-off, panel to be mounted flush to wall w/ mounting angles. Entire cabinet to have an painted finish matching the colors shown. Illumination to be provided by White LED's per manufacturing specifications. Cabinet to be mounted flush on a concrete retaining wall. Type of wall anchors will be determined by site conditions.

Color Schedule

Paint Specifications

-  **Border**
Dark Brown - Color to be determined
-  **Background Panel Face Behind Star**
Tan - Color to be determined

Vinyl Specifications

-  **Star & 1" Border**
Akzo Nobel 316 D4 Metallic Gold
-  **Date Numerals & Surround**
Match PMS 100% Black
-  **Routed Letter Faces & State 'Texas'**
Printed Tan Vinyl - Color to be determined



ACCOUNT: City of Sanger
 LOCATION: 502 Elm Street - Sanger, TX
 ACCT. REP: M. Mele DESIGNER: MAK
 DATE: 4/11/23
 COMPANION FILES

REVISIONS:

- A -
- B -
- C -
- D -
- E -
- F -
- G -
- H -

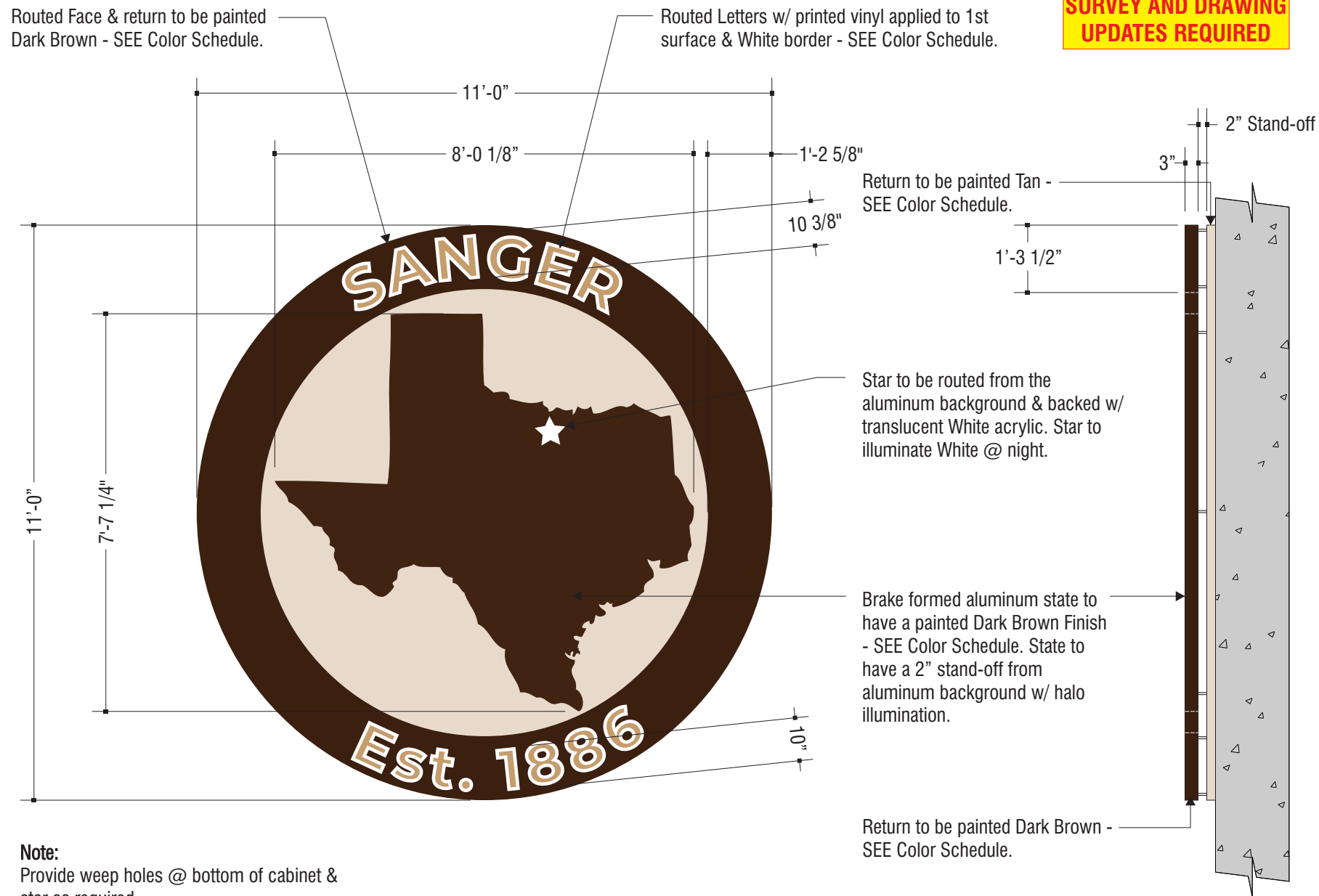
INITIALS & DATE:

-
-
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-
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PK2300134



Note:
Provide weep holes @ bottom of cabinet & star as required

FACE LAYOUT - TEXAS STATE MEDALLION CABINET

(2) Required Scale: 3/8" = 1'-0"

GENERAL SPECIFICATIONS:

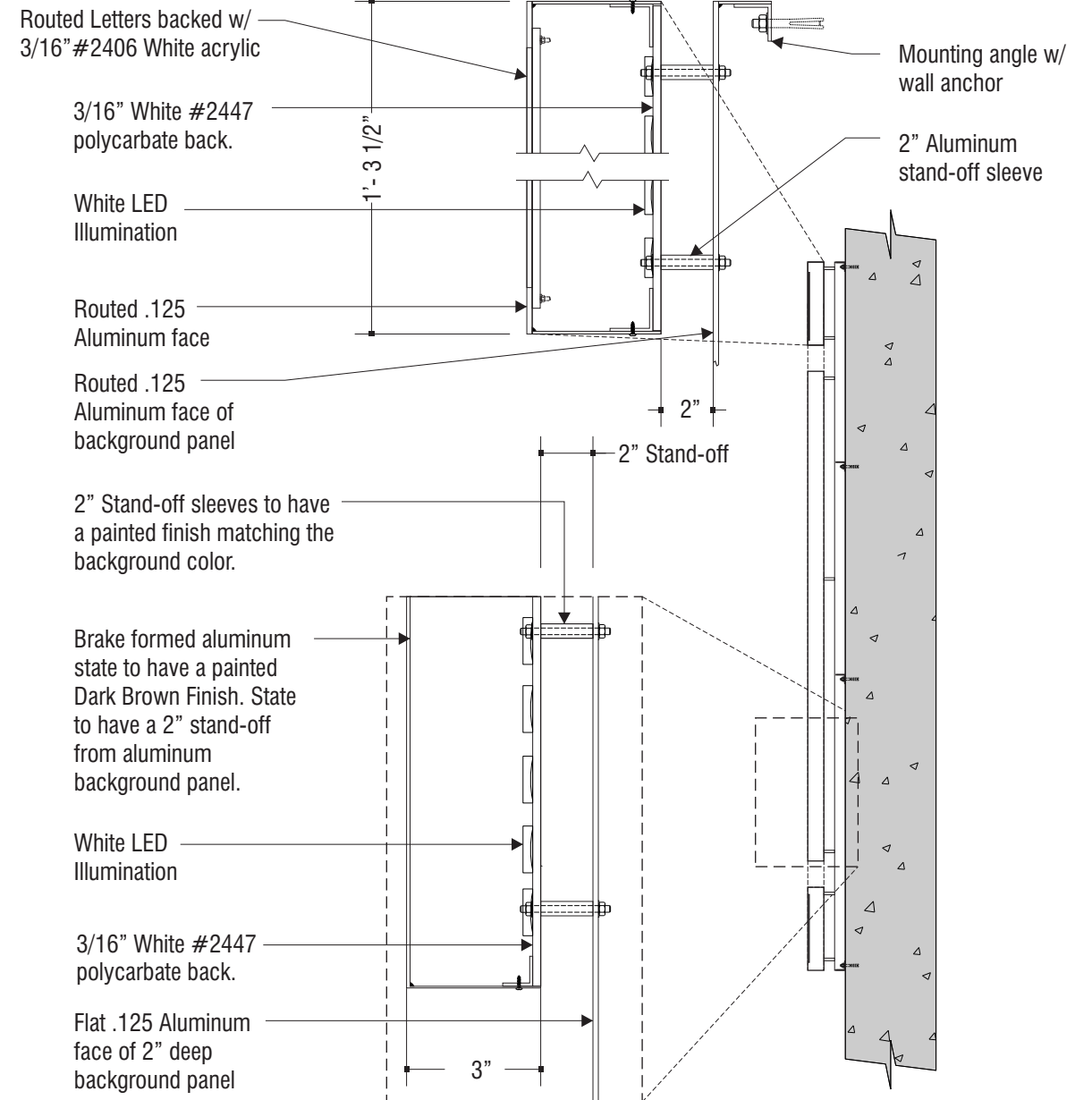
Fabricated free form aluminum cabinet w/ halo lit back & star. Copy & states to be routed from an aluminum face & backed w/ White acrylic w/ printed vinyl applied to 1st surface - SEE Color Schedule. The state & surround to be mounted to a 2" deep background panel w/ a 2" stand-off. Entire cabinet to have an painted finish matching the colors shown. Illumination to be provided by White LED's per manufacturing specifications. Cabinet to be mounted flush on a concrete retaining wall. Type of wall anchors will be determined by site conditions.

SIDE VIEW

Scale: 3/8" = 1'-0"

Color Schedule

Paint Specifications	Vinyl Specifications
Border & State 'Texas' Dark Brown - Color to be determined	Routed Letter Faces Printed Tan Vinyl - Color to be determined
Background Panel Face Behind State Tan - Color to be determined	



Note: UL labels must be visible at all times by UL standards and local city requirements.

SECTION VIEW

Scale: 3/8" = 1'-0"



ACCOUNT: City of Sanger
 LOCATION: 502 Elm Street - Sanger, TX
 ACCT. REP: M. Mele DESIGNER: MAK
 DATE: 4/11/23
 COMPANION FILES



REVISIONS:	INITIALS & DATE:
A	-
B	-
C	-
D	-
E	-
F	-
G	-
H	-

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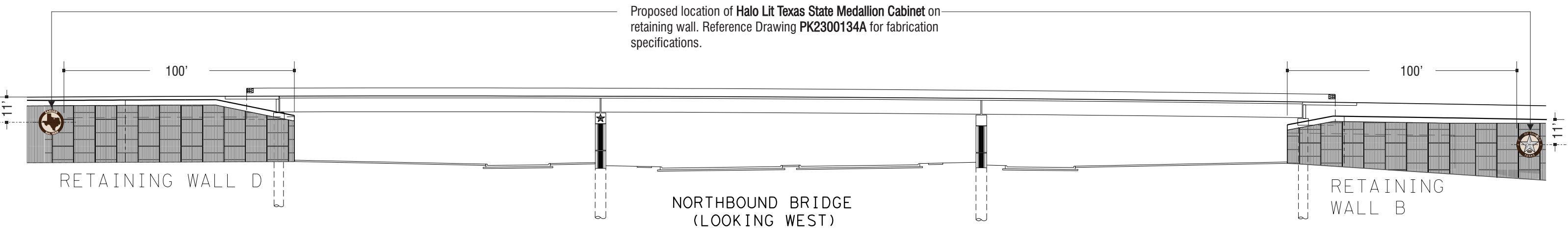
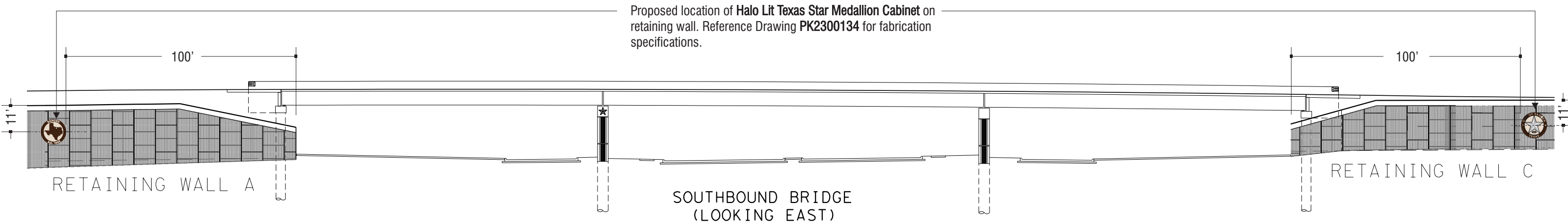
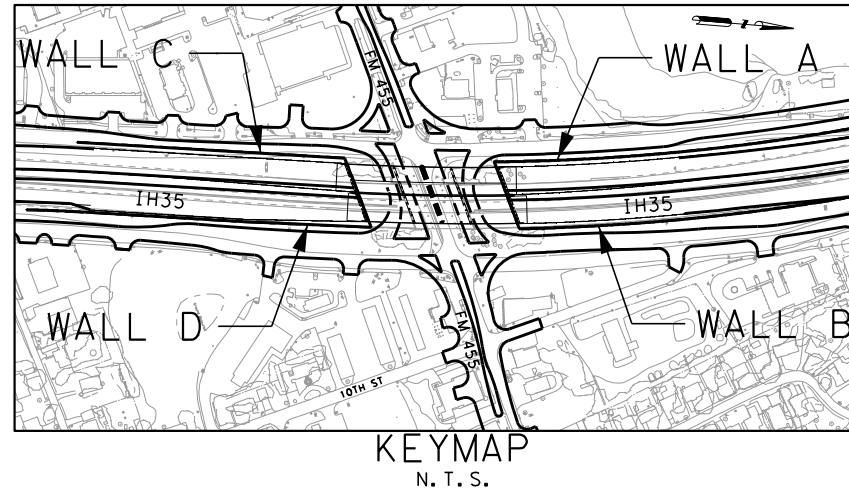
PK2300134A



TEXAS STAR MEDALLION CABINET - NIGHT VIEW



TEXAS STATE MEDALLION CABINET - NIGHT VIEW



RETAINING WALL ELEVATIONS

N. T. S.



ACCOUNT: City of Sanger
 LOCATION: 502 Elm Street - Sanger, TX
 ACCT. REP: M. Mele DESIGNER: MAK
 DATE: 4/11/23
 COMPANION FILES: _____



REVISIONS:

- A Revised placement of signs
- B Add dimensions
- C -
- D -
- E -
- F -
- G -
- H -

INITIALS & DATE:

MAK 4/24/23
 MAK 5/4/23

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PK2300134C

SUMMARY OF ILLUMINATION												
LOCATION	610	618	618 *	618	618	620	620 *	620 *	620 *	624	628	
	6104	6016	6023	6047	6064	6003	6004	6007	6008	6002	6006	
	IN RD IL (U/P) (TY 1) (150W EQ) LED	CONDT (PVC) (SCH 40) (1")	CONDT (PVC) (SCH 40) (2")	CONDT (PVC) (SCH 80) (2") (BORE)	CONDT (RM) (1")	ELEC CONDR (NO. 12) BARE	ELEC CONDR (NO. 12) INSULATED	ELEC CONDR (NO. 8) BARE	ELEC CONDR (NO. 8) INSULATED	GROUND BOX TY A (122311) W/APRON	ELC SRV TY A 120/240 060 (NS) SS (E) GC (O)	RETAINING WALL MEDALLION
CSJ: 0195-02-076	EA	LF	LF	LF	LF	LF	LF	LF	LF	EA	EA	
FM 455 AT IH 35	8	0	235	165	1,205	1,205	2,710	400	2,170	4	1	4
PROJECT TOTALS	8	0	235	165	1,205	1,205	2,710	400	2,170	4	1	4

*BID ITEMS SHOWN IN MULTIPLE SUMMARY BOXES



pw:\dannenbaum-pw-bentley.com\dannenbaum-pw-01\Documents\Transportation\4527-01\DN\PS&E\Genera\FM455-GEN_SUM_ILLL.dgn
 DATE: 5/5/2023 TIME: 10:15:54 AM USER: BUSER\$

5/5/2023

DATE	BY	REV	REVISION
5/4/23	TF	1	ADD MEDALLIONS

DEC DE CORP
 3030 LBJ FREEWAY, STE 910
 DALLAS, TEXAS 75234
 (972)239-2002 • www.deccorp.com
ENGINEERING EXCELLENCE T.B.P.E. FIRM REGISTRATION #8996

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SUMMARY OF
 QUANTITIES

SHEET 30 OF 33

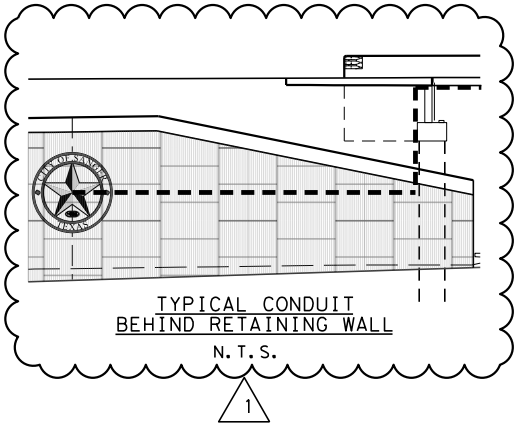
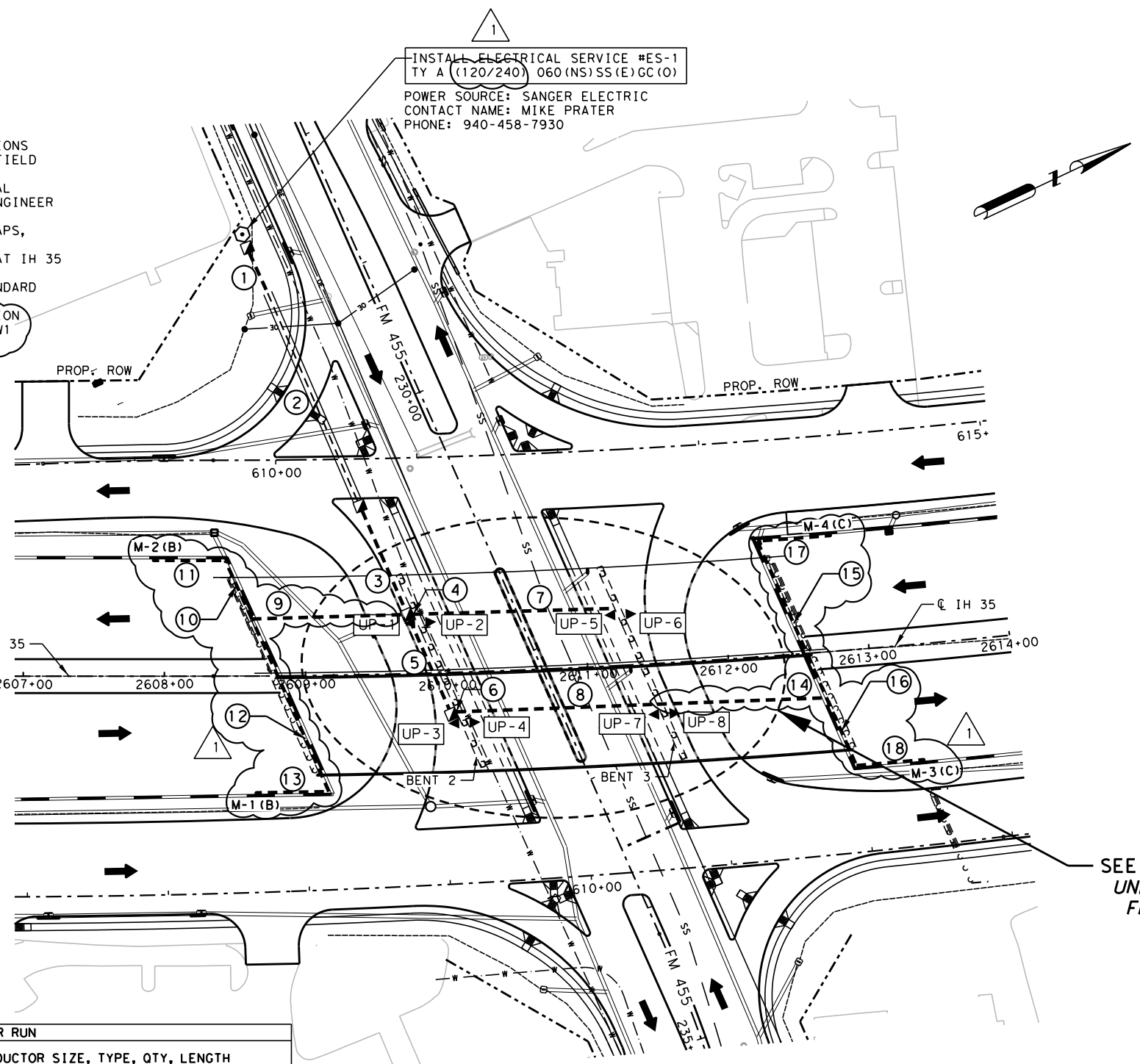
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FED. NO.	PROJECT NO.			SHEET NO.			
6	(See Title Sheet)			54			
STATE	STATE DIST. NO.	COUNT					
TEXAS	18	DENT				35	
CONT.	SECT.	JOB					
0195	02	076, ETC		IH 35, ETC			

LEGEND

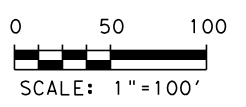
- ◀ RDWY ILL ASSEM (U/P) (TY1) (150W EQ) LED
- GROUND BOX
- JUNCTION BOX
- ⊞ DISCONNECT SWITCH
- PROP. CONDUIT
- ==== PROP. CONDUIT (BORE)
- ⊕ RUN DESIGNATION
- ⊙ PROP. ELECTRICAL SERVICE
- UP-# UNDERPASS LUMINAIRE NO.
- ▶ TRAFFIC DIRECTION
- M-C(X) MEDALLION #(CIRCUIT)

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES. ANY UTILITIES DAMAGED BY CONTRACTOR WILL BE REPAIRED AT NO COST TO TXDOT.
2. PROPOSED CONDUIT AND ELECTRICAL EQUIPMENT LOCATIONS ARE SHOWN IN THE APPROXIMATE LOCATIONS AND MUST BE APPROVED BY THE ENGINEER IN THE FIELD BEFORE INSTALLATION.
3. THE LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL SERVICES CAN BE MARGINALLY ADJUSTED BY THE ENGINEER TO FIT FIELD CONDITIONS.
4. INSTALL JUNCTION BOXES AS NEEDED ON BRIDGE CAPS, COLUMNS, ETC., SUBSIDIARY TO ITEM 618.
5. SEE "ILLUMINATION UNDERPASS LIGHTING FM 455 AT IH 35 DETAILS" LAYOUT FOR OTHER DETAILS.
6. SEE RID(3)-20 FOR UNDERPASS ILLUMINATION STANDARD DETAILS.
7. FOR DECORATIVE MEDALLION ASSEMBLY SEE MEDALLION ANCHOR DETAILS SHEET AND MEDALLION AT WALL AW1 AND BW1.



SEE "ILLUMINATION UNDERPASS LIGHTING FM 455 AT IH 35 DETAILS"

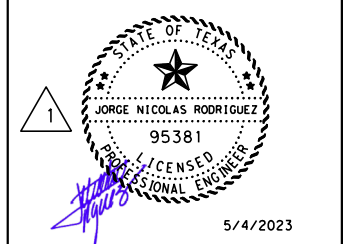


* - 20' ADDED FOR VERTICAL DROP

RUN NO.	CIRCUIT	CONDUIT (LF)				CONDUCTOR SIZE, TYPE, QTY, LENGTH							
		1" PVC SCH 40	2" PVC SCH 40	2" PVC SCH 80 (BORE)	1" RMC	#12 BARE		#12 INSUL		#8 BARE		#8 INSUL	
		QTY	LF	QTY	LF	QTY	LF	QTY	LF	QTY	LF	QTY	LF
1	A, B, C		35							1 @ 35	6 @ 35		
2	A, B, C			165						1 @ 165	6 @ 165		
3	A, B, C		85							1 @ 85	6 @ 85		
4	A, B		20							1 @ 20	4 @ 20		
5	A, C		75							1 @ 75	4 @ 75		
6	A, C		20							1 @ 20	4 @ 20		
7	A				150	1 @ 150	2 @ 150						
8	A, C				150	1 @ 150	4 @ 150						
9	B				110	1 @ 110	2 @ 110						
10	B				50	1 @ 50	2 @ 50						
11	B				75	1 @ 75	2 @ 75						
12	B				140	1 @ 140	2 @ 140						
13	B				75	1 @ 75	2 @ 75						
14	C				125	1 @ 125	2 @ 125						
15	C				125	1 @ 125	2 @ 125						
16	C				55	1 @ 55	2 @ 55						
17	C				75	1 @ 75	2 @ 75						
18	C				75	1 @ 75	2 @ 75						
TOTALS		0	235	165	1205		1205		2710		400		2170

DESCRIPTION	LUMINAIRE ID	MOUNTING LOCATION
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-1	BENT 2
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-2	BENT 2
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-3	BENT 2
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-4	BENT 2
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-5	BENT 3
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-6	BENT 3
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-7	BENT 3
IN RD IL (U/P) (TY 1) (150W EQ) LED	UP-8	BENT 3
DECORATIVE MEDALLION ASSM	M-1	R. Wall
DECORATIVE MEDALLION ASSM	M-2	R. Wall
DECORATIVE MEDALLION ASSM	M-3	R. Wall
DECORATIVE MEDALLION ASSM	M-4	R. Wall

ITEM	CODE	DESCRIPTION	UNIT	QTY
610	6104	IN RD IL (U/P) (TY 1) (150W EQ) LED	EA	8
618	6016	CONDT (PVC) (SCH 40) (1")	LF	0
618	6023	CONDT (PVC) (SCH 40) (2")	LF	235
618	6047	CONDT (PVC) (SCH 80) (2") (BORE)	LF	165
618	6064	CONDT (RM) (1")	LF	1,205
620	6003	ELEC CONDR (NO.12) BARE	LF	1,205
620	6004	ELEC CONDR (NO.12) INSULATED	LF	2,710
620	6007	ELEC CONDR (NO.8) BARE	LF	400
620	6008	ELEC CONDR (NO.8) INSULATED	LF	2,170
624	6002	GROUND BOX TY A (122311)W/APRON	EA	4
628	6006	ELC SRV TY A 120/240 060(NS)SS(E)GC(O)	EA	1
		DECORATIVE MEDALLION ASSEMBLY	EA	4



DATE	BY	REV	REVISION
5/4/23	TF	1	ADD MEDALLIONS

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ILLUMINATION UNDERPASS LIGHTING FM 455 AT IH 35

SHEET 1 OF 1

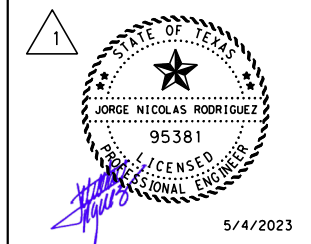
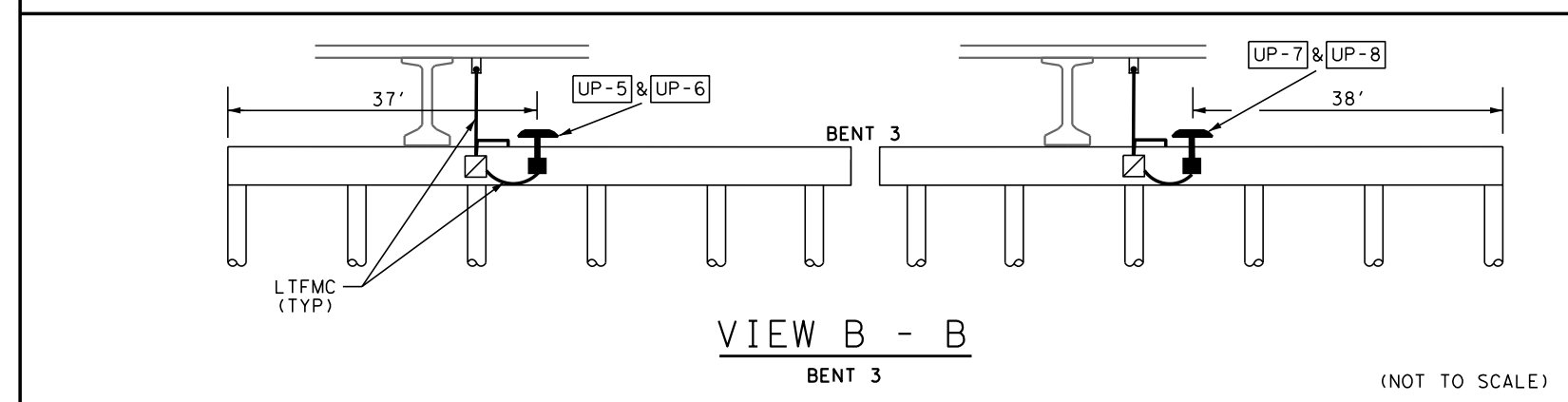
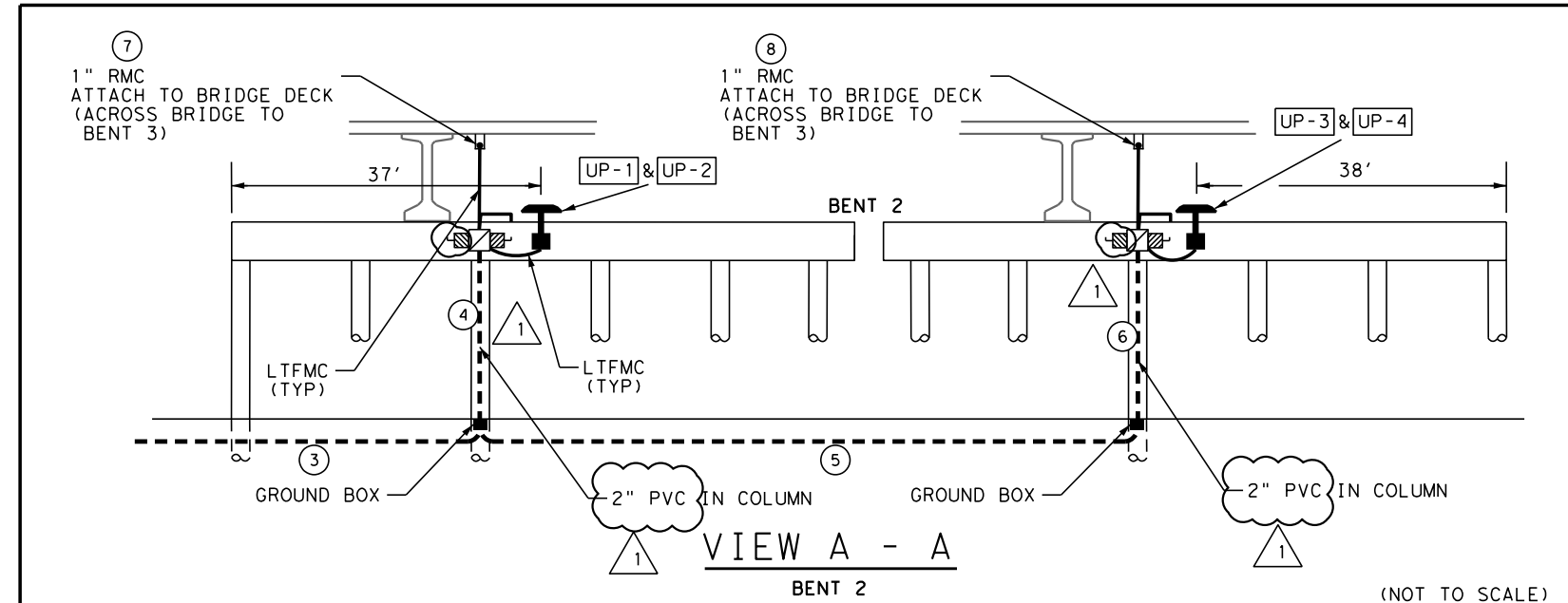
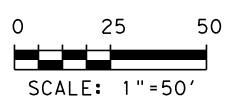
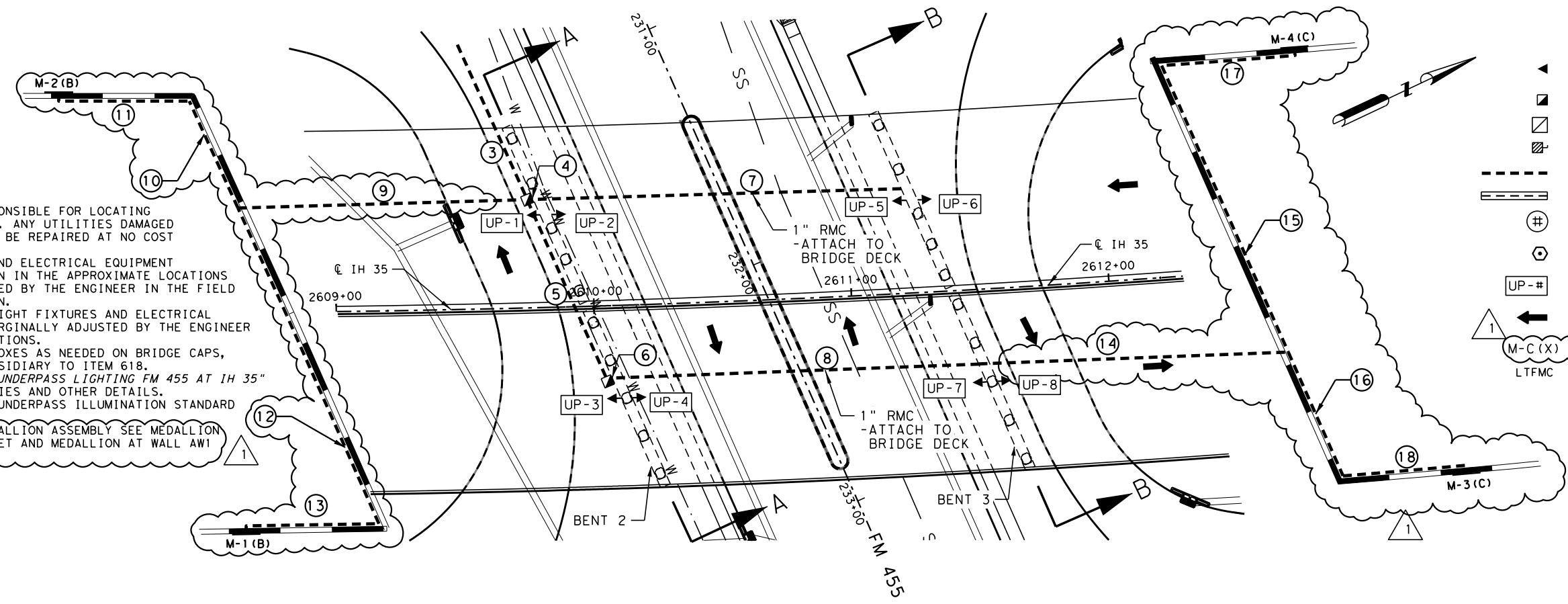
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6	(See Title Sheet)	1140	
STATE	STATE DIST. NO.	COUNT	
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CONT.	SECT.	JOB	
0195	02	076, ETC	IH 35, ETC

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 DATE: 5/4/2023 TIME: 6:41:06 PM USER: BUSER5

LEGEND

- ◄ RDWY ILL ASSEM (U/P) (TY1) (150W EQ)LED
- GROUND BOX
- JUNCTION BOX
- ⊞ DISCONNECT SWITCH
- PROP. CONDUIT
- ==== PROP. CONDUIT (BORE)
- ⊕ RUN DESIGNATION
- ⊙ PROP. ELECTRICAL SERVICE
- UP-# UNDERPASS LUMINAIRE NO.
- ▲ TRAFFIC DIRECTION
- M-C (X) MEDALLION # (CIRCUIT)
- LTFCM LIQUID TIGHT FLEXIBLE METAL CONDUIT

- NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES. ANY UTILITIES DAMAGED BY CONTRACTOR WILL BE REPAIRED AT NO COST TO TXDOT.
 2. PROPOSED CONDUIT AND ELECTRICAL EQUIPMENT LOCATIONS ARE SHOWN IN THE APPROXIMATE LOCATIONS AND MUST BE APPROVED BY THE ENGINEER IN THE FIELD BEFORE INSTALLATION.
 3. THE LOCATIONS OF LIGHT FIXTURES AND ELECTRICAL SERVICES CAN BE MARGINALLY ADJUSTED BY THE ENGINEER TO FIT FIELD CONDITIONS.
 4. INSTALL JUNCTION BOXES AS NEEDED ON BRIDGE CAPS, COLUMNS, ETC., SUBSIDIARY TO ITEM 618.
 5. SEE "ILLUMINATION UNDERPASS LIGHTING FM 455 AT IH 35" LAYOUT FOR QUANTITIES AND OTHER DETAILS.
 6. SEE RID(3)-20 FOR UNDERPASS ILLUMINATION STANDARD DETAILS.
 7. FOR DECORATIVE MEDALLION ASSEMBLY SEE MEDALLION ANCHOR DETAILS SHEET AND MEDALLION AT WALL AWI AND BW1.



DATE	BY	REV	REVISION
5/4/23	TF	1	ADD MEDALLIONS

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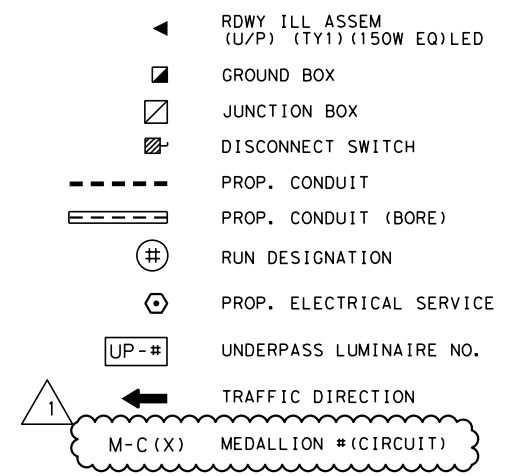
**ILLUMINATION
 UNDERPASS LIGHTING
 FM 455 AT IH 35
 DETAILS**

SHEET 1 OF 1

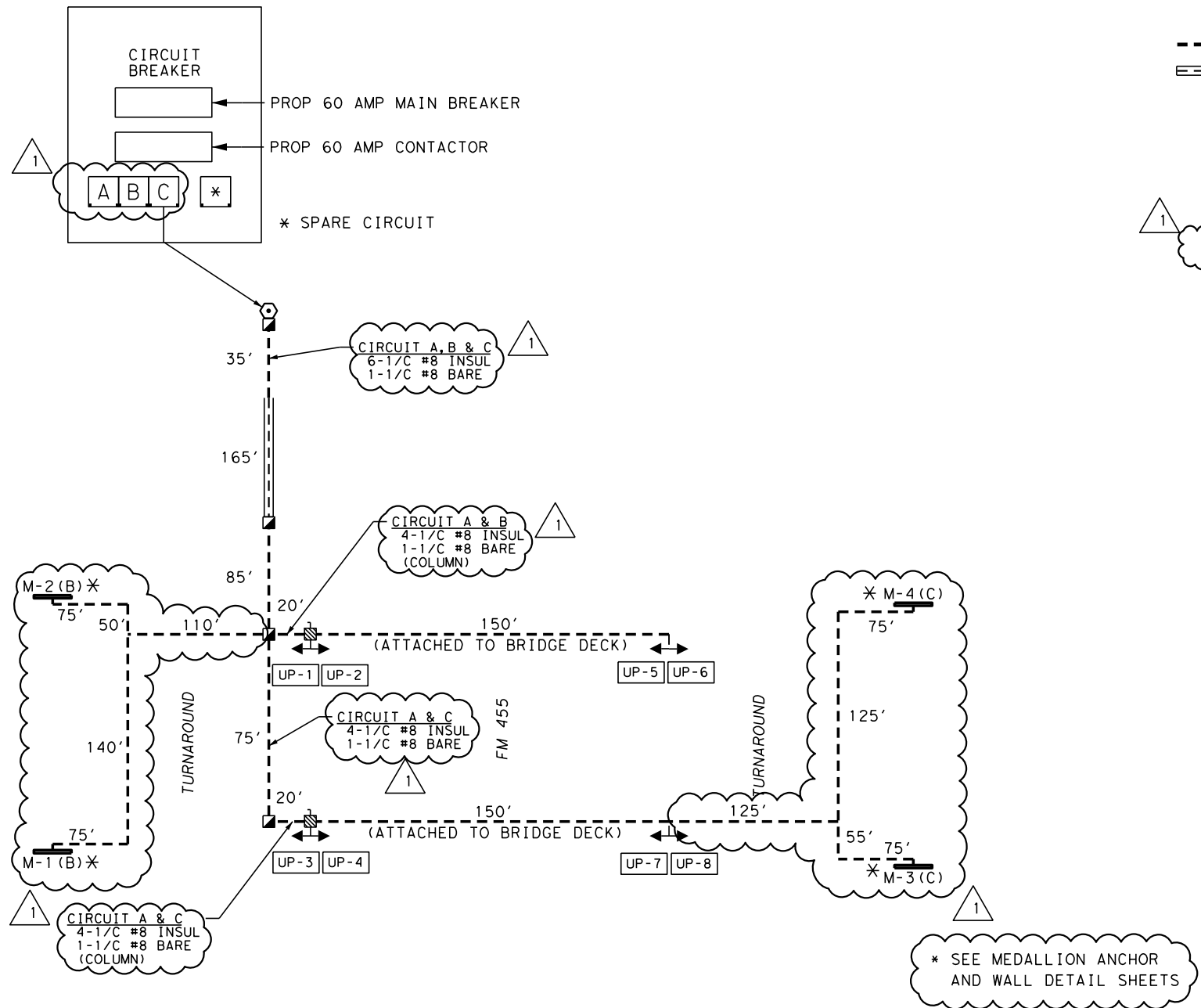
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STATE	DIST. NO.	COUNT	
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CONT.	SECT.	JOB	
0195	02	076, ETC	IH 35, ETC

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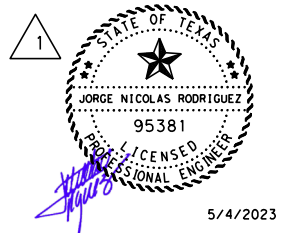
LEGEND



PROPOSED ILLUMINATION
ELECTRICAL SERVICE NO ES-1
(TYPE A)
240/480



(NOT TO SCALE)



DATE	BY	REV	REVISION
5/4/23	TF	1	ADD MEDALLIONS

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ILLUMINATION
UNDERPASS LIGHTING
FM 455 AT IH 35
CIRCUIT DIAGRAM &
ELECT SVC DATA

ELECTRICAL SERVICE DATA											
ELEC. SERVICE NO.	ELECTRICAL SERVICE DESCRIPTION SEE ED (5) -14	SERVICE CONDUIT SIZE *	SERVICE CONDUCTORS NO./SIZE	SAFETY SWITCH (AMPS)	MAIN CKT. BKR. POLE/AMP	TWO-POLE CONTACTOR (AMPS)	PANEL BD/LOAD CENTER AMP RATING	BRANCH CIRCUIT	BRANCH CKT. BKR. POLE/AMPS	BRANCH CIRCUIT (AMPS)	KVA LOAD
ES-1	ELC SRV TY A 120/240 060 (NS)SS (E) GC (O)	2"	3#6	N/A	2P/60	60	N/A	A	2P/20	3.5	< 7.1
								B	1P/20	3.0	
								C	1P/20	3.0	

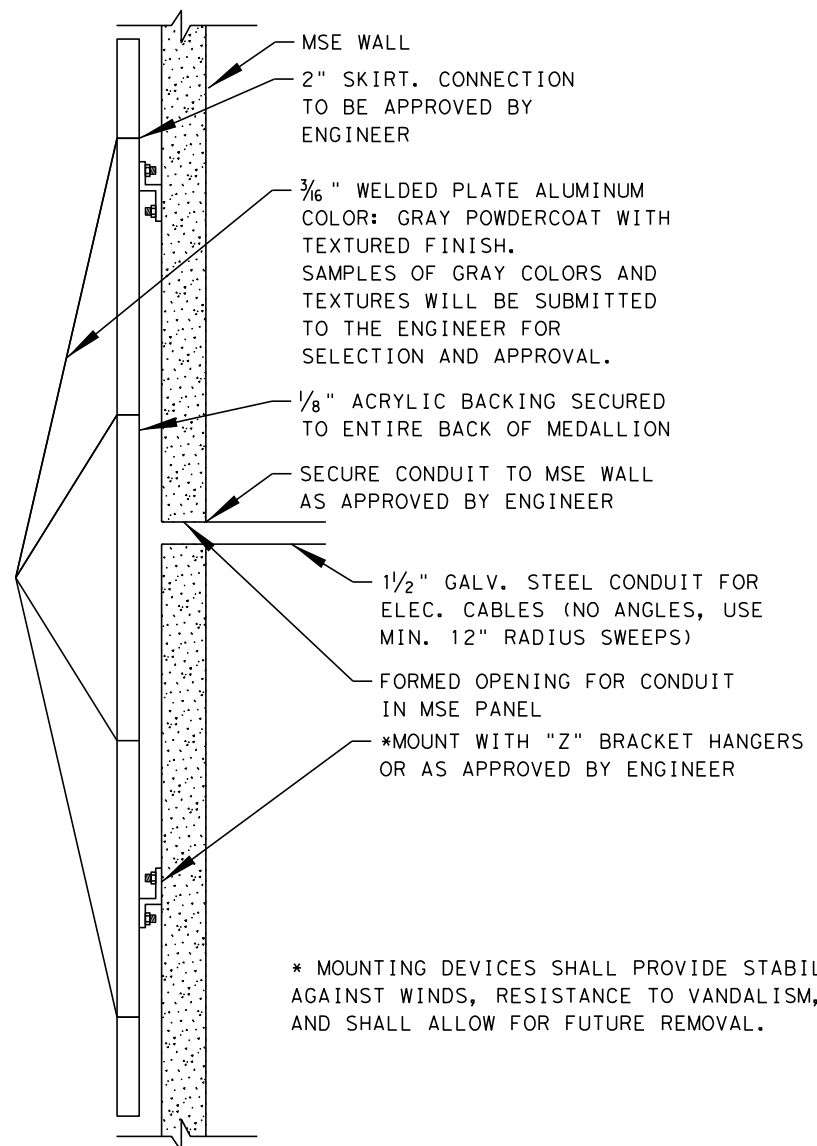
* VERIFY SERVICE CONDUIT SIZE WITH UTILITY. SIZE MAY CHANGE DUE TO UTILITY METER REQUIREMENTS. ENSURE CONDUIT SIZE MEETS THE NATIONAL ELECTRICAL CODE.

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SHEET 1 OF 1

FED. DIV. NO.	PROJECT NO.	SHEET NO.
6	(See Title Sheet)	1142
STATE	STATE DIST. NO.	COUNT
TEXAS	18	DENT
CONT.	SECT.	JOB
0195	02	076, ETC

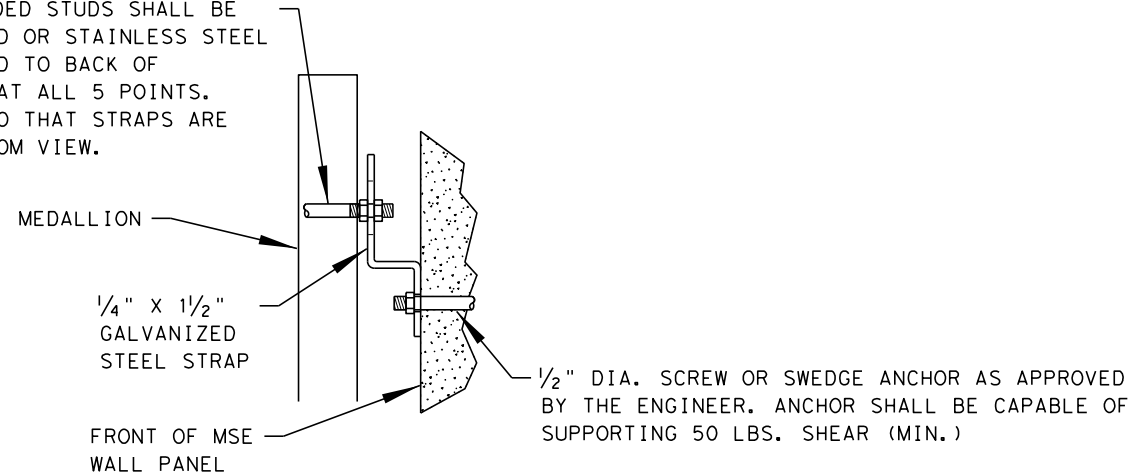
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 DATE: 2/23/2023 TIME: 3:03:28 PM USER:



TEXAS STAR MEDALLION ON WALL
 ELEVATION NTS

* MOUNTING DEVICES SHALL PROVIDE STABILITY AGAINST WINDS, RESISTANCE TO VANDALISM, AND SHALL ALLOW FOR FUTURE REMOVAL.

1/2" THREADED STUDS SHALL BE GALVANIZED OR STAINLESS STEEL AND WELDED TO BACK OF MEDALLION AT ALL 5 POINTS. ARRANGE SO THAT STRAPS ARE HIDDEN FROM VIEW.

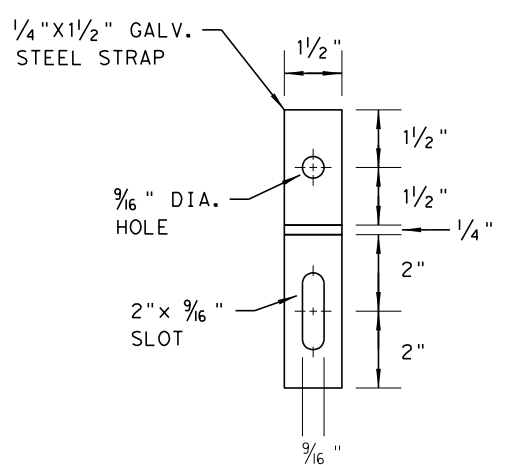


MOUNTING HANGER
 SECTION NTS



TEXAS STAR MEDALLION

ELEVATION NTS



MOUNTING ANCHOR
 ELEVATION NTS

WALL GENERAL NOTES

Item 6.

1. DIMENSIONS FOR ARRANGEMENT OF AESTHETIC ELEMENTS SHALL BE INCLUDED IN SHOP DRAWINGS PROVIDED BY THE CONTRACTOR AND SUBMITTED TO ENGINEER FOR APPROVAL, PRIOR TO FABRICATION OR MANUFACTURING.
 2. BACKFILL PARTICLES LARGER THAN 1/4" SHALL BE ANGULAR OR CRUSHED. ROUNDED ROCK OR GRAVEL WILL NOT BE ALLOWED.
 3. CITY MEDALLION SHALL BE PAINTED WITH SOLVENT-BASED SEALER (SHERMAN WILLIAMS H&C SILICONE ACRYLIC SEALER OR APPROVED EQUAL - EPA APPROVED).
 4. COLOR SHALL BE GRAY. SUBMIT COLOR SAMPLE(S) TO ENGINEER FOR APPROVAL PRIOR TO PAINTING.
 5. SEALER APPLICATION SHALL FOLLOW SPECIFICATIONS FOR ITEM 427- "SURFACE FINISHES FOR CONCRETE". CLASS B, TYPE 1, BUT SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS AND SHALL NOT BE PAID FOR SEPARATELY.
 6. CITY MEDALLION AREA SHALL BE BLAST CLEANED PRIOR TO SEALER APPLICATION.
 7. DO NOT ALLOW SEALER TO EXTEND BEYOND EDGE OF CITY MEDALLION.
- ANY PAINT ON SURFACES OUTSIDE OF CITY MEDALLION SHALL BE REMOVED BY THE CONTRACTOR.

Daniel W. Everett, P.E.
 2/23/2023

DATE	BY	REV	REVISION

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 DALLAS, TEXAS 75234
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 ENGINEERING EXCELLENCE T.B.P.E. FIRM REGISTRATION #8996

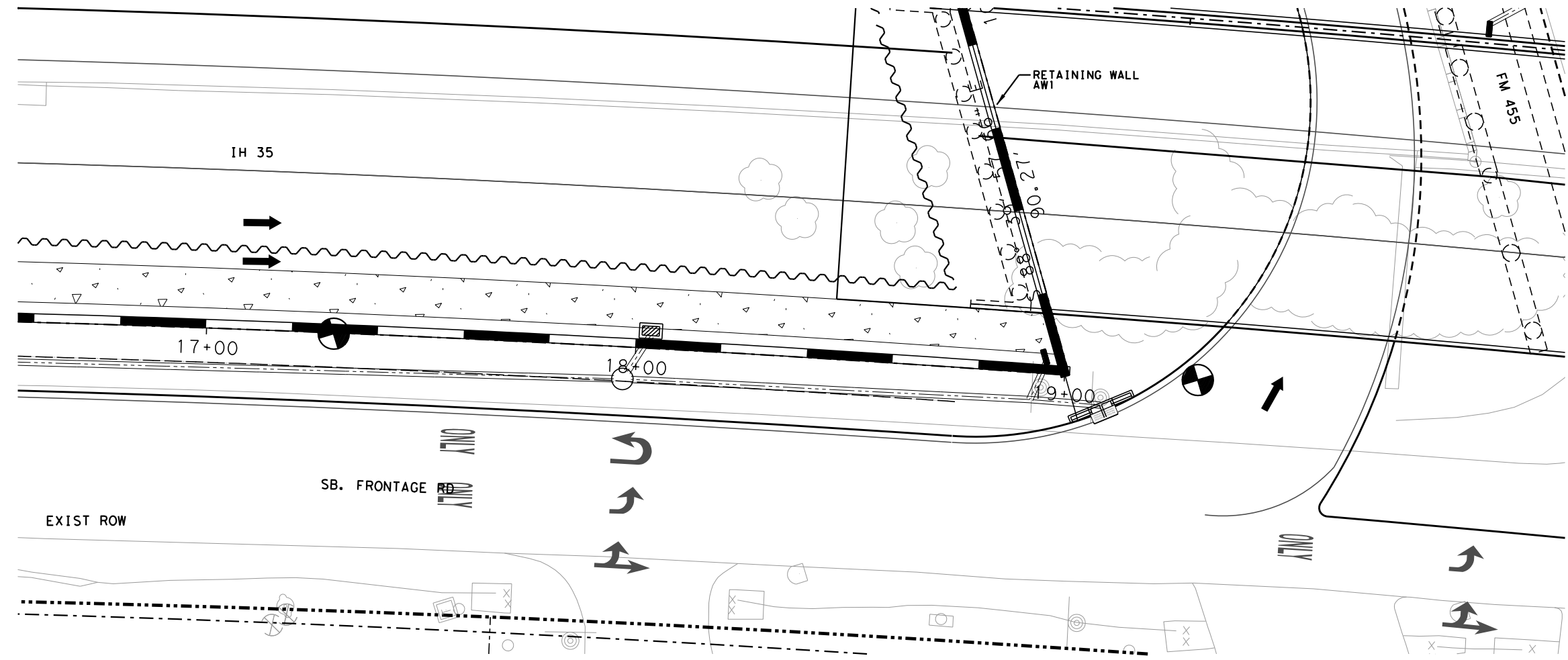
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MEDALLION ANCHOR DETAILS

SHEET 1 OF 1

DR: EBD	CR: JG	DR: EBD	CR: DWE
FED. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		573B
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT 39	
CONT.	SECT.	JOB	
0195	02	076, ETC	TH 35, ETC

Item 6.

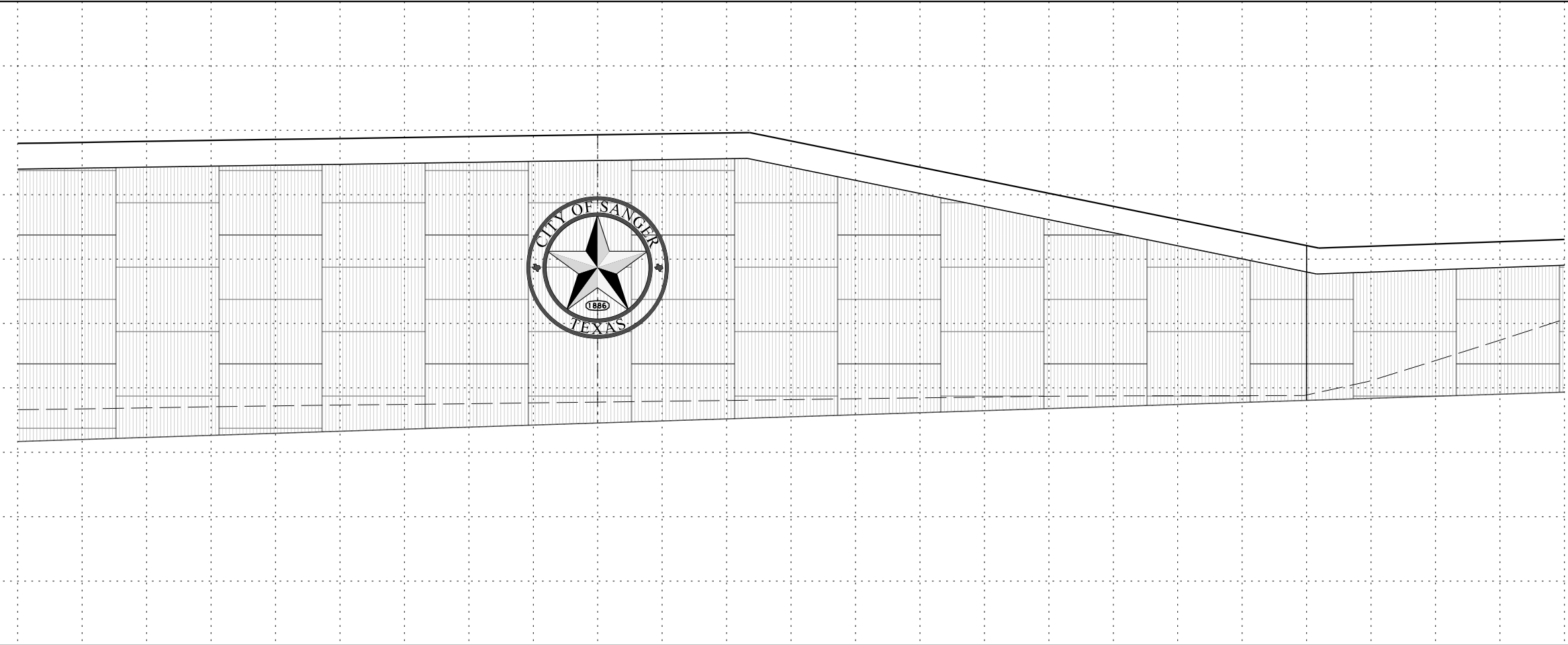


LEGEND

- PROP RETAINING WALL
- TEMP. SHORING
- CORING/BOREHOLE
- PROP STORM PIPE
- PROP MANHOLE
- PROP INLETS
- PROP RIPRAP

NOTES:

1. SEE TYPICAL SECTION & DETAILS SHEET FOR GENERAL NOTES, TYPICAL SECTION, DETAILS, AND QUANTITIES.
2. SEE CORE BORING SHEETS FOR SOIL CORE DATA.
3. SEE RETAINING WALL PLAN AND PROFILE, SHEETS FOR RETAINING WALL DETAILS, THESE SHEETS.
4. REFER TO SOIL GROUNDWATER MANAGEMENT PLAN FOR HANDLING OF CONTAMINATED SOIL & GROUNDWATER.



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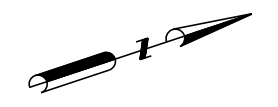
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MEDALLION AT WALL AW1

SHEET 1 OF 1			
DR: EBD	CR: JG	DR: EBD	CR: DWE
FED. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		1
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT 40	
CONT.	SECT.	JOB	
0195	02	076, ETC IH 35, ETC	

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Item 6.

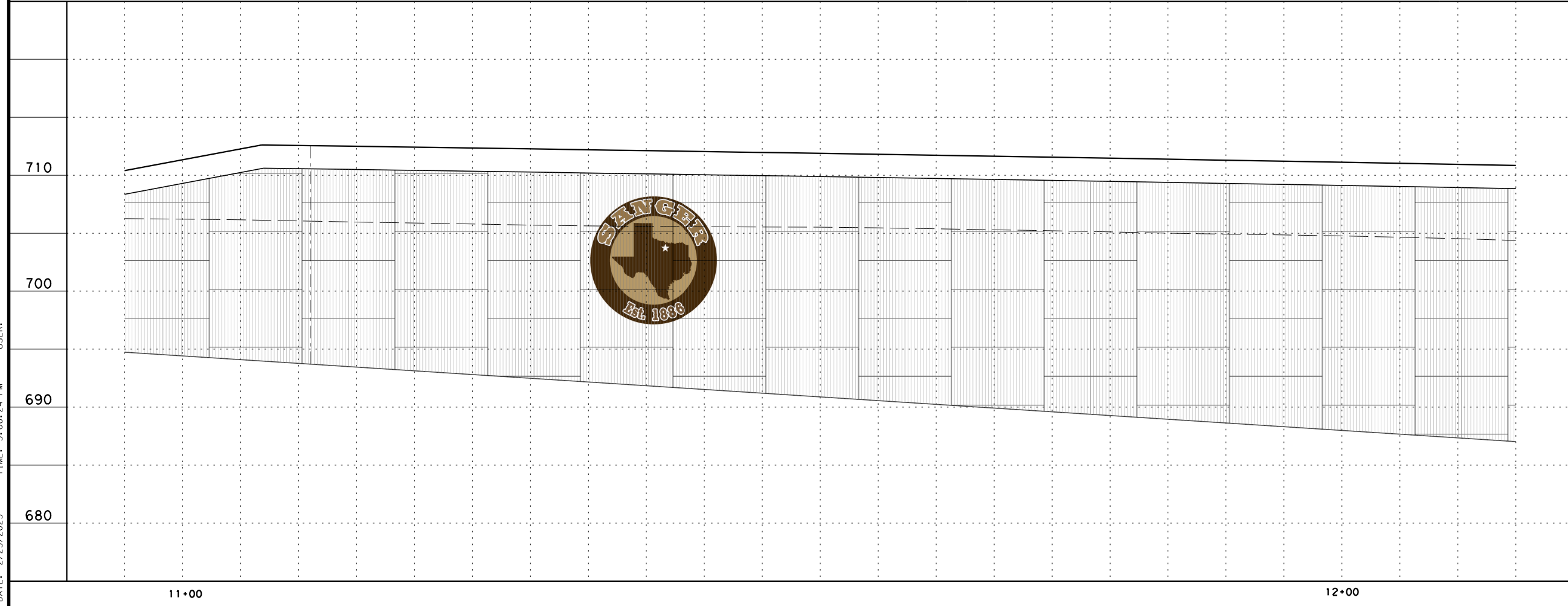
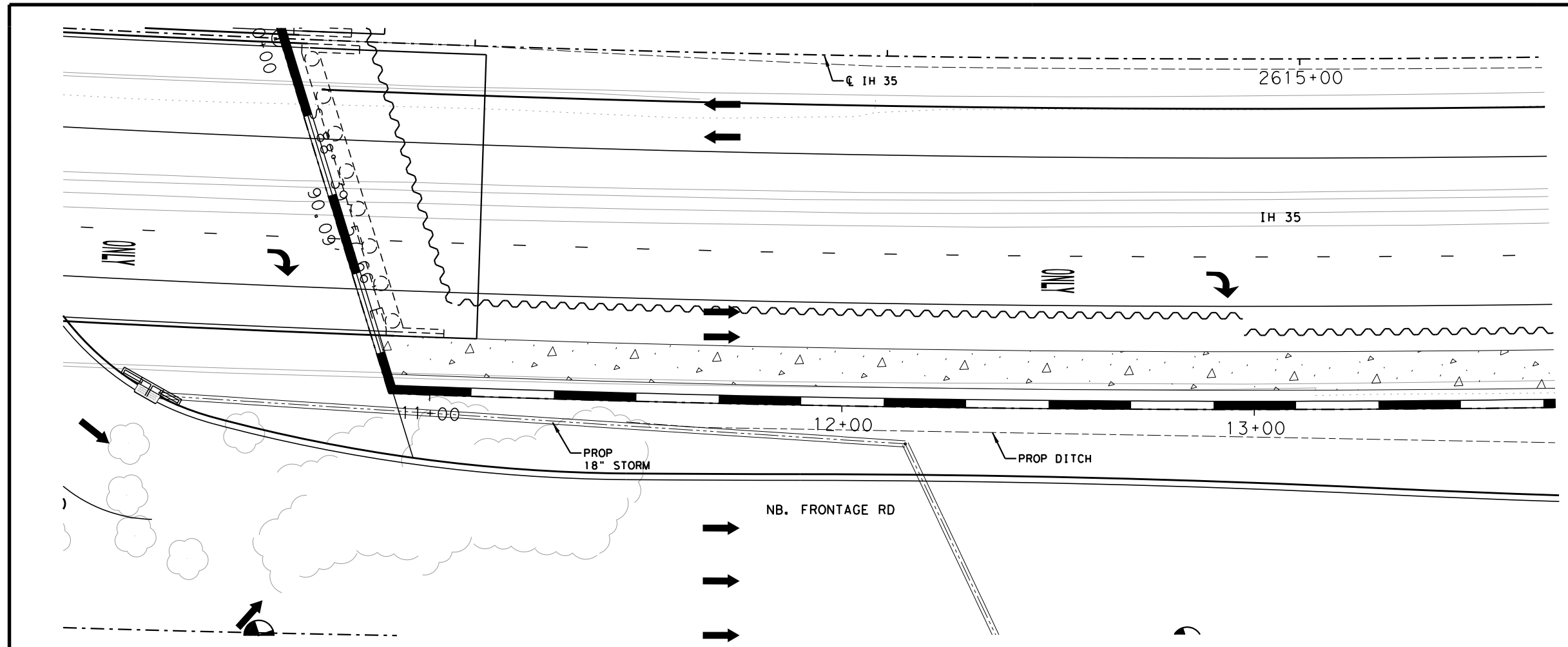


LEGEND

- PROP RETAINING WALL
- TEMP. SHORING
- CORING/BOREHOLE
- PROP STORM PIPE
- PROP MANHOLE
- PROP INLETS
- PROP RIPRAP

NOTES:

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3. SEE RETAINING WALL PLAN AND PROFILE, SHEETS FOR RETAINING WALL DETAILS. THESE SHEETS.
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MEDALLION AT WALL BW1

SHEET 2 OF 4

DN: EBD	CK: JG	DB: EBD	CC: DWE
FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		1
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT 41	
CONT.	SECT.	JOB	
0195	02	076, ETC IH 35, ETC	

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 DATE: 2/23/2023 TIME: 3:09:55 PM USER:

ESTIMATED QUANTITIES

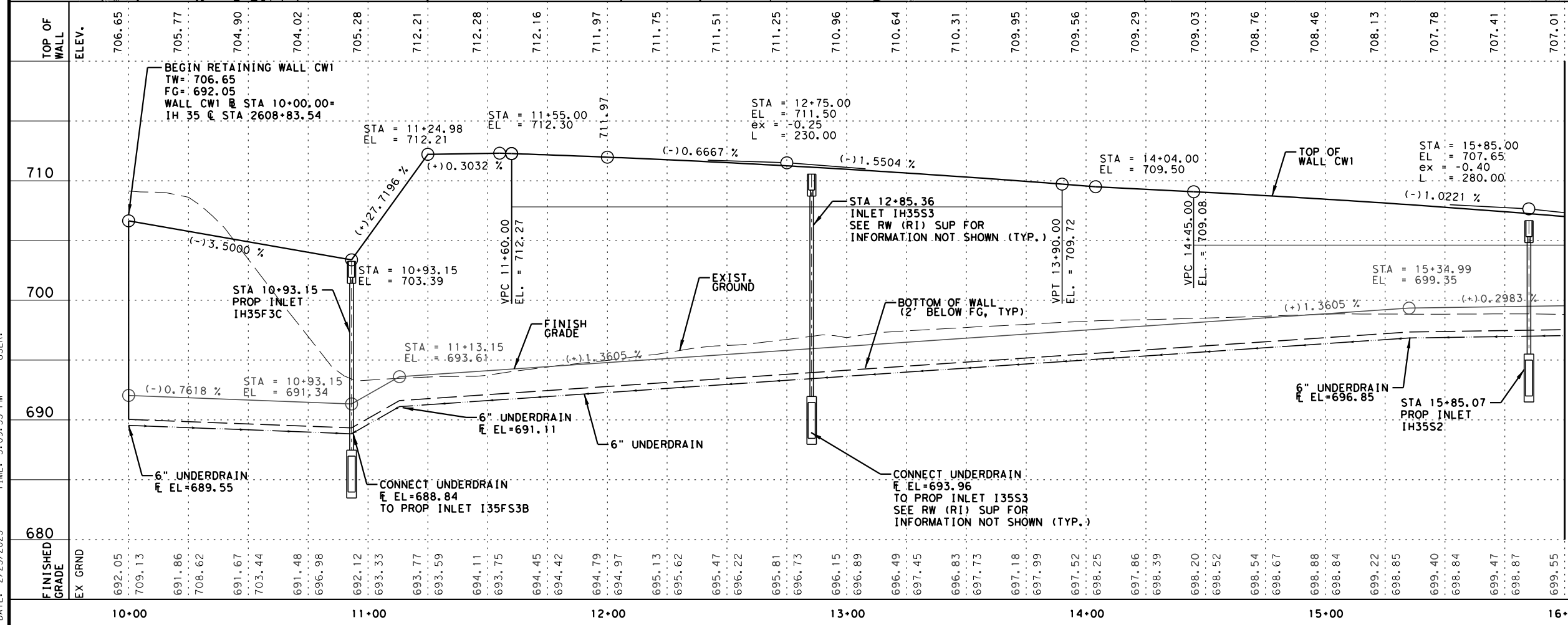
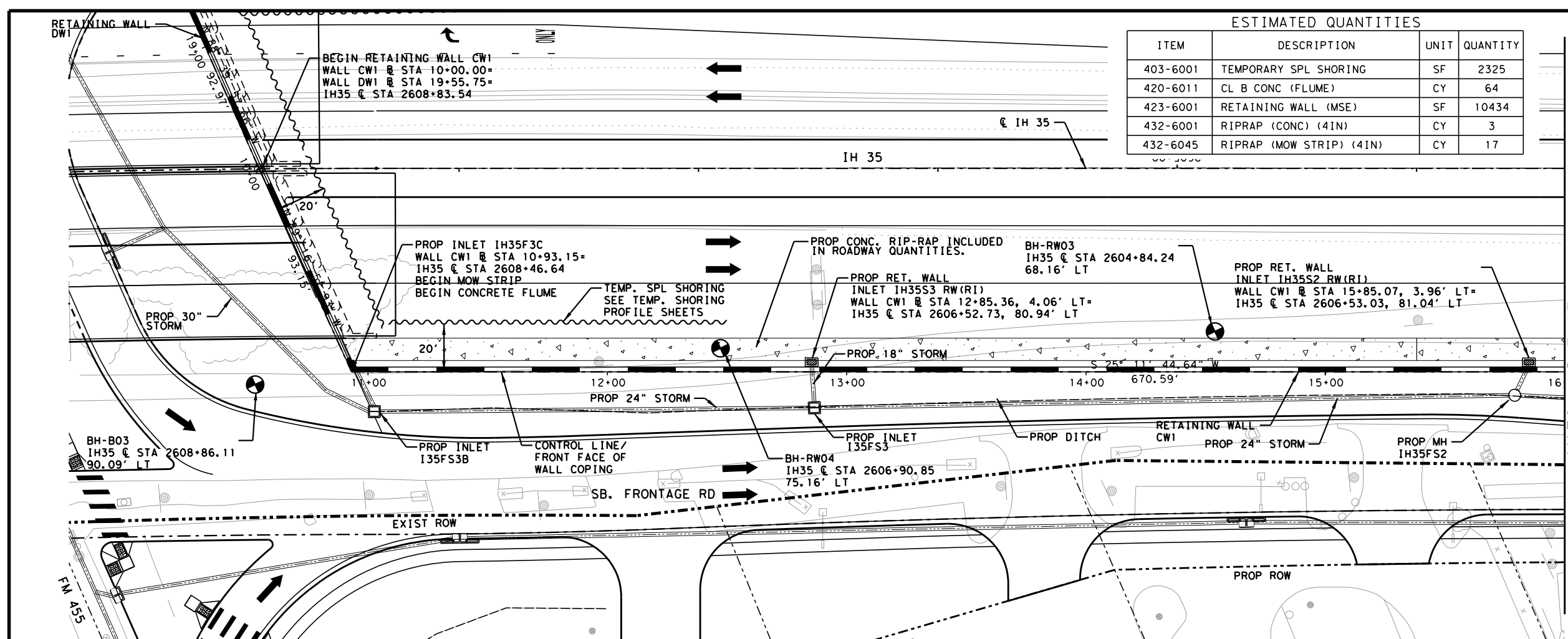
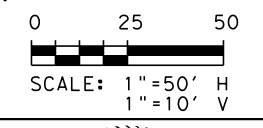
ITEM	DESCRIPTION	UNIT	QUANTITY
403-6001	TEMPORARY SPL SHORING	SF	2325
420-6011	CL B CONC (FLUME)	CY	64
423-6001	RETAINING WALL (MSE)	SF	10434
432-6001	RIPRAP (CONC) (4IN)	CY	3
432-6045	RIPRAP (MOW STRIP) (4IN)	CY	17

Item 6.

LEGEND

- PROP RETAINING WALL
- TEMP. SHORING
- CORING/BOREHOLE
- PROP STORM PIPE
- PROP MANHOLE
- PROP INLETS
- PROP RIPRAP

- NOTES:**
- SEE TYPICAL SECTION & DETAILS SHEET FOR GENERAL NOTES, TYPICAL SECTION, DETAILS, AND QUANTITIES.
 - SEE CORE BORING SHEETS FOR SOIL CORE DATA.
 - SEE TxDOT STANDARD SHEETS RW(MSE), RW(RI), RW(RI) SUP, RW(MSE) DD, AND RW(EM) FOR INFORMATION NOT SHOWN ON THESE SHEETS.
 - FOR RETAINING WALL FINISH AND COLOR REFER TO GENERAL NOTES UNDER ITEM 423 AND ITEM 427.
 - REFER TO SOIL GROUNDWATER MANAGEMENT PLAN FOR HANDLING OF CONTAMINATED SOIL & GROUNDWATER.



Daniel W. Everett, II
 LICENSED PROFESSIONAL ENGINEER

Dan W. Everett, P.E.

2/23/2023

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RETAINING WALL LAYOUT WALL CW1

SHEET 1 OF 2

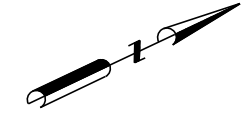
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6	(See Title Sheet)	1					

STATE	COUNTY	SHEET NO.
TEXAS	DENTON	42

CONTRACT	SECTION	JOB
0195	02	076, ETC

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Item 6.

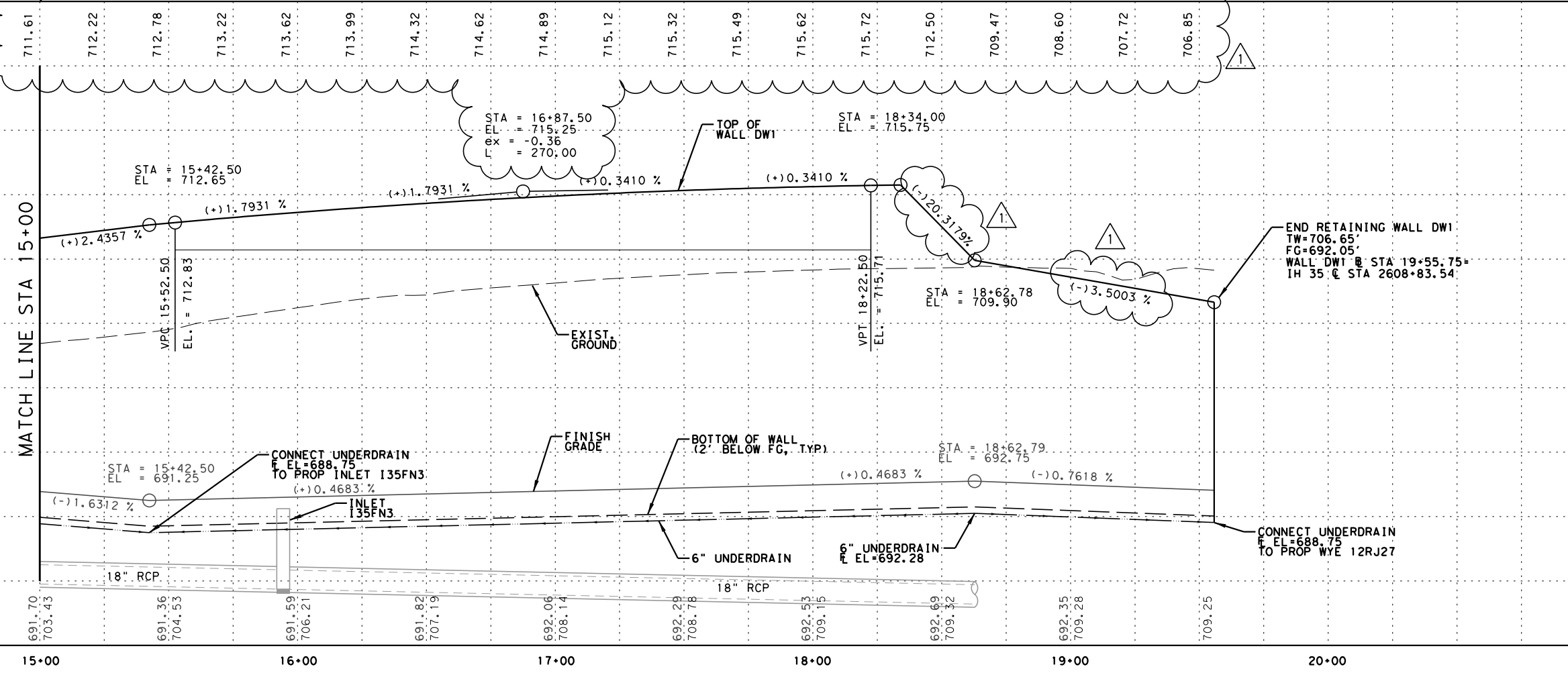
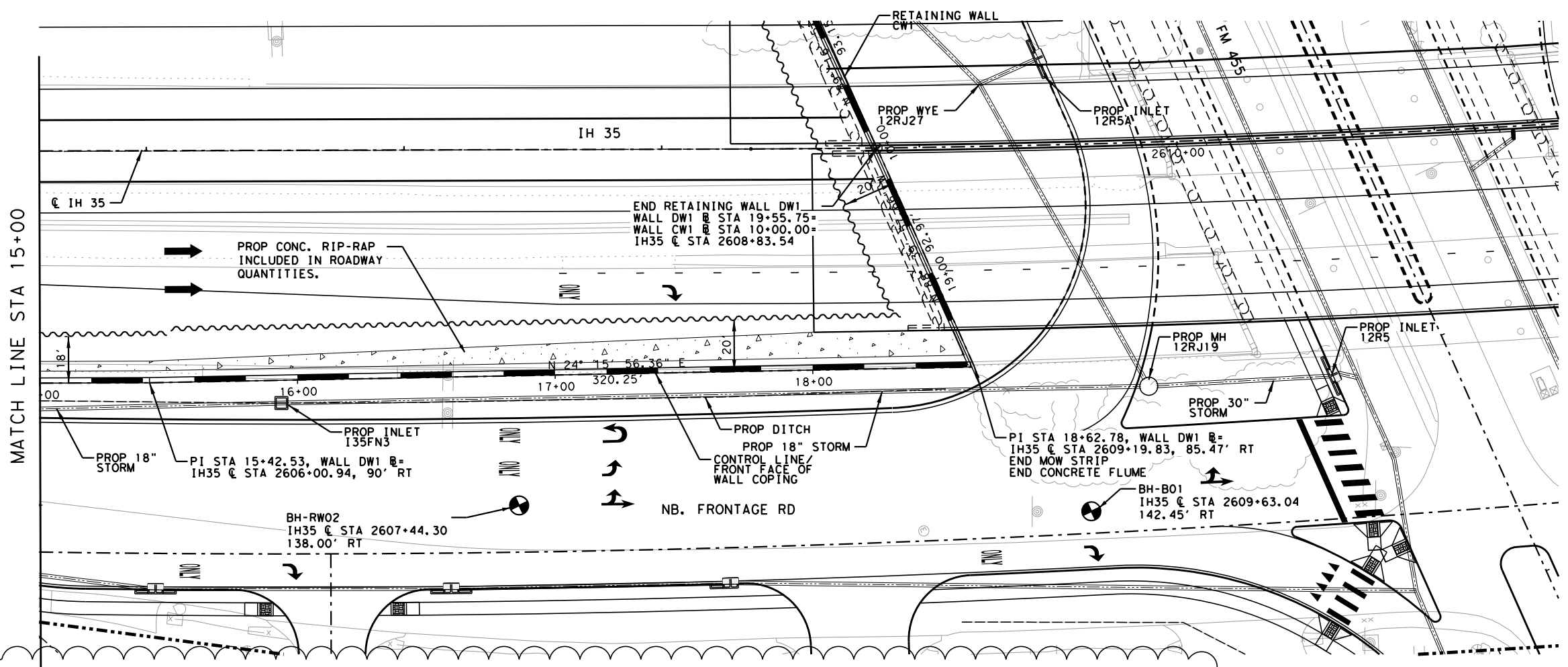
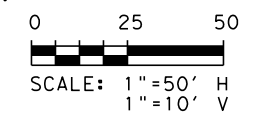


LEGEND

- PROP RETAINING WALL
- TEMP. SHORING
- CORING/BOREHOLE
- PROP STORM PIPE
- PROP MANHOLE
- PROP INLETS
- PROP RIPRAP

NOTES:

1. SEE TYPICAL SECTION & DETAILS SHEET FOR GENERAL NOTES, TYPICAL SECTION, DETAILS, AND QUANTITIES.
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3. SEE TxDOT STANDARD SHEETS RW(MSE), RW(R1), RW(R1) SUP, RW(MSE) DD, AND RW(EM) FOR INFORMATION NOT SHOWN ON THESE SHEETS.
4. FOR RETAINING WALL FINISH AND COLOR REFER TO GENERAL NOTES UNDER ITEM 423 AND ITEM 427.
5. REFER TO SOIL GROUNDWATER MANAGEMENT PLAN FOR HANDLING OF CONTAMINATED SOIL & GROUNDWATER.



DATE	BY	REV	REVISION
6/14/22	JMG	1	ADDNM DUE TO COMMENTS

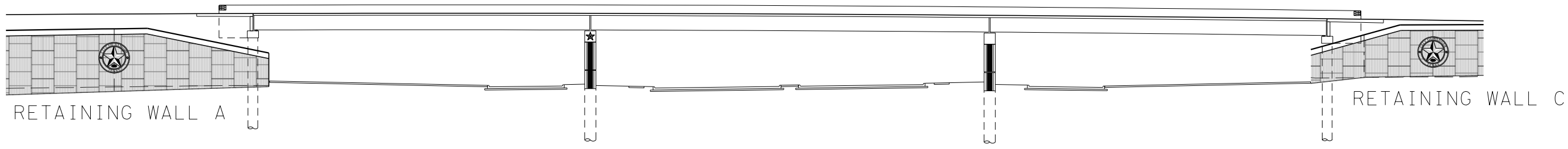
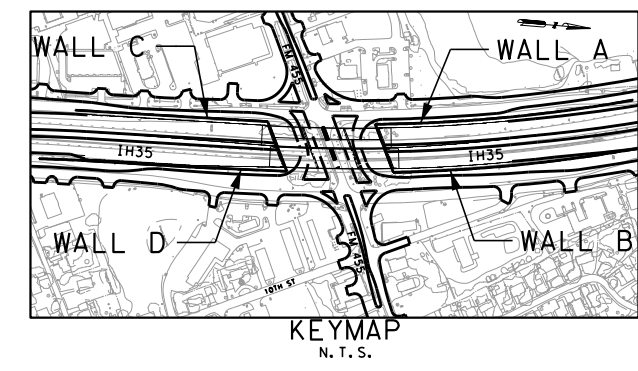
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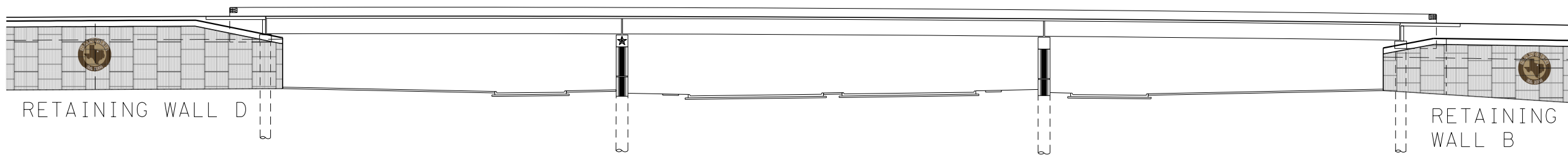
RETAINING WALL LAYOUT WALL DW1

SHEET 2 OF 2

DW: EBD	CE: JG	DB: EBD	CD: DWE
FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		1
STATE	STATE DIST. NO.	COUNTY	
TEXAS	18	DENTON	43
CONT.	SECT.	JOB	
0195	02	076, ETC	IH 35, ETC



SOUTHBOUND BRIDGE
(LOOKING EAST)



NORTHBOUND BRIDGE
(LOOKING WEST)

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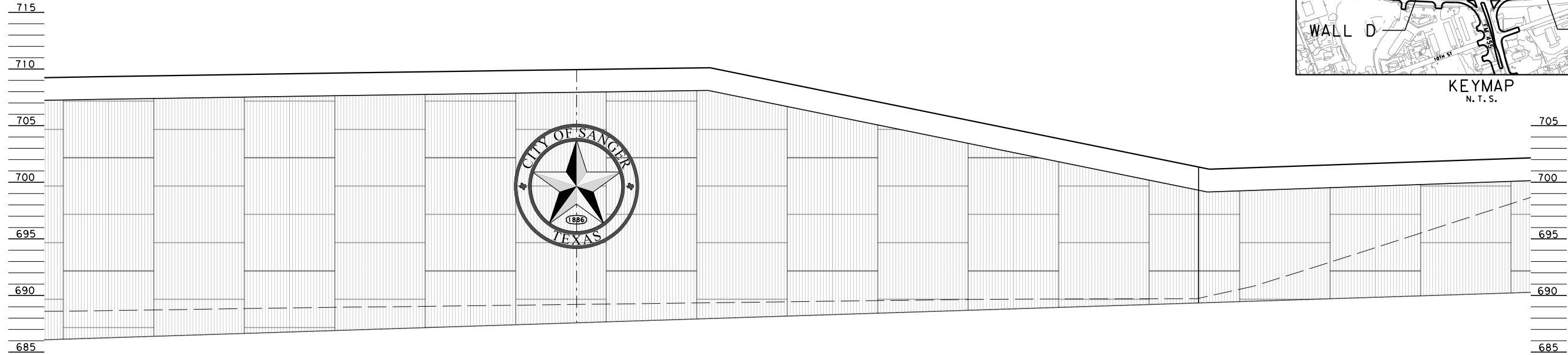
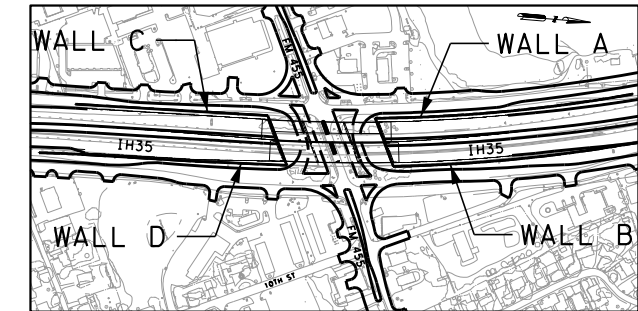
DATE	BY	REV	REVISION

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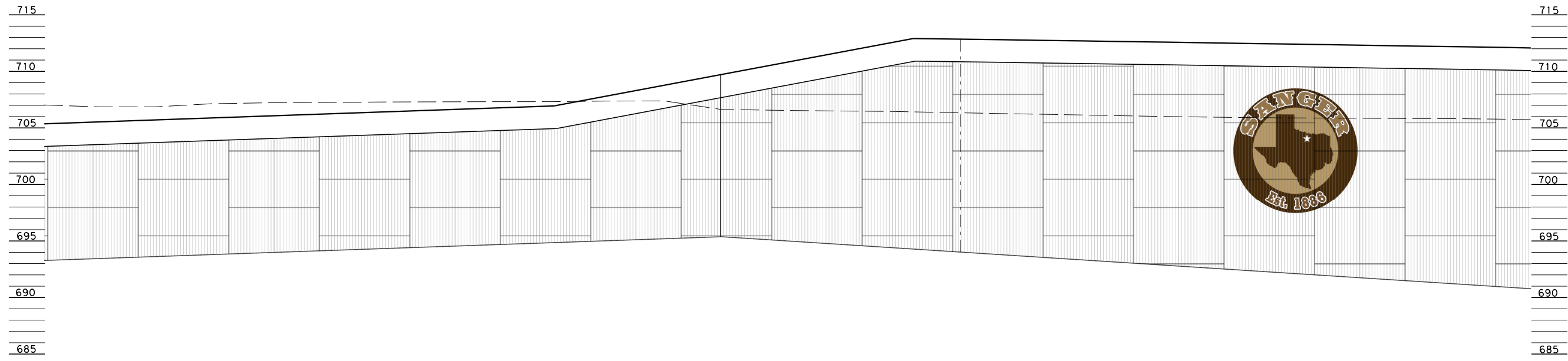


EXHIBIT
ELEVATION VIEW
NB & SB
IH 35 BRIDGES

DN:	EBD	CR:	JG	DB:	EBD	CR:	DWE
FED. NO.	PROJECT NO.						SHEET NO.
6	(See Title Sheet)						1
STATE	STATE DIST. NO.	COUNT					
TEXAS	18	DENT	44				
CONT.	SECT.	JOB					
0195	02	076, ETC		IH 35, ETC			



RETAINING WALL A



RETAINING WALL B

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DATE: 2/23/2023

DATE	BY	REV	REVISION

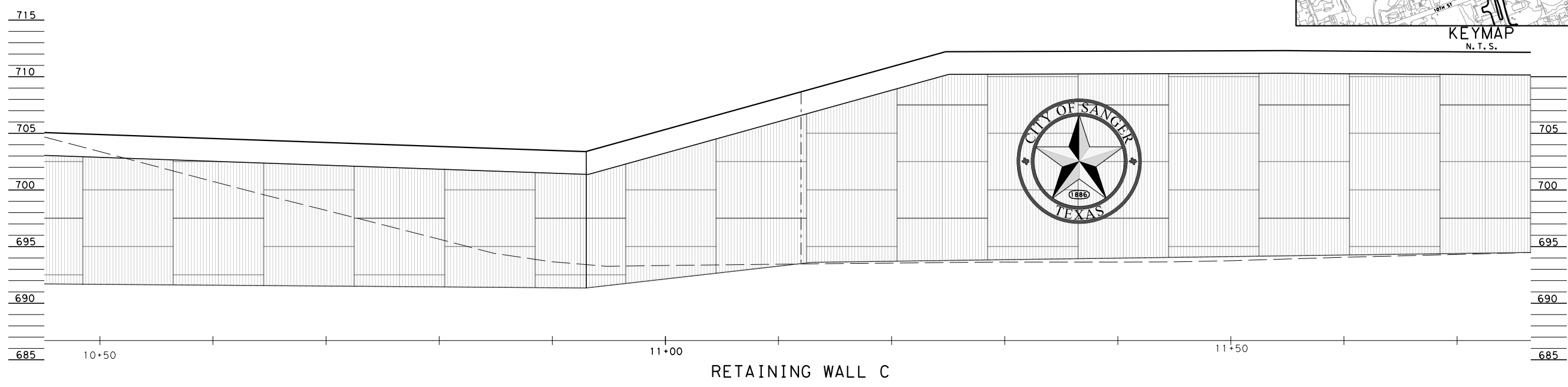
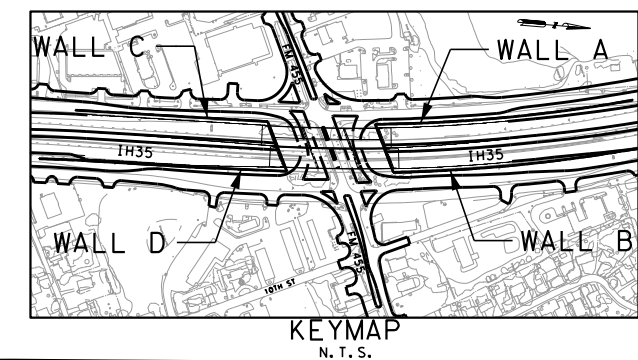
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EXHIBIT
ELEVATION VIEW
RETAIN. WALLS
A & B

DN: EBD	CR: JG	DB: EBD	CC: DWE
FED. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		1
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT 45	
CONT.	SECT.	JOB	
0195	02	076, ETC IH 35, ETC	

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EXHIBIT
ELEVATION VIEW
RETAIN. WALLS
C & D

DR: EBD	CR: JG	DB: EBD	CE: DWE
FED. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		1
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT 46	
CONT.	SECT.	JOB	
0195	02	076, ETC IH 35, ETC	

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 DATE: 2/23/2023 TIME: 3:13:59 PM USER:

City of Sanger Texas Medallion Mounting Requirements

- ✚ Wedge Anchors shall be RED HEAD Trubolt Wedge Anchors or approved equal. The anchor shall be stainless steel 1/2" Dia., 3 1/2" Length, 2 1/4" embedment length.
- ✚ Anchor pattern shall match the mounting locations on Medallion provided by the Philadelphia Sign Company (PSCO).
- ✚ The Medallion shall be located as shown on the PSCO shop drawings with adjustment to meet the anchor placement requirements.
- ✚ Anchors shall not be placed less than 1'-1 3/8" from the edge of any precast MSE panel.
- ✚ Anchors shall not be placed within 6" of a reinforcement connection to avoid impact to the reinforcing strip.

Trubolt Wedge Anchor - Technical Data

PERFORMANCE TABLE

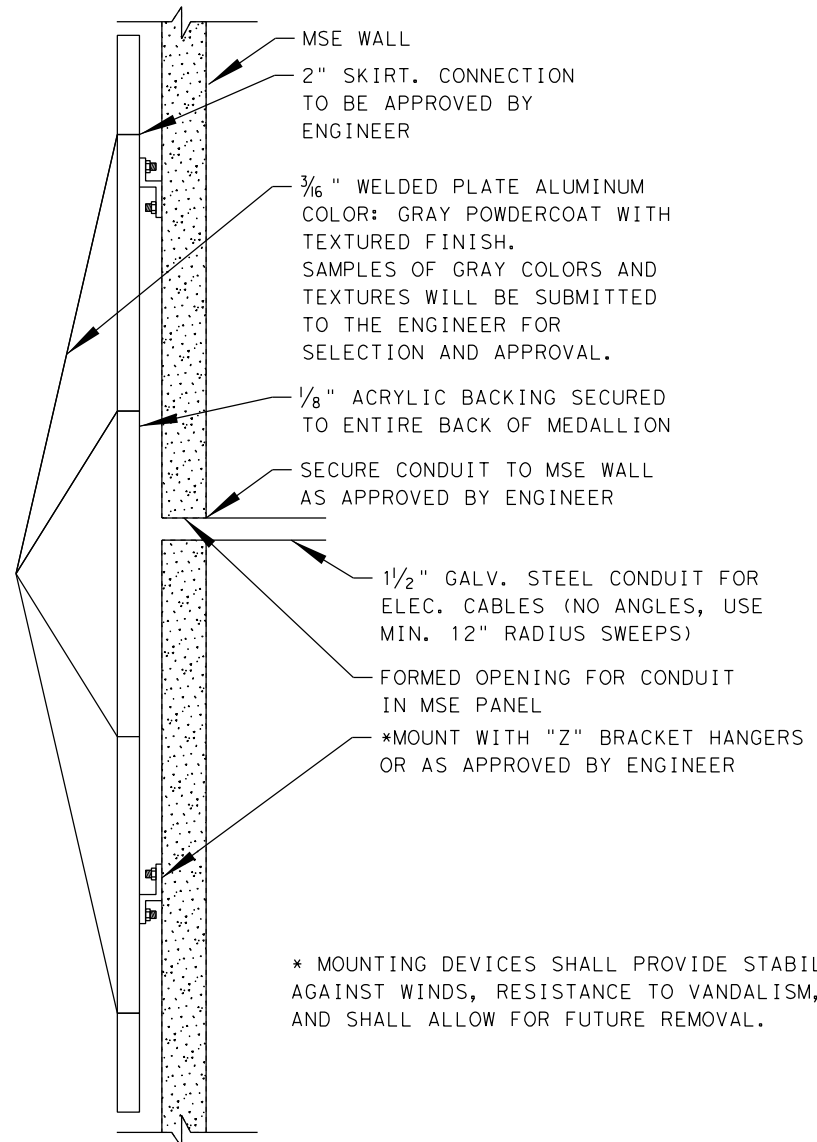
ANCHOR DIA. In. (mm)		INSTALLATION TORQUE Ft. Lbs. (Nm)		EMBEDMENT DEPTH In. (mm)		ANCHOR TYPE		f _c = 2000 PSI (13.8 MPa)		f _c = 4000 PSI (27.6 MPa)		f _c = 6000 PSI (41.4 MPa)							
								TENSION Lbs. (kN)		SHEAR Lbs. (kN)		TENSION Lbs. (kN)		SHEAR Lbs. (kN)		TENSION Lbs. (kN)		SHEAR Lbs. (kN)	
								1/4 (6.4)	4 (5.4)	1-1/8 (28.6) 1-15/16 (49.2) 2-1/8 (54.0)	WS-Carbon or WS-G Hot-Dipped Galvanized or WW-304 S.S. or SWW-316 S.S.	1,180 (5.2)	1,400 (6.2)	1,780 (7.9)	1,400 (6.2)	1,900 (8.5)	1,400 (6.2)	1,900 (8.5)	1,400 (6.2)
3/8 (9.5)	25 (33.9)	1-1/2 (38.1)	2,100 (9.3)	1,680 (7.5)	3,300 (14.7)	1,680 (7.5)	3,300 (14.7)	2,840 (12.6)	1,680 (7.5)	3,300 (14.7)		1,680 (7.5)	4,500 (20.0)						
		3 (76.2)	2,260 (10.1)	1,680 (7.5)	3,300 (14.7)	1,680 (7.5)	3,300 (14.7)	2,840 (12.6)	1,680 (7.5)	3,300 (14.7)		1,680 (7.5)	4,500 (20.0)						
		4 (101.6)	1,620 (7.5)	2,320 (10.3)	2,240 (10.0)	2,620 (11.7)	2,840 (12.6)	2,620 (11.7)	2,840 (12.6)	2,620 (11.7)		2,840 (12.6)	2,620 (11.7)	2,840 (12.6)					
1/2 (12.7)	55 (74.6)	2-1/4 (57.2)	3,480 (15.5)	4,000 (17.8)	5,940 (26.4)	4,140 (18.4)	6,120 (27.2)	6,025 (31.3)	4,140 (18.4)	6,120 (27.2)		4,500 (20.0)	4,500 (20.0)						
		4-1/8 (104.8)	4,800 (21.4)	4,000 (17.8)	5,940 (26.4)	4,140 (18.4)	6,120 (27.2)	6,025 (31.3)	4,140 (18.4)	6,120 (27.2)		4,500 (20.0)	4,500 (20.0)						
		6 (152.4)	3,455 (20.7)	4,760 (21.2)	4,920 (22.7)	4,760 (21.2)	6,025 (31.3)	7,040 (31.3)	4,760 (21.2)	6,025 (31.3)		7,040 (31.3)	7,040 (31.3)						
5/8 (15.9)	90 (122.0)	2-3/4 (69.9)	4,660 (20.7)	7,240 (32.2)	9,640 (42.9)	7,240 (32.2)	10,820 (48.1)	10,820 (48.1)	7,240 (32.2)	10,820 (48.1)		8,160 (36.3)	8,160 (36.3)						
		5-1/8 (130.2)	5,340 (23.8)	7,240 (32.2)	9,640 (42.9)	7,240 (32.2)	10,820 (48.1)	10,820 (48.1)	7,240 (32.2)	10,820 (48.1)		8,160 (36.3)	8,160 (36.3)						
		7-1/2 (190.5)	5,185 (29.3)	7,120 (31.7)	7,180 (31.9)	7,120 (31.7)	9,225 (43.2)	9,616 (42.8)	7,120 (31.7)	9,225 (43.2)		9,616 (42.8)	9,616 (42.8)						
3/4 (19.1)	110 (149.2)	3-1/4 (82.6)	6,580 (29.3)	9,600 (42.7)	14,920 (66.4)	11,900 (52.9)	16,380 (72.9)	16,380 (72.9)	11,900 (52.9)	16,380 (72.9)	12,520 (55.7)	12,520 (55.7)							
		6-5/8 (168.3)	7,060 (31.4)	9,600 (42.7)	15,020 (66.8)	11,900 (52.9)	16,380 (72.9)	16,380 (72.9)	11,900 (52.9)	16,380 (72.9)	12,520 (55.7)	12,520 (55.7)							
		10 (254.0)	6,765 (31.7)	10,120 (45.0)	10,840 (48.2)	13,720 (61.0)	13,300 (59.2)	15,980 (71.1)	13,720 (61.0)	13,300 (59.2)	15,980 (71.1)	15,980 (71.1)							
7/8 (22.2)	250 (339.0)	3-3/4 (95.3)	10,980 (48.8)	20,320 (90.4)	17,700 (78.7)	23,740 (105.6)	20,260 (90.1)	23,740 (105.6)	23,740 (105.6)	20,260 (90.1)	23,740 (105.6)	23,740 (105.6)							
		6-1/4 (158.8)	10,980 (48.8)	20,320 (90.4)	17,880 (79.5)	23,740 (105.6)	23,580 (104.9)	23,740 (105.6)	23,580 (104.9)	23,740 (105.6)	23,740 (105.6)	23,740 (105.6)							
		8 (203.2)	9,290 (42.3)	13,160 (58.5)	14,740 (65.6)	16,580 (73.8)	17,420 (77.5)	19,160 (85.2)	16,580 (73.8)	17,420 (77.5)	19,160 (85.2)	19,160 (85.2)							
1 (25.4)	300 (406.7)	4-1/2 (114.3)	14,660 (65.2)	20,880 (92.9)	20,940 (93.1)	28,800 (128.1)	24,360 (108.4)	28,800 (128.1)	24,360 (108.4)	28,800 (128.1)	28,800 (128.1)	28,800 (128.1)							
		7-3/8 (187.3)	14,660 (65.2)	20,880 (92.9)	20,940 (93.1)	28,800 (128.1)	24,360 (108.4)	28,800 (128.1)	24,360 (108.4)	28,800 (128.1)	28,800 (128.1)	28,800 (128.1)							
		9-1/2 (241.3)	11,770 (62.0)	16,080 (71.5)	19,245 (89.8)	22,820 (101.5)	21,180 (94.2)	24,480 (108.9)	22,820 (101.5)	21,180 (94.2)	24,480 (108.9)	24,480 (108.9)							
			14,600 (64.9)	28,680 (127.6)	23,980 (106.7)	37,940 (168.8)	33,260 (148.0)	38,080 (169.4)	37,940 (168.8)	33,260 (148.0)	38,080 (169.4)								
			18,700 (83.2)	28,680 (127.6)	26,540 (118.1)	37,940 (168.8)	33,260 (148.0)	38,080 (169.4)	37,940 (168.8)	33,260 (148.0)	38,080 (169.4)								

- * Allowable values are based upon a 4 to 1 safety factor. Divide by 4 for allowable load values.
- * For Tie-Wire Wedge Anchor, TW-1400, use tension data from 1/4" diameter with 1-1/8" embedment.
- * For continuous extreme low temperature applications, use stainless steel.

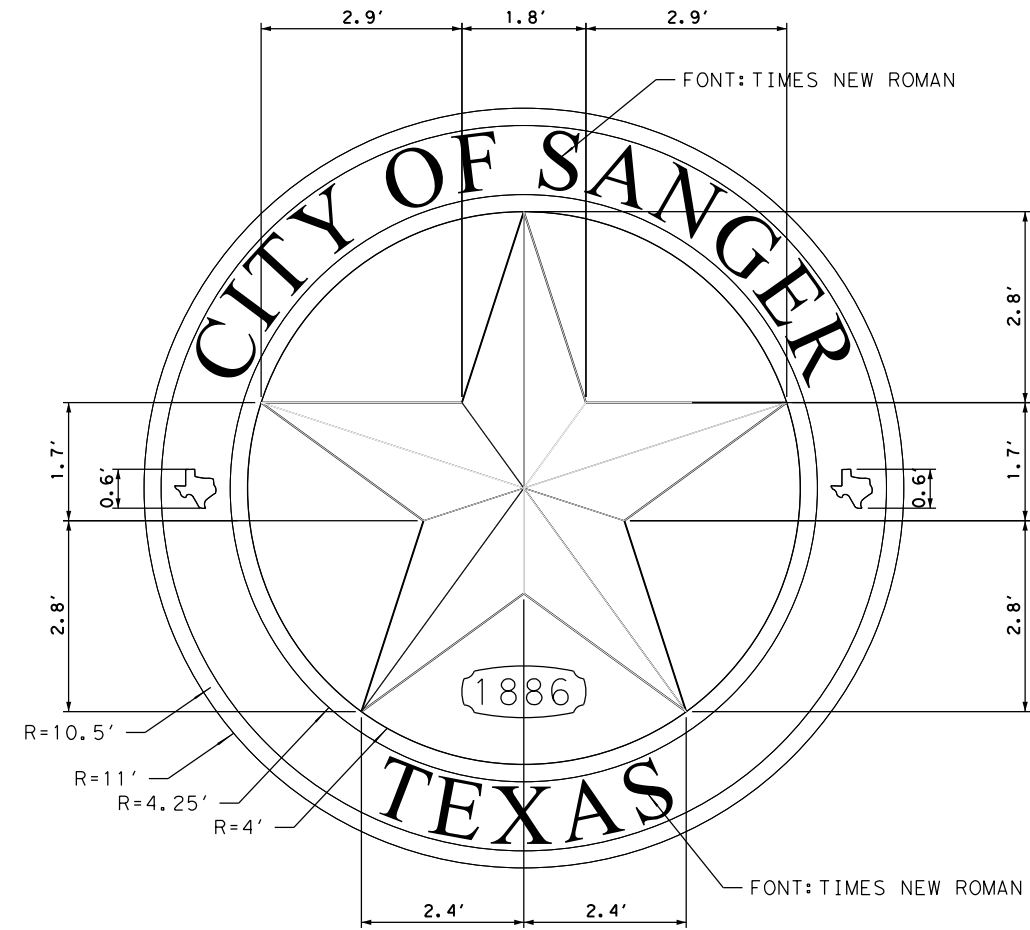
PERFORMANCE TABLE

ANCHOR DIA. In. (mm)		INSTALLATION TORQUE Ft. Lbs. (Nm)		EMBEDMENT DEPTH In. (mm)		ANCHOR TYPE		LIGHTWEIGHT CONCRETE f _c = 3000 PSI (20.7 MPa)		LOWER FLUTE OF STEEL DECK WITH LIGHTWEIGHT CONCRETE FILL f _c = 3000 PSI (20.7 MPa)					
								TENSION Lbs. (kN)		SHEAR Lbs. (kN)		TENSION Lbs. (kN)		SHEAR Lbs. (kN)	
								3/8 (9.5)	25 (33.9)	1-1/2 (38.1) 3 (76.2)	WS-Carbon or WS-G Hot-Dipped Galvanized or WW-304 S.S. or SWW-316 S.S.	1,175 (5.2)	1,480 (6.6)	1,900 (8.5)	3,160 (14.1)
1/2 (12.7)	55 (74.6)	2-1/4 (57.2)	2,925 (13.0)	2,855 (12.7)	3,400 (15.1)	5,380 (23.9)	3,470 (15.4)	3,450 (15.3)	4,480 (19.9)	6,620 (29.4)		6,620 (29.4)			
		3 (76.2)	3,470 (15.4)	3,450 (15.3)	4,480 (19.9)	6,620 (29.4)	4,290 (19.1)	3,450 (15.3)	4,800 (21.4)	6,440 (28.6)		6,440 (28.6)			
		4 (101.6)	4,375 (19.5)	4,360 (19.4)	4,720 (21.0)	5,500 (24.5)	6,350 (28.2)	6,335 (28.2)	6,580 (29.3)	9,140 (40.7)		9,140 (40.7)			
5/8 (15.9)	90 (122.0)	3 (76.2) 5 (127.0)	5,390 (24.0)	7,150 (31.8)	5,840 (26.0)	8,880 (39.5)	7,295 (32.5)	10,750 (47.8)	7,040 (31.3)	7,040 (31.3)		N/A			
3/4 (19.1)	110 (149.2)	3-1/4 (82.6)													
		5-1/4 (133.4)													

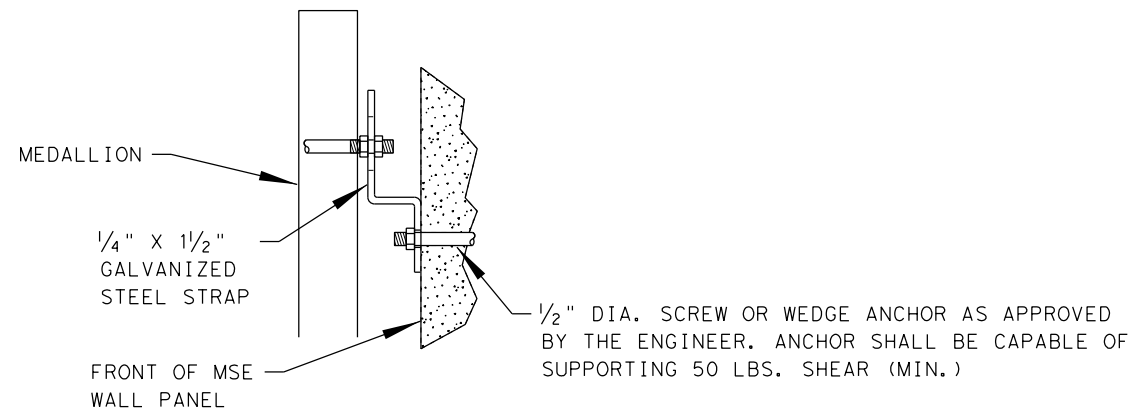
- * Allowable values are based upon a 4 to 1 safety factor. Divide by 4 for allowable load values.



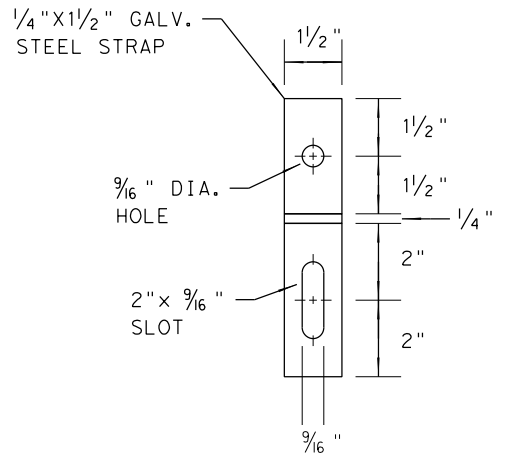
TEXAS STAR MEDALLION ON WALL
ELEVATION NTS



TEXAS STAR MEDALLION
ELEVATION NTS



MOUNTING HANGER
SECTION NTS



MOUNTING ANCHOR
ELEVATION NTS

DATE	BY	REV	REVISION

DEC DE CORP
3030 LBJ FREEWAY, STE 910
DALLAS, TEXAS 75234
(972)239-2002 • www.deccorp.com
ENGINEERING EXCELLENCE T.B.P.E. FIRM REGISTRATION #8996

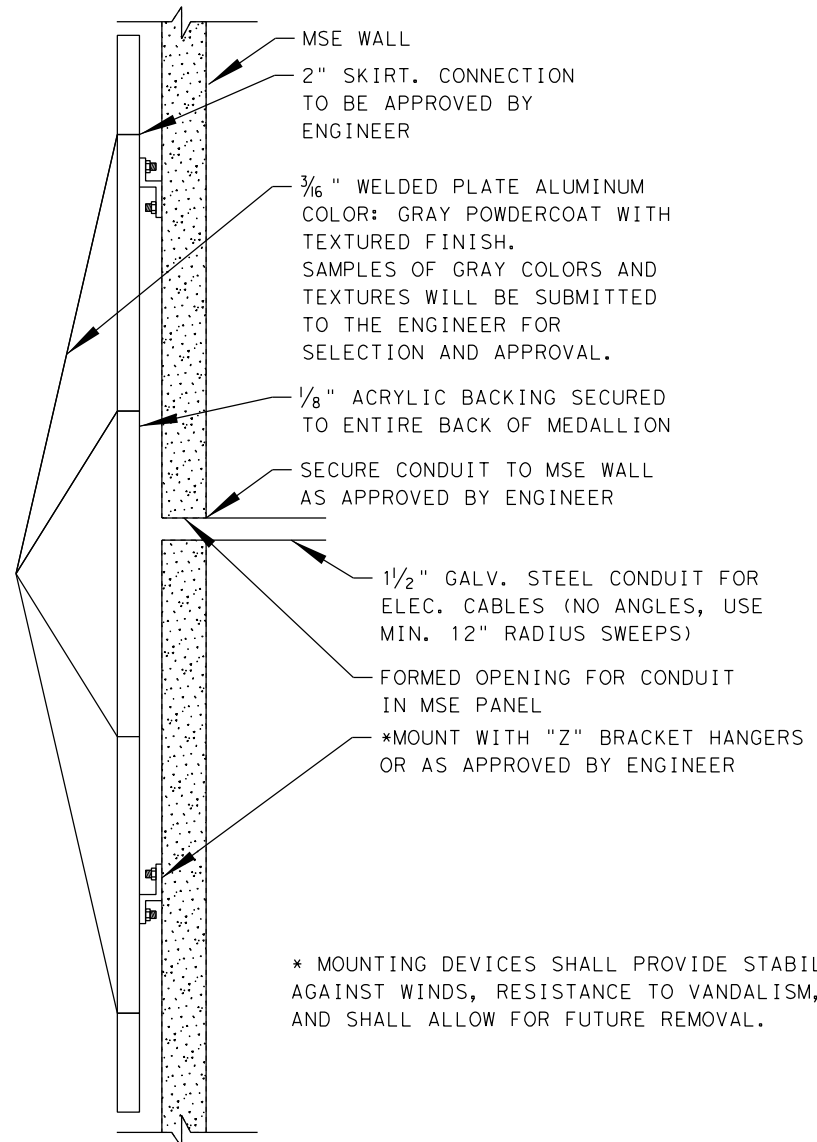
Texas Department of Transportation
© 2022 TEXAS DEPARTMENT OF TRANSPORTATION
ALL RIGHTS RESERVED

MEDALLION ANCHOR DETAILS

SHEET 1 OF 1

DN: EBD	CK: JG	DN: EBD	CK: DWE
FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		49
STATE	STATE DIST. NO.	COUNTY	
TEXAS	18	DENTON	
CONT.	SECT.	JOB	
0195	02	076, ETC	1135, ETC

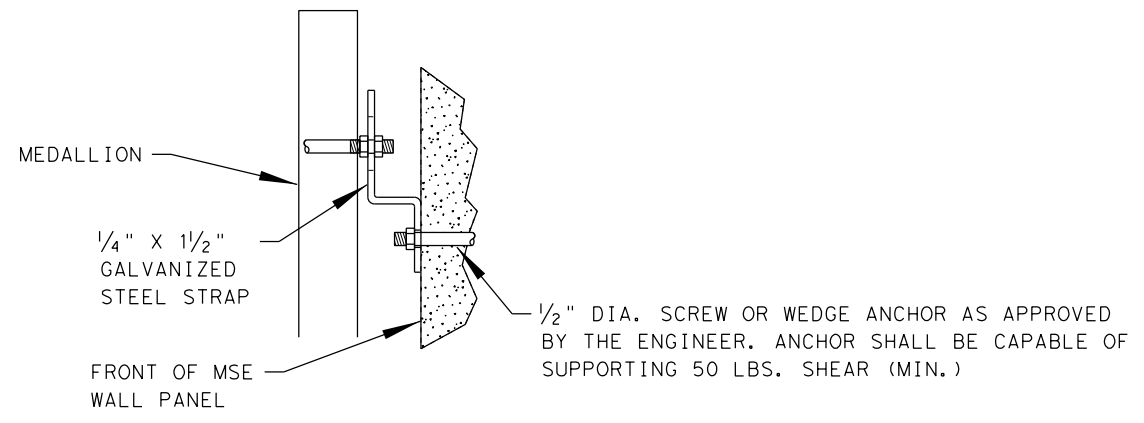
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 DATE: 6/7/2024 TIME: 7:20:52 AM USER:



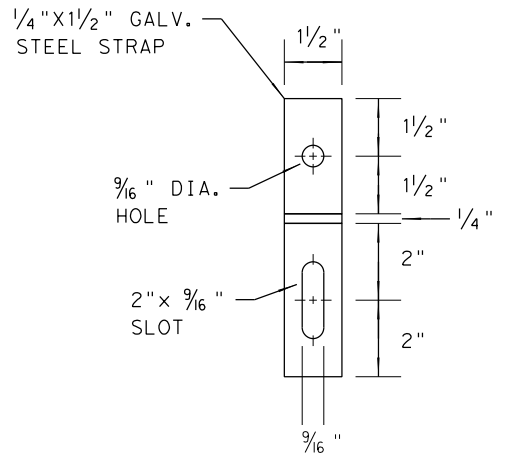
TEXAS STAR MEDALLION ON WALL
ELEVATION NTS



TEXAS STAR MEDALLION
ELEVATION NTS



MOUNTING HANGER
SECTION NTS



MOUNTING ANCHOR
ELEVATION NTS

DATE	BY	REV	REVISION

DEC DE CORP
3030 LBJ FREEWAY, STE 910
DALLAS, TEXAS 75234
(972)239-2002 • www.deccorp.com
ENGINEERING EXCELLENCE T.B.P.E. FIRM REGISTRATION #8996

Texas Department of Transportation
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ALL RIGHTS RESERVED

MEDALLION ANCHOR DETAILS

SHEET 1 OF 1

DN: EBD	CK: JG	DN: EBD	CK: DWE
FED. RD. DIV. NO.	PROJECT NO.		SHEET NO.
6	(See Title Sheet)		50
STATE	STATE DIST. NO.	COUNT	
TEXAS	18	DENT	
CONT.	SECT.	JOB	
0195	02	076, ETC	1H 35, ETC

p:\dannenbaum-pw-bentley.com\dannenbaum-pw-01\Documents\Transportation\4527-0\NDON\PS&E\Retaining Wall\Medallion Sheets\FM455_RET_WALL_MEDALLION.DTL-0.dgn
DATE: 6/7/2024 TIME: 7:21:11 AM USER:



CITY COUNCIL COMMUNICATION

DATE: February 18, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on the Final Plat of the Belz Road Retail Addition Phase 1 – Multi-Family, being 17.33 acres described as HENRY TIERWESTER SURVEY, ABSTRACT NO. 1241, BLOCK A, LOT 3, located in the City of Sanger and generally located on the west side of North Stemmons Frwy at the intersection of West Chapman Dr and North Stemmons Frwy.

SUMMARY:

- The applicant is developing the multi-family portion of Belz Road Retail Phase 1.
- This phase will consist of 600 dwelling units and 12 duplex units.
- Applicant is platting Lot 3, Block A.
- The lot is 17.33 acres and will dedicate 0.86 acres of Right-of-Way.
- This lot will have frontage along a newly constructed road that will extend from FM 455 to Belz Rd.
- Planning & Zoning on 8-13-2024.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:



- Location Map
- Final Plat
- Application
- Letter of Intent

Denton CAD Web Map

Item 7.

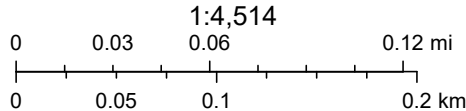


8/5/2024, 3:06:47 PM

-  Parcels
-  County



Project Name: Belz Road Retail- Phase 1-
Multi-Family
Project: 24SANZON-0025
Final Plat

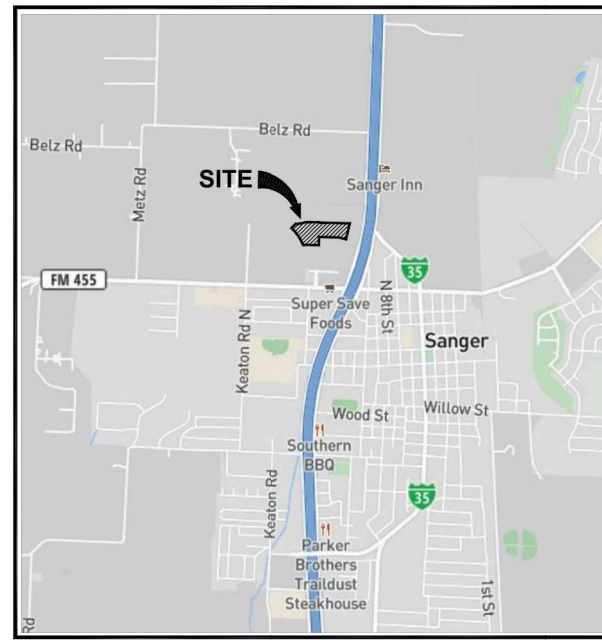


© OpenStreetMap (and) contributors, CC-BY-SA, Texas Department of Transportation

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.

VICINITY MAP



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L135.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L36 through L149.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L71 through L184.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line segments L171 through L284.

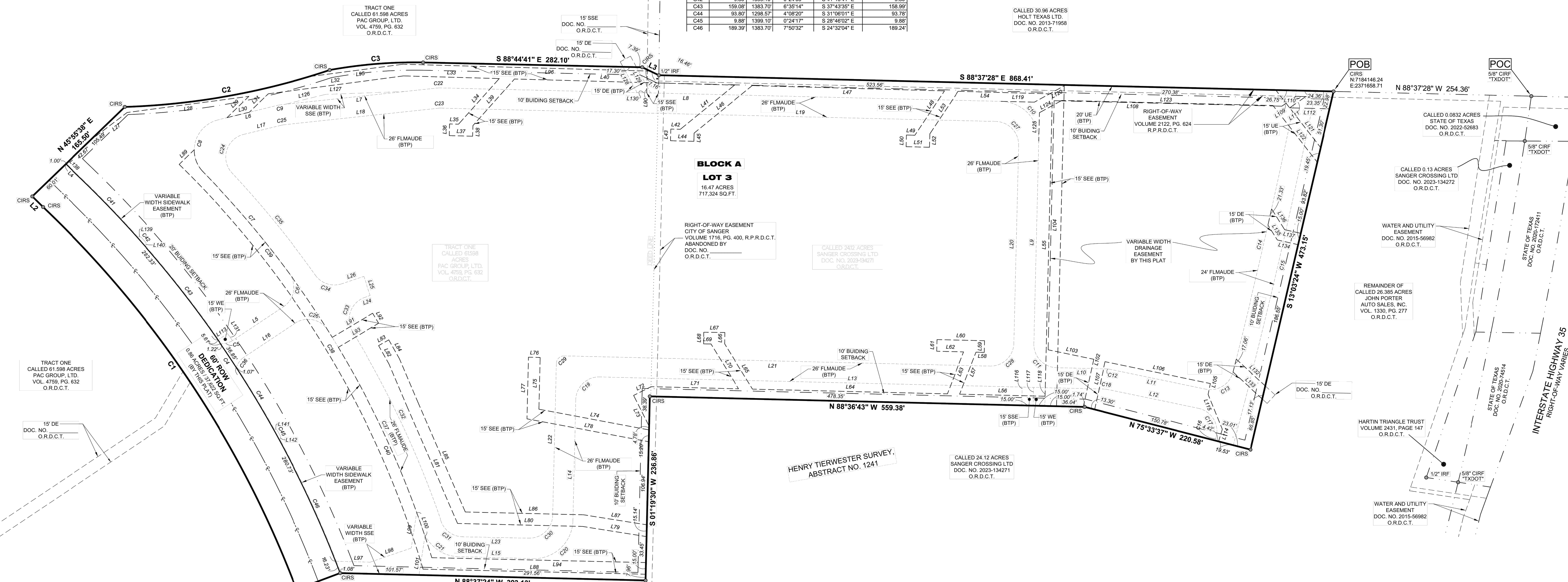
CURVE TABLE with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C46.

GENERAL NOTES

- 1. The purpose of this plat is to create one lot of record.
2. This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011...
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network...
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law...
5. Lot to lot drainage shall not be allowed.
6. All lots comply with the minimum size requirements of the zoning district.
7. This property may be subject to charges related to impact fees and the applicant should contact the city regarding any applicable fees due.
8. All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/property owner...
9. This plat does not alter or remove existing deed restriction, if any, on this property.
10. The City of Sanger is not responsible for the design, construction, operation, maintenance or use of the storm water detention area...

LEGEND

- PG. = PAGE
VOL. = VOLUME
CAB. = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2" IRON ROD SET W/GREEN "EAGLE SURVEYING" SET
DOC. NO. = DOCUMENT NUMBER
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FLMAUDE = FIRE LANE, MUTUAL ACCESS DRAINAGE & UTILITY EASEMENT
WE = WATER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
SEE = SANGER ELECTRIC EASEMENT (BTP) = BY THIS PLAT



FINAL PLAT GREYSTAR ADDITION LOT 3, BLOCK A

17.33 ACRES
0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Project: 2108.092-11
Date: 01/24/2025
Drafted: BE
EAGLE SURVEYING
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR: Eagle Surveying, LLC
ENGINEER: Claymore Engineering, Inc.
OWNER: Sanger Crossing, LTD
OWNER: Pac Group, Ltd.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **SANGER CROSSING LTD** and **PAC GROUP, LTD.**, are the owners of a 17.33 acre tract or parcel of land situated in the Henry Tierwester Survey, Abstract Number 1241 in Denton County, Texas and being all of a portion of a called 24.12 acre tract of land conveyed to Sanger Crossing LTD, by Special Warranty Deed of record in Document Number 2023-134271 of the Official Records of Denton County, Texas, also being a portion of a called 61.598 acre tract of land conveyed to Pac Group, LTD, by Warranty Deed of record in Volume 4759, Page 632 of said Official Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "TXDOT" found in the West right-of-way line of Interstate 35E (right-of-way width varies) and the South line of a called 30.96 acre tract of land conveyed to Holt Texas LTD by Warranty Deed of record in Document Number 2013-71958 of the Official Records of Denton County, Texas, being the Northeast corner of a called 0.0832 acre tract conveyed to the State of Texas by Judgement of Court in Absence of Objection of record in Document Number 2022-52683 of the Official Records of Denton County, Texas;

THENCE, N88°37'28"W, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 254.36 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

THENCE, over and across said 26.385 acre tract and said 61.598 acre tract, the following thirteen (13) courses and distances:

1. S 13°03'24" W a distance of 473.15' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N 75°33'37" W a distance of 220.58' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N 88°36'43" W a distance of 559.38' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
4. S 01°19'30" W a distance of 236.86' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
5. N 88°37'24" W a distance of 393.13' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. S 69°22'12" W a distance of 60.00' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. With a curve turning to the left with an arc length of 595.33', with a radius of 1322.70', with a chord bearing of N 33°31'27" W, with a chord length of 590.32', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
8. N 45°19'00" W a distance of 19.43' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
9. N 45°55'38" E a distance of 165.50' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
10. With a curve turning to the left with an arc length of 268.88', with a radius of 922.95', with a chord bearing of N 79°47'50" E, with a chord length of 267.93', thence with a curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
11. With a reverse curve turning to the right with an arc length of 120.72', with a radius of 608.75', with a chord bearing of N 85°21'24" E, with a chord length of 120.52', thence with a reverse curve to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
12. S 88°44'41" E a distance of 282.10' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
13. S 64°19'30" E a distance of 23.62' to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 30.96 acre tract;

THENCE, S 88°37'28" E, along the South line of said 30.96 acre tract, being the common North line of said 26.385 acre tract, a distance of 868.41' to the point of beginning, and containing 17.33 acres or 754,946 square feet, more or less.

SATE OF TEXAS §
COUNTY OF DENTON §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **SANGER CROSSING LTD**, and **PAC GROUP, LTD.**, acting herein by and through it duly authorized office, does hereby adopt this plat designating the hereinabove described property as **GREYSTAR ADDITION, LOT 3, BLOCK A**, 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.

OWNER: **SANGER CROSSING LTD**

BY: _____
Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2025.

Notary Public in and for the State of Texas

OWNER: **PAC GROUP, LTD**

BY: _____
Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he 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 _____, 2025.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat is true and correct and was prepared from an actual survey 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 TARRANT §

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 _____, 2025.

Notary Public in and for the State of Texas

UTILITY PROVIDERS

Atmos Energy Corporation
106 N Bradshaw Street Denton TX 76205
940.380.7450
Contact: Caleb Hope, Project Specialist
Utilities available: Gas

City of Sanger
P.O. Box 1729 Sanger, TX 76266
940.321.7800
Contact: Jim Bolz, Director of Public Works
Utilities available: Electric, Water, and Sewer

Approved:

Chairman, Planning & Zoning Commission
City of Sanger, Texas

Date

Mayor
City of Sanger, Texas

Date

Attested by:

City Secretary
City of Sanger, Texas

Date

**FINAL PLAT
GREYSTAR ADDITION
LOT 3, BLOCK A**

17.33 ACRES
0.86 ACRES - RIGHT-OF-WAY DEDICATION

HENRY TIERWESTER SURVEY, ABSTRACT No. 1241
CITY OF SANGER, DENTON COUNTY, TEXAS

Project	2108.092-11	 EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	01/24/2025	
Drafter	BE	

SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Claymoore Engineering, Inc. 1903 Central Drive, Suite: 406 Bedford, TX 76021	OWNER Sanger Crossing, LTD 4143 Maple Avenue, Suite: 325 Dallas, TX 75219	OWNER Pac Group, Ltd. PO Box 877 Sanger, TX 76266
--	---	---	---



BIRCHWAY SANGER PREPARED FOR GREYSTAR SANGER, TEXAS

Table with columns: No., DATE, REVISION, BY

GENERAL NOTES SHEET C-1. Includes design, drawing, checked, and date information.

GENERAL NOTES

- 1. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY'S DESIGN STANDARDS. IF NO CITY STANDARD IS APPLICABLE... 2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIALS AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS...

PAVING AND STRIPING NOTES

- 1. A SIX INCH (6") THICKNESS OF THREE THOUSAND SIX HUNDRED (3,600) PSI REINFORCED CONCRETE PAVEMENT ON A COMPACTED SUB-BASE SHALL BE USED FOR RESIDENTIAL STREETS... 2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY...

STORM SEWER NOTES

- 1. CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION... 2. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER...

STORM SEWER DISCHARGE AUTHORIZATION

- 1. IF THE TOTAL DISTURBED AREA EXCEEDS ONE (1) ACRE A NOTICE OF INTENT (N.O.I.) SHALL BE SUBMITTED BY THE CONTRACTOR TO THE TCEQ NO LESS THAN 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES... 2. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN A CONTRACTOR CERTIFICATION STATEMENT...

WATER NOTES

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA... 2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION...

SANITARY SEWER NOTES

- 1. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA... 2. THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION...

TRAFFIC CONTROL NOTES

- 1. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS TO THE OWNER, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY... 2. ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), LATEST VERSION...

EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. THE CONTRACTOR SHALL USE SEDIMENT FILTERS OR OTHER MEASURES APPROVED BY THE ENGINEER AND CONSTRUCTION MANAGER TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM CLOGGING STORM SEWER PIPES... 2. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH EXISTING TOPSOIL AND VEGETATION...

GRADING NOTES

- 1. IF A GRADING PERMIT IS REQUIRED FROM THE CITY PRIOR TO STARTING CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT AND PAYING ALL ASSOCIATED FEES... 2. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION... 3. ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE...

PLOTTED BY: DAN CABALLERO 1/24/2025 1:08 PM PLOT DATE: 1/24/2025 1:08 PM LOCATION: Z:\PROJECTS\PROJECTS\2022-185 MALOUF SANGER\CADD\SHEETS\MULTI-FAMILY GREYSTAR\C-1 GENERAL NOTES.DWG LAST SAVED: 12/27/2024 9:53 AM

2ND ISSUE FOR PERMIT: 9/13/2024



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: DREW DONOSKY	Name:
Company: CLAYMOORE ENGINEERING	Company: PAC GROUP LTD
Address: 1903 CENTRAL DRIVE, SUITE 406	Address: 1809 HINKLE DR STE 100
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: DENTON, TX 76201-17
Phone: 817-281-0572	Phone:
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email:

Submittal Checklist

<input checked="" type="checkbox"/>	Pre-Application Conference (Date: ___/___/___)
<input checked="" type="checkbox"/>	One (1) Paper Copy of Plat (24"x36", folded to 1/4 size)
<input checked="" type="checkbox"/>	Letter of Intent
<input checked="" type="checkbox"/>	Non-Refundable Application Fee (Check Payable to City of Sanger)
<input checked="" type="checkbox"/>	Application Form (Signed by Owner)
<input checked="" type="checkbox"/>	Applicable Plat Checklist (Completed)
<input 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): _____

R Number(s): 56482

Ann P. Andrews
Owner's Signature

3/8/2023
Date

Drew Donosky
Applicant's Signature

2/27/2023
Date

Office Use: Reviewed by Director of Development Services / /



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

X

Preliminary
Plat Minor
Plat

✓

Final
Plat/Replat
Amended Plat

Vacating Plat
Conveyance
Plat

Applicant	Owner (if different from applicant)
Name: DREW DONOSKY	Name: Steve Gregory
Company: CLAYMOORE ENGINEERING	Company: Sanger Crossing LTD
Address: 1903 CENTRAL DRIVE, SUITE 406	Address 4143 Maple Ave. Ste. 325
City, State, Zip: BEDFORD, TX 76021	City, State, Zip: Dallas, TX 75219-3291
Phone 817.281.0572	Phone: 214.770.2888
Fax:	Fax:
Email: DREW@CLAYMOOREENG.COM	Email: SG@Maloufinterests.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)
X	Additional Required Documents/Traffic & Drainage Studies etc.
X	One (1) PDF Copy of all Documents Provided on a CD/DVD or Emailed to development@sangertexas.org

Supporting Materials (List if provided): _____

R Number(s): 56479



 Owner's Signature

8-7-24

 Date

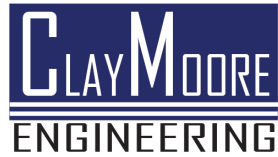


 Applicant's Signature

8/7/2024

 Date

Office Use: Reviewed by Director of Development Services / /



July 17, 2024

Ms. Ramie Hammonds
Development Services
City of Sanger
PO Box 1729
Sanger, TX 76226

Re: Final Plat & Civil Plans
Greystar Multi-Family
Letter of Intent

Dear Ms. Hammonds,

Please let this letter serve as the Letter of Intent for the final plat and civil plan submittal associated with the proposed multi-family project located at IH 35 and Chapman Road. The property is currently zoned PD. The buildings will be built in single phase.

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, with the first letters of each word being capitalized and prominent.

Drew Donosky, P.E.

CITY OF SANGER AUGUST 2024 REPORT

updated

CHERYL BROCK – MUNICIPAL SERVICES MGR
CHUCK ZHOU – GENERAL MANAGER



COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential	262.53	260.30	229.56	282.21	356.93	315.16	111.32	347.35					2,165.36	270.67
Brush/Bulk	115.41	96.35	141.06	128.66	101.99	124.97	117.72	27.60					853.76	106.72
Trash Total	377.94	356.65	370.62	410.87	458.92	440.13	229.04	374.95					3,019.12	377.39

SANGER - RESI RECYCLE COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	79.76	60.91	60.59	24.53	16.09	66.75	47.21	48.94					404.78	50.60

SANGER - TOTAL MATERIAL COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	457.70	417.56	431.21	435.40	475.01	506.88	276.25	423.89					3,423.90	427.99

SANGER - DIVERSION RATE 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	23.3%	19.0%	20.9%	8.0%	4.3%	17.5%	29.8%	12.3%					N/A	16.9%



COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	475.52	441.07	450.34	410.53	539.59	332.12	271.16	212.74					3,133.07	391.63
Commercial Trash	255.12	240.28	260.98	274.52	302.75	251.03	228.64	217.16					2,030.48	253.81
Trash Total	730.64	681.35	711.32	685.05	842.34	583.15	499.80	429.90					5,163.55	645.44
SANGER - INDUSTRIAL RECYCLING COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Recycle	1.6	11.81	83.22	106.38	0.52	2.36	0.00	0.00					205.89	25.74
SANGER - INDUSTRIAL DIVERSION RATE 2024														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial SSR	0.3%	2.6%	15.6%	20.6%	0.1%	0.7%	0.0%	0.0%					N/A	4.99%



PARTICIPATION SERVICES

Item 8.

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2024

Participation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
# Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304	3,312					3,308
Servicable Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304	3,312					3,308
SSR Participation	23.30%	18.96%	20.88%	8.00%	4.31%	17.48%	29.78%	12.35%					0
SSR Set Outs	805	620	683	262	141	576	984	409					560

SANGER - OTHER INFORMATION 2024

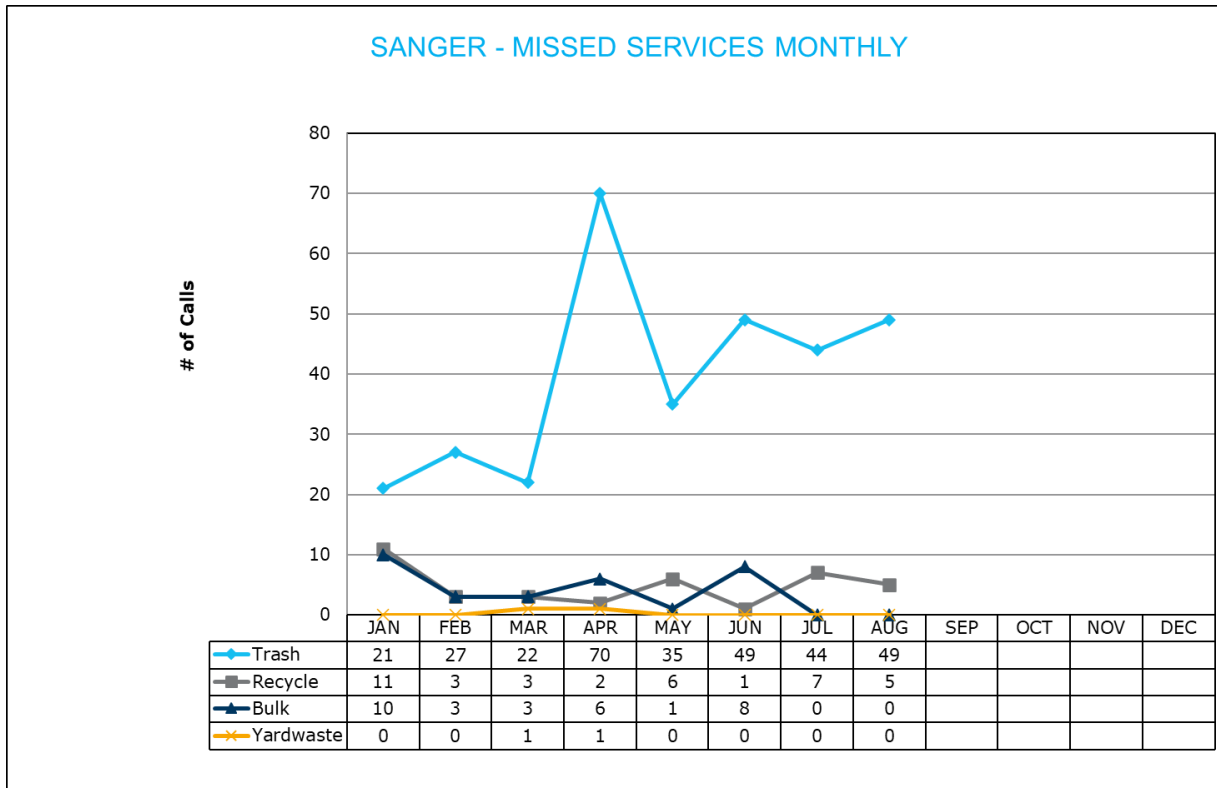
CONTAINERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Container Deliveries	51	18	19	45	29	20	18	15					215
Repair	0	0	0	0	3	0	0	0					3
Remove Container	13	6	0	4	2	4	3	1					33
Exchange Container	0	1	2	2	3	2	0	1					11
SERVICES													
Code Red	0	0	0	0	0	0	0	0					0
Routes Incomplete	0	0	0	0	0	0	0	0					0
Special Bulk Pickup	0	0	0	0	0	0	0	0					0
Illegal Dumps	0	0	0	0	0	0	0	0					0
TOTAL	0	0	0	0	0	0	0	0					0

RELIABLE SERVICES

SANGER - MISSED SERVICES 2024

Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Trash - Missed Service	21	27	22	70	35	49	44	49					317	40
Recycle - Missed Service	11	3	3	2	6	1	7	5					38	5
Bulk - Missed Service	10	3	3	6	1	8	0	0					31	4
Yardwaste- Missed Service	0	0	1	1	0	0	0	0					2	1
Service Activity Total	42	33	29	79	42	58	51	54					388	49

SANGER - MISSED SERVICES MONTHLY



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

SAFETY - OUR # 1 GOAL

Item 8.

SANGER - SAFETY RECORD 2024

Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Damage	0	0	0	2	0	0	0	0					2
Motor Vehicle Accidents	0	0	0	0	0	0	0	0					0
Moving Violations	0	0	0	0	0	0	0	0					0
Personal Injury Claims	0	0	0	0	0	0	0	0					0
TOTAL	0	0	0	2	0	0	0	0					2

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

MATERIALS DIVERTED

SANGER - RESOURCES DIVERTED FROM LANDFILL 2024 (TONS)														
MATERIALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Mixed Paper	13.28	10.25	10.51	3.78	1.68	10.59	8.36	9.02					67.47	8.43
ALUMINUM	6.82	5.26	6.05	3.38	2.20	6.81	5.64	5.87					42.03	5.25
GLASS - MIXED	8.74	6.38	6.41	1.34	1.01	7.25	4.95	4.02					40.10	5.01
PLASTIC - MIXED	12.57	10.36	9.06	2.06	1.89	9.35	3.68	3.06					52.03	6.50
TIN	3.86	2.06	2.04	1.09	1.02	3.54	2.56	2.73					18.90	2.36
CARDBOARD	15.24	13.02	11.57	5.98	3.26	10.58	9.75	9.97					79.37	9.92
SCRAP METAL	2.19	1.22	1.36	1.05	1.04	2.65	2.02	3.02					14.55	1.82
RESIDUAL	17.06	12.36	13.59	5.85	3.91	15.98	10.25	11.25					90.25	11.28
<i>TOTAL RECYCLABLES</i>	<i>79.76</i>	<i>60.91</i>	<i>60.59</i>	<i>24.53</i>	<i>16.01</i>	<i>66.75</i>	<i>47.21</i>	<i>48.94</i>					<i>404.70</i>	<i>50.59</i>



CITY OF SANGER JULY 2024 REPORT

updated

CHERYL BROCK – MUNICIPAL SERVICES MGR
CHUCK ZHOU – GENERAL MANAGER



COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential	262.53	260.30	229.56	282.21	356.93	315.16	111.32						1,818.01	259.72
Brush/Bulk	115.41	96.35	141.06	128.66	101.99	124.97	117.72						826.16	118.02
Trash Total	377.94	356.65	370.62	410.87	458.92	440.13	229.04						2,644.17	377.74
SANGER - RESI RECYCLE COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	79.76	60.91	60.59	24.53	16.09	66.75	47.21						355.84	50.83
SANGER - TOTAL MATERIAL COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	457.70	417.56	431.21	435.40	475.01	506.88	276.25						3,000.01	428.57
SANGER - DIVERSION RATE 2024														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	23.3%	19.0%	20.9%	8.0%	4.3%	17.5%	29.8%						N/A	17.5%



COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	475.52	441.07	450.34	410.53	539.59	332.12	271.16						2,920.33	417.19
Commercial Trash	255.12	240.28	260.98	274.52	302.75	251.03	228.64						1,813.32	259.05
Trash Total	730.64	681.35	711.32	685.05	842.34	583.15	499.80						4,733.65	676.24

SANGER - INDUSTRIAL RECYCLING COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Recycle	1.6	11.81	83.22	106.38	0.52	2.36	0.00						205.89	29.41

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	732.24	693.16	794.54	791.43	842.86	585.51	499.80						4,939.54	705.65

SANGER -INDUSTRIAL DIVERSION RATE 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial SSR	0.3%	2.6%	15.6%	20.6%	0.1%	0.7%	0.0%						N/A	5.70%



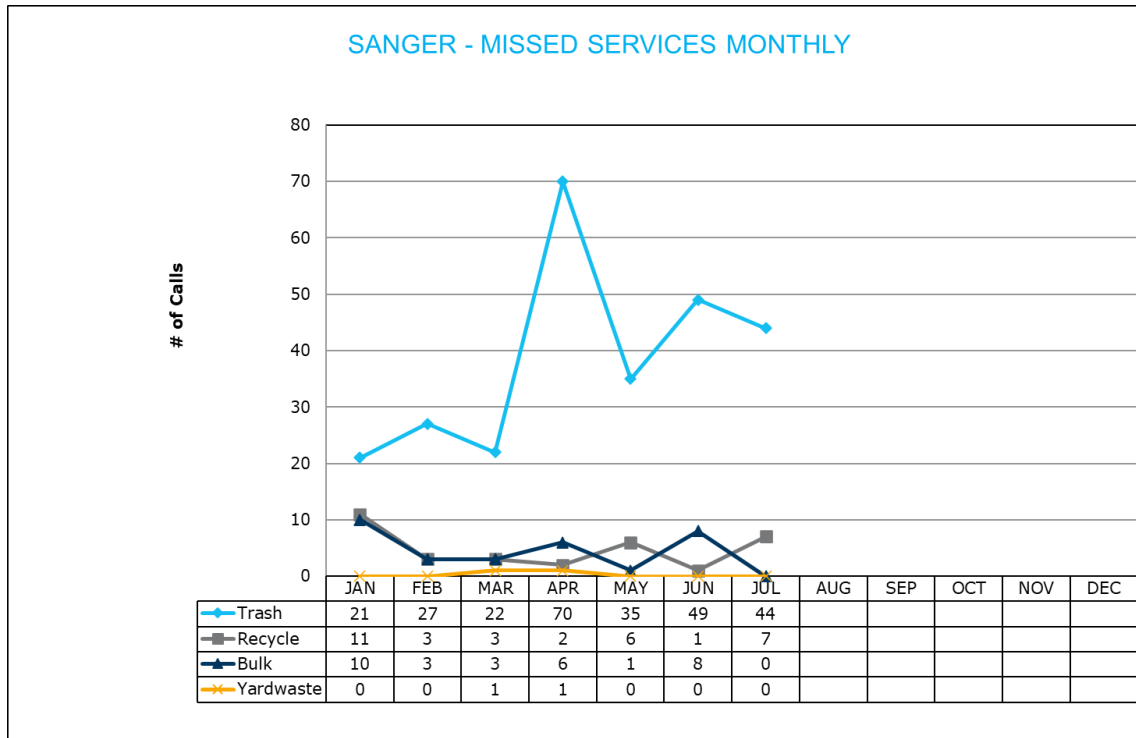
PARTICIPATION SERVICES

Item 8.

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2024													
Participation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
# Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304						3,307
Servicable Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304						3,307
SSR Participation	23.30%	18.96%	20.88%	8.00%	4.31%	17.48%	29.78%						17.53%
SSR Set Outs	805	620	683	262	141	576	984						582
SANGER - OTHER INFORMATION 2024													
CONTAINERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Container Deliveries	51	18	19	45	29	20	18						200
Repair	0	0	0	0	3	0	0						3
Remove Container	13	6	0	4	2	4	3						32
Exchange Container	0	1	2	2	3	2	0						10
SERVICES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Code Red	0	0	0	0	0	0	0						0
Routes Incomplete	0	0	0	0	0	0	0						0
Special Bulk Pickup	0	0	0	0	0	0	0						0
Illegal Dumps	0	0	0	0	0	0	0						0
TOTAL	0	0	0	0	0	0	0						0

RELIABLE SERVICES

SANGER - MISSED SERVICES 2024														
Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Trash - Missed Service	21	27	22	70	35	49	44						268	38
Recycle - Missed Service	11	3	3	2	6	1	7						33	5
Bulk - Missed Service	10	3	3	6	1	8	0						31	4
Yardwaste- Missed Service	0	0	1	1	0	0	0						2	1
Service Activity Total	42	33	29	79	42	58	51						334	48



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

SAFETY - OUR # 1 GOAL

Item 8.

SANGER - SAFETY RECORD 2024													
Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Damage	0	0	0	2	0	0	0						2
Motor Vehicle Accidents	0	0	0	0	0	0	0						0
Moving Violations	0	0	0	0	0	0	0						0
Personal Injury Claims	0	0	0	0	0	0	0						0
TOTAL	0	0	0	2	0	0	0						2

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

MATERIALS DIVERTED

SANGER - RESOURCES DIVERTED FROM LANDFILL 2024 (TONS)

MATERIALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Mixed Paper	13.28	10.25	10.51	3.78	1.68	10.59	8.36						58.45	8.35
ALUMINUM	6.82	5.26	6.05	3.38	2.20	6.81	5.64						36.16	5.17
GLASS - MIXED	8.74	6.38	6.41	1.34	1.01	7.25	4.95						36.08	5.15
PLASTIC - MIXED	12.57	10.36	9.06	2.06	1.89	9.35	3.68						48.97	7.00
TIN	3.86	2.06	2.04	1.09	1.02	3.54	2.56						16.17	2.31
CARDBOARD	15.24	13.02	11.57	5.98	3.26	10.58	9.75						69.40	9.91
SCRAP METAL	2.19	1.22	1.36	1.05	1.04	2.65	2.02						11.53	1.65
RESIDUAL	17.06	12.36	13.59	5.85	3.91	15.98	10.25						79.00	11.29
TOTAL RECYCLABLES	79.76	60.91	60.59	24.53	16.01	66.75	47.21						355.76	50.82



CITY OF SANGER SEPTEMBER 2024 REPORT

updated

CHERYL BROCK – MUNICIPAL SERVICES MGR
CHUCK ZHOU – GENERAL MANAGER



COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential	262.53	260.30	229.56	282.21	356.93	315.16	111.32	347.35	346.68				2,512.04	279.12
Brush/Bulk	115.41	96.35	141.06	128.66	101.99	124.97	117.72	27.60	42.27				896.03	99.56
Trash Total	377.94	356.65	370.62	410.87	458.92	440.13	229.04	374.95	388.95				3,408.07	378.67
SANGER - RESI RECYCLE COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	79.76	60.91	60.59	24.53	16.09	66.75	47.21	48.94	58.31				463.09	51.45
SANGER - TOTAL MATERIAL COLLECTED 2024 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	457.70	417.56	431.21	435.40	475.01	506.88	276.25	423.89	447.26				3,871.16	430.13
SANGER - DIVERSION RATE 2024														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	23.3%	19.0%	20.9%	8.0%	4.3%	17.5%	29.8%	12.3%	14.4%				N/A	16.6%



COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	475.52	441.07	450.34	410.53	539.59	332.12	271.16	212.74	224.94				3,358.01	373.11
Commercial Trash	255.12	240.28	260.98	274.52	302.75	251.03	228.64	217.16	266.52				2,297.00	255.22
Trash Total	730.64	681.35	711.32	685.05	842.34	583.15	499.80	429.90	491.46				5,655.01	628.33

SANGER - INDUSTRIAL RECYCLING COLLECTED 2024 (TONS)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Recycle	1.6	11.81	83.22	106.38	0.52	2.36	0.00	0.00	0.00				205.89	22.88

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	732.24	693.16	794.54	791.43	842.86	585.51	499.80	429.90	491.46				5,860.90	651.21

SANGER -INDUSTRIAL DIVERSION RATE 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial SSR	0.3%	2.6%	15.6%	20.6%	0.1%	0.7%	0.0%	0.0%	0.0%				N/A	4.4%



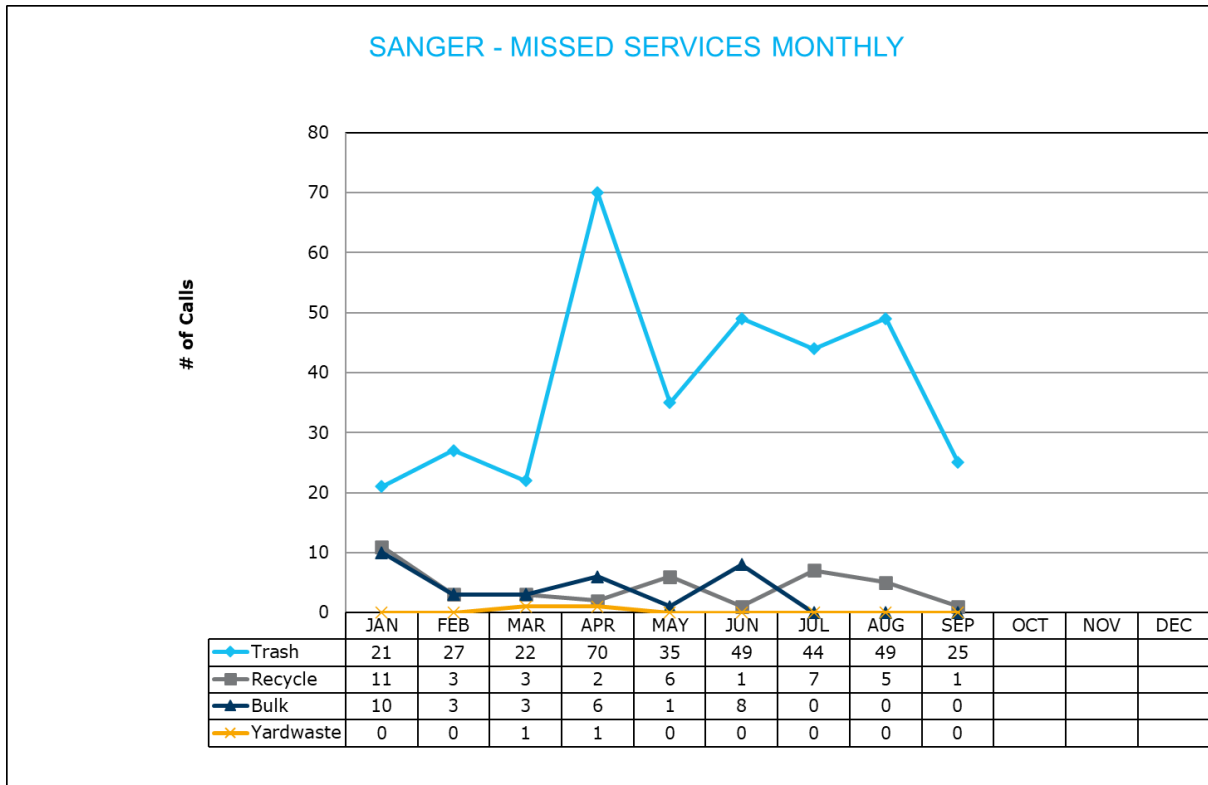
PARTICIPATION SERVICES

Item 8.

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2024													
Participation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
# Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304	3,312	3,307				3,308
Servicable Households	3,454	3,272	3,271	3,275	3,278	3,298	3,304	3,312	3,307				3,308
SSR Participation	23.30%	18.96%	20.88%	8.00%	4.31%	17.48%	29.78%	12.35%	14.40%				0
SSR Set Outs	805	620	683	262	141	576	984	409	476				551
SANGER - OTHER INFORMATION 2024													
CONTAINERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Container Deliveries	51	18	19	45	29	20	18	15	9				224
Repair	0	0	0	0	3	0	0	0	0				227
Remove Container	13	6	0	4	2	4	3	1	1				37
Exchange Container	0	1	2	2	3	2	0	1	1				46
SERVICES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Code Red	0	0	0	0	0	0	0	0	0				0
Routes Incomplete	0	0	0	0	0	0	0	0	0				0
Special Bulk Pickup	0	0	0	0	0	0	0	0	0				0
Illegal Dumps	0	0	0	0	0	0	0	0	0				0
TOTAL	0	0	0	0	0	0	0	0	0				0

RELIABLE SERVICES

SANGER - MISSED SERVICES 2024														
Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Trash - Missed Service	21	27	22	70	35	49	44	49	25				342	38
Recycle - Missed Service	11	3	3	2	6	1	7	5	1				39	4
Bulk - Missed Service	10	3	3	6	1	8	0	0	0				31	3
Yardwaste- Missed Service	0	0	1	1	0	0	0	0	0				2	0
Service Activity Total	42	33	29	79	42	58	51	54	26				414	46



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

SAFETY - OUR # 1 GOAL

Item 8.

SANGER - SAFETY RECORD 2024													
Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Damage	0	0	0	2	0	0	0	0	0				2
Motor Vehicle Accidents	0	0	0	0	0	0	0	0	0				0
Moving Violations	0	0	0	0	0	0	0	0	0				0
Personal Injury Claims	0	0	0	0	0	0	0	0	0				0
TOTAL	0	0	0	2	0	0	0	0	0				2

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

MATERIALS DIVERTED

SANGER - RESOURCES DIVERTED FROM LANDFILL 2024 (TONS)														
MATERIALS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Mixed Paper	13.28	10.25	10.51	3.78	1.68	10.59	8.36	9.02	10.02				77.49	8.61
ALUMINUM	6.82	5.26	6.05	3.38	2.20	6.81	5.64	5.87	8.25				50.28	5.59
GLASS - MIXED	8.74	6.38	6.41	1.34	1.01	7.25	4.95	4.02	4.79				44.89	4.99
PLASTIC - MIXED	12.57	10.36	9.06	2.06	1.89	9.35	3.68	3.06	3.68				55.71	6.19
TIN	3.86	2.06	2.04	1.09	1.02	3.54	2.56	2.73	3.54				22.44	2.49
CARDBOARD	15.24	13.02	11.57	5.98	3.26	10.58	9.75	9.97	12.25				91.62	10.18
SCRAP METAL	2.19	1.22	1.36	1.05	1.04	2.65	2.02	3.02	3.25				17.80	1.98
RESIDUAL	17.06	12.36	13.59	5.85	3.91	15.98	10.25	11.25	12.53				102.78	11.42
TOTAL RECYCLABLES	79.76	60.91	60.59	24.53	16.01	66.75	47.21	48.94	58.31				463.01	51.45

