

CITY COUNCIL

MEETING AGENDA

NOVEMBER 17, 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

DISCUSSION ITEMS

1. A joint discussion with the Type A Industrial Economic Development Corporation regarding Municipal Development Districts (MDD).

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.

2. Annual Electric Department Presentation

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.

- [3.](#) Consideration and possible action on the minutes from the November 3, 2025, meeting.
- [4.](#) Consideration and possible action on the City of Whitesboro, TX Mutual Aid agreement, and authorizing the City Manager to execute said agreement and all necessary documents.
- [5.](#) Consideration and possible action on purchasing a 2026 Chevrolet Silverado 3500 HD Cab and Chassis from Caldwell Chevrolet and authorizing the City Manager to execute the agreement and all necessary documents.
- [6.](#) Consideration and possible action to renew Master Service Agreement with Schneider Engineering LLC dba SEnergy, and authorizing City Manager to execute the agreement.
- [7.](#) Consideration and possible action on renewal of agreement with First Choice Lights for 2025.

ACTION ITEMS

- [8.](#) Consideration and possible action on Resolution 2025-19, to vote for candidates in the election of the Denton Central Appraisal District Board of Directors
- [9.](#) Consideration and possible action on a contract with Granicus and the Delcom Group providing for live-streaming and recording of Council meetings, and authorizing the City Manager to execute the agreements.
- [10.](#) Consideration and possible action on Ordinance No. 11-32-25 a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. 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.

11. Rider GCR - Rate Filing under Docket No. OS-24-00019196 October 29, 2025

EXECUTIVE SESSION

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

Section 551.072. DELIBERATION REGARDING REAL PROPERTY

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

RECONVENE INTO REGULAR SESSION

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

ADJOURN

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

CERTIFICATION

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall that is readily accessible to the general public at all times and was posted on the City of Sanger website on November 11, 2025, by 3:00 PM.

/s/Kelly Edwards

Kelly Edwards, City Secretary

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



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: Kelly Edwards, City Secretary

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

SUMMARY:

N/A

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the November 3, 2025, meeting minutes.

ATTACHMENTS:

Meeting minutes.

CITY COUNCIL

MEETING MINUTES

NOVEMBER 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 6:02 p.m.

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Lt. Justin Lewis.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

Discussion ensued regarding Item 2 of the agenda. City Secretary Edwards provided an overview of the item, including the exemptions.

Discussion ensued regarding Items 5 and 9 of the agenda. Director Hammonds provided an overview of the items and the proposed change for the construction of the development's parks.

Discussion ensued regarding Item 10 of the agenda. Director Hammonds and City Manager Noblitt addressed questions regarding the allowable uses with an SUP, signage, and operation of the business.

Discussion ensued regarding Item 8 of the agenda. Director Hammonds provided an overview of the item, including the reason for the zoning change request and the current use of the property.

City Manager Noblitt addressed Councilmember Chick's questions regarding the Financials provided under the Informational Items of the agenda.

ADJOURN THE WORK SESSION

There being no further business, Mayor Muir adjourned the work session at 6:42 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Director of Development Services Ramie Hammonds, and Lt. Justin Lewis.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

No one addressed the Council.

CONSENT AGENDA

1. Consideration and possible action on the minutes from the October 20, 2025, meeting.
2. Consideration and possible action Ordinance 11-33-25, Repealing existing Article 4.200, "Itinerant Merchants, Peddlers and Vendors," of Chapter 4, "Business Regulations," of the Code of Ordinances of the City of Sanger, Texas, and replacing it with a new Article 4.200, "Solicitors and Itinerant Merchants; Handbill Distribution."

Motion to approve the consent agenda as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Mayor Muir opened the public hearing at 7:03 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:05 p.m.

4. Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Mayor Muir opened the public hearing at 7:05 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:06 p.m.

5. Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(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 7:07 p.m.

Director Hammonds provided an overview of the item.

No one else requested to speak.

Mayor Muir closed the public hearing at 7:08 p.m.

6. Conduct a public hearing on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Mayor Muir opened the public hearing at 7:09 p.m.

Director Hammonds provided an overview of the item.

Andy Read, spoke in opposition and stated his concerns.

Mayor Muir closed the public hearing at 7:15 p.m.

ACTION ITEMS

7. Consideration and possible action on Ordinance No. 11-29-25 a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Motion to approve.

Motion: Chick

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

8. Consideration and possible action on Ordinance No. 11-30-25 a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.

Motion to approve.

Motion: Chick

Second: Gann

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

9. Consideration and possible action on an amendment to Ordinance No. 08-22-25 creating Ordinance No. 11-31-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBEE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

Motion to approve.

Motion: Chick

Second: Burrus

Ayes: Barrett, Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

10. Consideration and possible action on Ordinance No. 11-32-25 a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

Motion to deny.

Motion: Chick

Second: Gann

Ayes: Chick and Gann.

Nays: Barrett, Bilyeu, and Burrus

Motion failed 2-3-0.

No action was taken on this item.

FUTURE AGENDA ITEMS

Councilmember Bilyeu asked about the date of the retreat next spring.

INFORMATIONAL ITEMS

11. Financial Statements August and September 2025
12. Disbursements Report September 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:43 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: Ronnie Grace, Director of Electric

AGENDA ITEM: Consideration and possible action on the City of Whitesboro, TX Mutual Aid agreement, and authorizing the City Manager to execute said agreement and all necessary documents.

SUMMARY:

- This agreement would provide mutual electric support to both the City of Whitesboro and Sanger Municipal Electric in the event of an electrical emergency.
- The agreement includes provisions for reasonable reimbursable costs.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- City Council Communication
- Whitesboro mutual aid

MUTUAL AID AGREEMENT

Pursuant to Texas Government Code Section 791 and in consideration of the mutual commitments given herein, each of the Signatories to this Mutual Aid Agreement (the Agreement) agree to render aid to any of the other Signatories as follows. Any party to this Mutual Aid Agreement that is requesting aid (as hereinafter defined) is referred to herein as the "Requesting Signatory", and the party that is requested to provide aid is referred to herein as the "Aiding Signatory" to wit:

- 1) Request for aid. The Requesting Signatory agrees to make its request in writing to the Aiding Signatory within a reasonable time after aid is needed and with reasonable specificity, including without limitation, the work to be performed and the materials, supplies, personnel, and/or equipment that the Requesting Signatory is requesting from the Aiding Signatory ("Request for Aid"). The Requesting Signatory agrees to compensate the Aiding Signatory for the aid as specified in this Agreement.
- 2) Discretionary rendering of aid. The decision to render aid and the extent and limitations of the aid rendered (including the materials, supplies, personnel, and/or equipment to be provided by the party rendering aid) is entirely at the discretion of the Aiding Signatory. Nothing in this Agreement commits, binds, or otherwise obligates an Aiding Signatory to respond to any particular Request For Aid. This Agreement to render aid is expressly not contingent upon a declaration of a major disaster or emergency by the federal government or upon receiving federal funds. An Aiding Signatory reserves the right to recall any and all materials, supplies, personnel, and/or equipment, at any time. It is acknowledged and agreed that the decision to terminate aid and recall materials, supplies, personnel, and/or equipment lies solely with the Aiding Signatory.
- 3) Invoice to the Requesting Signatory. Within 90 days of the return to the home work station of all personnel and equipment of the Aiding Signatory, the Aiding Signatory shall submit to the Requesting Signatory an invoice for all charges related to the aid provided pursuant to this Agreement. The invoice shall contain only charges related to the aid provided pursuant to this Agreement.
- 4) Charges to the Requesting Signatory. Charges to the Requesting Signatory from the Aiding Signatory shall be as follows:
 - a) Labor force. Charges for labor force shall be in accordance with the Aiding Signatory's standard practices.
 - b) Equipment. Charges for equipment, such as bucket trucks, digger derricks, and other special equipment used by the Aiding Signatory, shall be at the reasonable and customary rates for such equipment in the Aiding Signatory's location.
 - c) Transportation. The Aiding Signatory shall transport the personnel and equipment it is providing by reasonable and customary means and shall charge reasonable and customary rates for such transportation.

- d) Materials and supplies. Charges for materials and supplies furnished or used by the Aiding Signatory shall be the reasonable replacement cost of such materials and supplies.
 - e) Meals, lodging and other related expenses. Charges for meals, lodging and other expenses related to the provision of aid pursuant to this Agreement shall be the reasonable and the actual costs incurred by the Aiding Signatory.
- 5) Command Responsibility at Response Site. The employee of the Requesting Signatory in charge at the site to which the response is made shall be the individual in charge of the operations ("Requesting Signatory Supervisor") and thus Signatory Supervisor (as hereinafter defined) shall serve under the Requesting Signatory Supervisor; PROVIDED THAT, the Aiding Signatory's equipment, supplies, and personnel shall be under the direct and immediate supervision of an employee of the Aiding Signatory ("Aiding Signatory Supervisor"). If the Requesting Signatory Supervisor specifically requests the Aiding Signatory Supervisor assume operational control, neither the Requesting Signatory Supervisor who makes such request nor the Requesting Signatory shall, by relinquishing operational control, be relieved of responsibility for the operation.
- 6) Indemnification. Requesting signatory hereby agrees, to the extent permitted by the constitution and laws of the state of texas, to indemnify, defend and hold aiding signatory, and its members, affiliates, partners, clients, officers, directors, employees, agents, and representatives harmless from and against any loss, cost, damage and expense (including, but not limited to, reasonable attorneys' fees and court costs) of whatever kind (i) suffered or incurred by any person or organization (including any contractor(s) engaged by requesting signatory or any employees of requesting signatory, or its contractors), and (ii) arising directly or indirectly from the performance of the services under this agreement and/or from requesting signatory's breach of this agreement, except to the extent such loss, cost, damage, or expense is due to the negligence, gross negligence or willful misconduct of aiding signatory.
- 7) Dispute Resolutions. If a dispute arises between the parties to this Agreement, the party claiming that a dispute has arisen shall provide to the other party immediate written notification, in accordance with the Notification Section of this Agreement, setting forth the specific nature of such dispute.

Upon the giving of the notice referenced above, the parties agree that they shall attempt to resolve the dispute by informal discussions. Each party commits to participate in these efforts in a timely manner and in good faith.

If such informal efforts are not successful, the parties may submit the dispute to non-binding mediation through the Denton County Bar Association Alternative Dispute Resolution Program. Any costs for the mediator shall be shared equally between the parties.

In the event of any litigation arising out of the performance of this Agreement, it is agreed that the Courts of the County of Denton, State of Texas, shall be courts of proper venue.

Further, in addition to any other relief, the Court may award the substantially prevailing party reasonable attorneys' fees and costs.

- 8) Notice. Any notice under this Agreement is to be in writing and shall be delivered by (a) United States certified first class mail, postage prepaid, return receipt requested, (b) personal delivery, (c) facsimile, with printed confirmation, (d) electronic transmission (e-mail), or (e) nationally recognized overnight carrier to the appropriate party using the following respective addresses:

To City of Sanger, Texas: City of Sanger, Texas
 502 Elm Street
 Sanger, Texas 76266
 Attn: City Secretary's Office
 Fax: 940-458-4180
 E-Mail: citysecretary@sangertexas.org

To City of Whitesboro, Texas City of Whitesboro, Texas
 111 West Main Street
 Whitesboro, Texas 76273
 Attn: City Secretary's Office
 Fax: 903-564-6105
 E-Mail: tnino@whitesborotexas.com

Notice shall be deemed given forty-eight (48) hours after deposit into the United States Mail if sent by certified mail; when received if delivered personally, by facsimile or by e-mail (provided that if the fax or e-mail is received by the addressee, as evidenced by the fax confirmation or e-mail confirmation of the addressee, after 5:00 p.m. on the day the fax or e-mail is sent, such notice shall be deemed effective on the next business day); or twenty-four (24) hours after deposit if sent by nationally recognized overnight carrier.

Either party may at any time change its address for notice by providing written notice of same to the other party in accordance with the notice provisions set forth above.

- 9) Insurance. Each party agrees to maintain insurance coverage for its own equipment and personnel, whether through third-party insurance, self-insurance, or membership in an appropriate insurance pool providing equivalent coverage.
- 10) Counterparts. The Signatories may execute this Agreement in one or more counterparts, with each counterpart being deemed an original Agreement, but with all counterparts being considered one Agreement.

- 11) Execution. Each party hereto has read, agreed to and executed this Agreement on the date indicated. Each party hereto represents that they have the authority to enter into this Agreement.

CITY OF WHITESBORO, TEXAS

CITY OF SANGER, TEXAS

PHILL HARRIS, CITY MANAGER

JOHN NOBLITT, CITY MANAGER

ATTEST:

ATTEST:

TERESA NINO, CITY SECRETARY

KELLY EDWARDS, CITY SECRETARY

APPROVED AS TO FORM:

APPROVED AS TO FORM:

AMANDA DAVIS, CITY ATTORNEY

CITY ATTORNEY



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: Ronnie Grace, Director of Electric

AGENDA ITEM: Consideration and possible action on purchasing a 2026 Chevrolet Silverado 3500 HD Cab and Chassis from Caldwell Chevrolet and authorizing the City Manager to execute the agreement and all necessary documents.

SUMMARY:

- This vehicle will be replacing a 2011 Chevrolet 3500 HD.
- Purchase is being made via BuyBoard Bid 724-23.
- This is a budgeted Capital Item.

FISCAL INFORMATION:

Budgeted: Yes

Amount: \$ 54,625.00

GL Account: 008-58-6106

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

- City Council Communication
- Caldwell Country Chevrolet Quote

CALDWELL COUNTRY CHEVROLET II LLC

800 HWY 21 E CALDWELL, TEXAS 77836

BUYBOARD 724-23

Item 5.

End User: CITY OF SANGER **Caldwell Rep:** DON HOUSTON
Contact: MARK GRIFFITH **Phone:** (979) 567-1500
Phone/ Email: MGRIGGITH@SANGERTEXAS.ORG / 940-458-2064 **Date:** Tuesday, October 21, 2025
Product Description: 2026 White Chevrolet Silverado 3500HD CC (CK31043) 4WD C **Email:** dhouston@usaautomotivepartners.com

A. Bid Series: 2026 Chevrolet Silverado 3500 Cab & Chassis **A. Base Price:** \$ 53,900.00

B. Published Options [Itemize each below] **Quote Number:** 3499

Code	Model Vehicle				
CK31043	2026 White Chevrolet Silverado 3500HD CC (CK31043) 4WD Crew Cab 177" WB, 60" CA Work				
Code	Options	Bid Price	Code	Options	Bid Price
5N5	Rear Camera Kit.	\$0.00	1WT	Work Truck Preferred Equipment Group	\$0.00
AKO	Glass, deep-tinted	\$0.00	9L3	Spare tire delete	\$0.00
C49	Defogger, rear-window electric	\$0.00	AZ3	Seats, front 40/20/40 split-bench	\$0.00
DBG	Mirrors, outside power-adjustable vertical tr	\$0.00	FE9	Emissions, Federal requirements	\$0.00
PCV	WT Convenience Package	\$0.00	GAZ	Summit White	\$0.00
			GT4	Rear axle, 3.73 ratio	\$0.00
			H2G	Jet Black, Vinyl seat trim	\$0.00
			IOR	Audio system, Chevrolet Infotainment 3 system,	\$0.00
			L8T	Engine, 6.6L V8 with Direct Injection and Varia	\$0.00
Total of B. Published Options					\$ -

C. Unpublished Options [Itemize each below, not to exceed 25%]

Unpublished Options	Bid Price	Unpublished Options	Bid Price
Delivery Fee	325		
Total of C. Unpublished Options:		\$	325.00

D. Registration, Inspection, Paperwork, Postage cost, Courthouse time, & Runner time:

E. Upfitter/Quote Number:

F. Delivery ETA: 90 - 120 DAYS APPROX \$ -

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

H. Lot Insurance (for in-stock and/or equipped vehicles):

I. Contract Price Adjustment:

J. Additional Delivery Charge miles \$ -

K. Subtotal \$ 54,225.00

L. Quantity Ordered 1 **x K =** \$ 54,225.00

M. Trade in:

N. Coop Fee per purchase order \$ 400.00

O. Total purchase price with coop fee (Prices and availability are subject to change without notice) \$ 54,625.00

DISCLAIMER

PRICES AND AVAILABILITY CAN CHANGE AT ANY TIME WITHOUT FURTHER NOTICE DUE TO SUPPLY CHAIN CHALLENGES. REVERIFY PRICING BEFORE ISSUING A PURCHASE ORDER. FINAL PRICE IS NOT CONFIRMED UNTIL VEHICLE ORDER IS ACCEPTED BY THE MANUFACTURER. ACKNOWLEDGE BY RECEIPT THAT THE PURCHASE ORDER WAS RECEIVED BY USA AUTOMOTIVE PARTNERS, LLC. (CALDWELL COUNTRY CHEVROLET, ROCKDALE COUNTRY FORD dba CALDWELL COUNTRY FORD, CAMERON COUNTRY CDJR)



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: John Noblitt, City Manager

AGENDA ITEM: Consideration and possible action to renew Master Service Agreement with Schneider Engineering LLC dba SEnergy, and authorizing City Manager to execute the agreement.

SUMMARY:

- This is a renewal of our Master Services Agreement (MSA) with SEnergy, formerly Schneider Engineering, for engineering and compliance services to Sanger Electric.
- This agreement covers the basic responsibilities between parties for services provided by SEnergy, which are applied to specific projects through individual task/work orders.
- SEnergy currently handles ongoing transmission operator coordination, Emergency Operations Plan and training, annual training requirements for staff on system issues, ongoing regulatory compliance, and support on legislative items. These are under existing task orders which will remain covered under this MSA.
- This is a professional service.
- Staff has an excellent working relationship with SEnergy.

FISCAL INFORMATION:

Last fiscal cycle the Sanger Electric paid a total of \$37,000 to SEnergy for regulatory support and transmission operations.

RECOMMENDED MOTION OR ACTION:

Approve the renewal of the Master Services Agreement with SEnergy, and authorize the City Manager to execute all necessary documents.

ATTACHMENTS:

Master Services Agreement



MASTER SERVICES AGREEMENT

PREPARED FOR
CITY OF SANGER

OCTOBER 27, 2025

MASTER SERVICES AGREEMENT

This MASTER SERVICES AGREEMENT ("Agreement") is made between City of Sanger (the "Owner") and SCHNEIDER ENGINEERING LLC. dba SEnergy, (the "Consultant") and is effective as of the 27 day of October, 2025. Each of Owner and Consultant are referred to as a "Party" and collectively as the "Parties."

WHEREAS, the Owner desires the Consultant to perform engineering or consulting services (the "Services"),

NOW, THEREFORE, in consideration of the mutual undertakings herein contained the parties agree as follow:

1. SCOPE AND TERM OF SERVICES

1.1 Scope of Services. Consultant agrees to perform the Services designated by individual Work Orders as more specifically described in Exhibit A.

1.2 Term. This Agreement shall become effective as of the date hereof and shall remain in effect from year to year thereafter, provided, however, that this Agreement may be terminated at any time during the term hereof by either party giving thirty (30) days' notice in writing to the other of its intention to terminate. Upon such termination the Owner shall pay the Consultant for such services as may have been performed prior to such termination.

1.3 Subcontractors. Consultant shall obtain the consent of Owner before subcontracting any material component of the Services, such consent not to be unreasonably withheld by Owner.

2. SYSTEM DATA FURNISHED BY OWNER

2.1. Unless otherwise expressly stated in an applicable Statement of Work (SOW) or Work Order (Order), the Owner agrees to make available to Consultant the personnel and resources set forth in an applicable SOW or Order to enable Consultant to complete the Work. Consultant agrees to utilize such resources solely to fulfill the requirements of the SOW and Order, and for no other purpose. All resources provided to Consultant by Owner shall be immediately returned to Owner upon Owner's demand

2.2. Owner will use commercially reasonable efforts to perform its obligations as set forth in this Agreement and each Statement of Work or Order. Consultant's ability to provide the Work may depend on Owner's performance of certain required approvals, reviews, edits and notices within the time periods noted in this Agreement or an applicable SOW or Order.

3. OWNER FURNISHED PERSONNEL

The Owner shall furnish the services of qualified personnel whenever such services are required to obtain engineering information. Any tests or obtaining of data that requires working on energized equipment will be performed by qualified Owner personnel.

4. COMPENSATION

4.1 Rates. Owner shall pay Consultant the fees negotiated between the Parties as prescribed in each Work Order. If no rates or fees are stated in a Work Order, then the compensation for Services

performed by the Consultant under this Agreement shall be as stated in the rate schedule attached to this Agreement as Exhibit B.

4.2 Records. The Consultant shall maintain accurate records of all expenditures with respect to the Services performed under this Agreement. The records of expenditures shall be maintained in sufficient detail to serve as a basis for preparation of invoices of Consultant's fees and as a basis for the Owner's approval of such invoices. The Consultant shall submit an invoice to the Owner once a month for all compensation due hereunder.

4.3 Payment Terms. The Owner shall pay the Consultant within thirty (30) days after the date of the invoice. Invoices paid after thirty (30) days from the date of the invoice will be assessed a 1.5% per month late charge.

5. INSURANCE

Consultant shall carry and maintain during the performance of Services the insurance coverages set forth in the attached Exhibit C, unless Owner issues a letter to Consultant indicating that a particular type of insurance is not applicable to a given Work Order.

6. OWNERSHIP OF DOCUMENTS

All documents including original drawings, estimates, specifications, field notes, and data will remain the property of the Consultant as instruments of service. It is understood that the Owner shall have access to all such information with the right to make and retain copies of drawings and all other information. Any reuse without specific written consent from the Consultant will be at the Owner's sole risk and without liability or legal exposure to the Consultant.

7. WARRANTIES

7.1 Standard of Care. Consultant shall perform the Services in a good and workmanlike manner using reasonable care, due diligence and good faith. Consultant shall perform the Services as an independent contractor. Owner expressly acknowledges that Consultant makes no other warranties or guarantees, express or implied, regarding its professional services or its work products.

7.2 Limitation of Liability. In the event of default, error, or omission, in performing the Services (collectively "Defects") Consultant's liability under this Agreement shall be limited to only those Defects caused by Consultant's sole negligence. Consultant shall only be obligated to correct Defects by re-performing the defective portion of the Services at Consultant's sole cost provided that Consultant is notified by Owner in writing of such defect within one year after completion of Consultant's Services for that Work Order. Consultant shall be given reasonable time and opportunity to determine the cause of any claimed Defect (including opportunity for field inspection and tests) as well as the opportunity to assist Owner in mitigating the cost of required changes. Consultant shall not be liable for cost of replacement materials, equipment or other labor to correct Defects.

7.3 Equipment or Materials Warranty. Consultant does not warrant materials or equipment supplied by Owner or by third parties. Consultant will transfer warranties, if any, of the vendors or suppliers of materials or equipment supplied by Consultant to Owner.

8. INDEMNITY

8.1 Indemnity. Consultant will indemnify and hold Owner harmless from and against any and all liabilities, claims, demands, suits, losses, damages, reasonable costs and expenses for bodily injury to or death of any person, or damage to or destruction of any property, arising out of the performance of this Agreement by Consultant, to the extent such claim arises from any negligent act or omission of Consultant, its officers or employees.

8.2 LIMITATION OF LIABILITY. IN NO EVENT SHALL CONSULTANT'S LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE AMOUNT OF THE APPLICABLE WORK ORDER FROM WHICH SUCH CLAIM ARISES.

8.3 Consequential Damages. Except with regard to breach of confidentiality, in no event shall Consultant be responsible to Owner for any special, indirect, incidental, exemplary, punitive or consequential damages or losses (including specifically but without limitation, any based on loss of profits or revenue, cost of capital, loss of goodwill, claims of customers, fines or penalties or similar damages) whether arising in contract, tort, negligence, strict liability or otherwise.

9. CONFIDENTIAL INFORMATION

9.1 Owner's Information. It is understood that the Consultant may be dealing with confidential information and/or documents which are the Owner's property, used in the course of its business. The Consultant agrees, during the term of this Agreement and at all times thereafter, not to disclose to anyone, directly or indirectly, any of such confidential information and/or documents, or use them other than in the course of work under this Agreement without the Owner's written consent.

9.2 Consultant's Information. The Owner understands that all information on Exhibits A and B related to compensation, all cost of service information, and all documents provided to include data request forms is the confidential and proprietary property of the Consultant used in the course of its business. The Owner agrees during term of this Agreement and at all times thereafter, not to disclose to anyone, directly or indirectly, any of such confidential information, or use the information other than in the course of work under this Agreement.

9.3 Non-Solicitation of Employees. Owner agrees that during the term of this Agreement and for a period of two (2) years after expiration of this Agreement, Owner, including any of its employees or agents (including its successors or assigns), shall not, directly or indirectly, solicit for employment or consultancy, employ, or seek to employ or engage as an independent contractor, any present or former employee of Consultant or its affiliates without the prior written consent of Consultant.

10. GENERAL PROVISIONS

10.1 Force Majeure. Except for payment of money when due, if either Party is unable to perform any of its obligations under this Agreement by reason of force majeure, such Party shall be excused from performance to the extent it is affected by such force majeure. The Party affected by force majeure shall endeavor to remedy the impediment to its performance with all reasonable dispatch. The term "force majeure" shall mean any cause beyond the control of the Party claiming force majeure.

10.2 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, excluding any conflict of law provision which would refer to the law of another jurisdiction.

10.3 Disputes. Any and all disputes, claims or controversies arising out of or relating to this Agreement, or the breach thereof, and not resolved amicably shall be finally settled in the state courts located in Kendall County, Texas.

10.4 Assignment. The obligations of the Consultant under this Agreement shall not be assigned without the approval in writing of the Owner, which shall not be unreasonably withheld.

10.5 Notices. All notices, requests, demands and other communications required or permitted to be given by either Party hereunder shall be in writing and shall be deemed to have been given if delivered in person or by e-mail or facsimile or by first class certified mail, postage and fees prepaid, to the address of the intended recipient as set forth below. All such notices, requests, demands and other communications shall be deemed to have been received by the addressee, if by mail, three (3) days following mailing; if by facsimile or e-mail, twenty-four (24) hours following transmission; or if by personal delivery, upon such delivery.

To Consultant: Schneider Engineering LLC dba SEnergy
191 Menger Springs Parkway
Boerne, Texas 78006
Attn: Lance Pettigrew, P.E.
Telephone: (830) 249-3887
Email: lpettigrew@se-texas.com

To Owner: City of Sanger
502 Elm Street, PO Box 1729
Sanger, TX 76266
Attn: John Noblitt
Telephone: 940-458-7930
Email: jnoblitt@sangertexas.org

The foregoing addresses may be changed by either Party by giving notice to the other party as provided above.

10.6 Exercise of Rights and Waiver. The failure of either Party to exercise any right under this Agreement shall not be deemed a waiver thereof. No waiver by either Party of any provisions hereof shall be deemed a waiver of any future compliance therewith, and such provisions shall remain in full force and effect.

10.7 Severability. In the event that any clause or provision in this Agreement shall for any reason be deemed invalid or unenforceable, the remaining provisions and clauses shall not be affected or invalidated and shall remain in full force and effect.

10.8 Headings. The headings contained in this Agreement are for ease of reference only and shall not limit or otherwise affect the meaning hereof.

10.9 Multiple Counterparts. This Agreement may be executed and delivered in two or more counterparts, each of which so executed and delivered shall be deemed to be an original, and all shall constitute but one and the same instrument.

10.10 Entire Agreement. This Agreement, along with all Exhibits and attachments, including any Work Orders, shall constitute the entire agreement between the Parties hereto and supersedes any oral or written understandings, proposals or communications previously entered into by or on account of the parties and may not be changed, modified or amended except in writing and signed by both Parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first written above.

CONSULTANT

OWNER:

Schneider Engineering LLC dba SEnergy

City of Sanger

BY:

By:

Name: Steve Moffitt

Name: John Noblitt

Title: SVP

Title: City Manager

EXHIBIT A**WORK ORDER**

Consultant shall provide the Services requested by Owner from time to time, such requests to be in the form of a Work Order. Each Work Order shall become effective upon the signature of both parties and shall constitute a supplement to this Agreement.

Each Work Order shall state specifically the scope of services agreed to by the Parties, as well as the time for performance and payment formula. The terms and conditions of this Agreement shall apply to each Work Order issued hereunder.

EXHIBIT B CONSULTANT'S RATE SCHEDULE



SCHNEIDER ENGINEERING, LLC DBA SENERGY COMPENSATION SCHEDULE (2024)

POSITION	HOURLY RATE
Principal	\$350.00
Engineer VIII	\$300.00
Engineer VII/Senior Consultant V	\$275.00
Engineer VI/Senior Consultant IV	\$250.00
Engineer V/Senior Consultant III	\$230.00
Engineer IV	\$210.00
Engineer III	\$180.00
Engineer II/Senior Consultant II	\$160.00
Engineer I/Senior Consultant I	\$130.00
GIS Technician	\$105.00
GIS Analyst	\$140.00
GIS Developer	\$170.00
Senior Project Manager II	\$250.00
Senior Project Manager I	\$230.00
Project Manager III	\$200.00
Project Manager II	\$175.00
Project Manager I	\$145.00
Project Analyst III	\$145.00
Project Analyst II	\$130.00
Project Analyst I	\$100.00
Technician VIII	\$175.00
Technician VII	\$160.00
Technician VI/CADD Tech IV	\$150.00
Technician V/CADD Tech III	\$135.00
Technician IV/CADD Tech II	\$120.00
Technician III/CADD Tech I	\$105.00
Technician II	\$95.00
Technician I	\$85.00
Administrative Assistant	\$95.00
Subject Matter Expert	\$400.00

The Owner shall pay Engineer for services performed under this Agreement as follows:

PERSONNEL OVERTIME CHARGES

Hourly personnel overtime work will be invoiced at the base billing rate plus a multiplier of 1.5 times the employee hourly rate.

ADMINISTRATIVE FEES

Invoices will be assessed a 5% flat administrative fee.

REIMBURSABLE EXPENSES

- Mileage Reimbursement: \$0.80/mile for trucks, \$0.90/mile for fully equipped off-road survey trucks.
- Reimbursable expenses for transportation, hotel, copying, etc. will be billed at cost.

EXHIBIT C**INSURANCE**

The Consultant shall take out and maintain throughout the period of this Agreement the insurance set forth below.

- (a) Workers' Compensation and Employers' Liability Insurance, as required by law, covering all of the Consultant's employees who perform any of the Services under this Agreement.
- (b) Comprehensive or Commercial General Liability insurance covering liabilities assumed by Consultant hereunder with a limit of not less than \$1,000,000 per occurrence for bodily injury and property damages combined.
- (c) Automobile Liability Insurance covering owned, hired and non-owned vehicles used in connection with the Services to be performed hereunder, with a limit of not less than \$1 million per occurrence for bodily injury and property damage combined.
- (d) Professional Liability Insurance of not less than \$1 million each occurrence if Engineer is providing professional services.



CITY COUNCIL COMMUNICATION

DATE: October 27, 2025

FROM: Donna Green, Director of Marketing and Civic Engagement

AGENDA ITEM: Consideration and possible action on renewal of agreement with First Choice Lights for 2025

SUMMARY:

- Original agreement was executed May 16, 2023
- This is the final renewal of the existing agreement
- New pricing is in compliance with original contract pricing and is right at the 20% max threshold.
- Several elements were removed to make sure city is in compliance with purchasing law and city purchase policy.

FISCAL INFORMATION:

Budgeted: Yes

Amount: \$63275.00

GL Account: 31-5270

RECOMMENDED MOTION OR ACTION:

Staff recommends that the contract with First Choice Lights be renewed for the 2025 season and that the City Manager be authorized to sign the renewal agreement.

ATTACHMENTS:

- Request to renew
- Original contract
- Invoice for 2025 decorations

AGREEMENT FOR HOLIDAY DECORATION DISPLAY

This Agreement for the Holiday Decoration Display (this "Agreement") is made and entered into by and between the **City of Sanger Texas**, a home-rule Texas Municipal Corporation ("the City") and **First Choice Christmas Lights LLC DBA First Choice Lights** ("Contractor"), located at 14481 Day Road, Roanoke, TX 76262 (collectively, "the Parties").

WITNESSETH

WHEREAS, the City seeks to celebrate the holidays by leasing lighting and decorations for the downtown area; and

WHEREAS, the City has received a proposal for services from Contractor to provide a lease for a seasonal display for Holiday Decoration;

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Contractor and the City, agree as follows:

1. Scope of Services. Contractor shall provide leased lighting and decorations and undertake and complete the services as more specifically described in RFP-2023-03 ("the RFP" i.e. the Holiday Decoration Display) issued by the City attached hereto and incorporated herein by reference as Exhibit A and Contractor's response ("the Proposal" i.e. the City of Sanger 2023 Holiday Lighting Proposal) attached hereto and incorporated herein by reference as Exhibit B. (Exhibit A & B collectively referred to as "the Services").

2. Commencement and Completion of Services. Contractor shall begin Services immediately upon receipt of a notice to proceed from the City.

3. Fees and Costs: The City is responsible for all fees and costs associated with the acquisition of state and local permits.

4. Term. This Agreement shall be for the term of one year ("the Initial Term") beginning on the Effective Date entered below. The City shall have the sole option to renew the agreement annually for up to a maximum of two (2) additional one (1) year periods by notifying the other Contractor in writing of its request to extend the term, such notice being sent at least ninety (90) days prior to the end of the Initial Term. The Party receiving the request for extension may reject the extension by notifying the requesting Party in writing of its rejection of the requested extension, such notice being sent at least thirty (30) days prior to the end of the Initial Term.

5. Force Majeure: Contractor shall make every effort to fulfill its obligations under this contract. Contractor shall not be liable in the event of strike, lockout, act of God, accident, or other circumstances beyond its control.

6. Compensation. In consideration for the Services performed by Contractor, the City agrees to pay Contractor in the amounts and manner indicated on the document attached hereto herein as Exhibit "B."

7. Postponement: The City reserves the right to postpone and extend the date for the receipt of responses and will give ample notice of any such postponement and extension to each prospective respondent.

8. Cancellation: Either Party may terminate this Agreement by providing thirty (30) days written notice to the other Party. If the City cancels the display less than thirty (30) days prior to the display date, the City shall pay Contractor 75% of the total contract amount plus incurred governmental fees. If the City cancels less than 14 days prior to display date the City is responsible for 100% of total contact

9. Workflow: Contractor shall provide qualified installers who will deliver, set-up, execute, and dismantle the holiday display as described in Exhibit A. Contractor must accomplish tasks on schedule and adhere to prepared timelines and schedules. The City shall allow sufficient time for Contractor to access and safely set up the display. Following the display, Contractor shall remove all decorations in accordance with the terms outlined in Exhibit A.

10. Safety and Security: The City agrees to make best efforts to cooperate with requests of Contractor regarding the safety and security of the display. In the event such a reasonable request is not resolved, Contractor reserves the right to withdraw all equipment, decorations, and other property without refund.

11. Modifications: Contractor reserves the right to substitute lighting and decoration products, for those of an equal or higher value based upon product availability and overall holiday decoration design.

12. **WARRANTY AND DEGREE OF CARE.** CONTRACTOR WARRANTS THE MATERIALS USED SHALL BE FREE OF DEFECT OR FAILURE FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF COMPLETION OF THE SERVICES AND THAT ALL SERVICES PROVIDED BY CONTRACTOR SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS AGREEMENT AND IN ACCORDANCE WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY COMPETENT CONTRACTORS IN TEXAS APPLICABLE TO THE TYPE OF SERVICES CONTEMPLATED HEREUNDER. IN THE EVENT ANY DEFECT IS DISCOVERED OR DEVELOPS IN MATERIALS PROVIDED BY CONTRACTOR OR WORK PERFORMED BY CONTRACTOR WITHIN ONE YEAR AFTER COMPLETION OF THE SERVICES, CONTRACTOR

WILL REPAIR OR REPLACE ANY SUCH MATERIALS OR WORK SO THAT IT IS NOT DEFECTIVE AND MEETS THE REQUIREMENTS OF THIS AGREEMENT.

13. INDEMNIFICATION. CONTRACTOR SHALL INDEMNIFY, DEFEND, SAVE AND HOLD HARMLESS THE CITY AND ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CAUSES OF ACTION, FINES, JUDGMENTS, LOSSES, CLAIMS, DAMAGES, LIABILITIES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, JOINT OR SEVERAL, WHETHER THEY BE FOR PERSONAL INJURY OR PROPERTY DAMAGE OR ANY OTHER TYPE OF CLAIM, WHICH MAY BE ASSERTED AGAINST ANY OF THEM ARISING OUT OF OR RELATED TO (I) ANY ACTION BY CONTRACTOR OR ITS AGENTS IN THE CARRYING OUT OF THE SERVICES DURING THE TERM OF THIS AGREEMENT; (II) THE NEGLIGENCE OR WILLFUL OR WANTON MISCONDUCT OF CONTRACTOR OR ITS AGENTS; (III) ANY VIOLATION OF ANY REQUIREMENT APPLICABLE TO CONTRACTOR OR ITS AGENTS UNDER ANY FEDERAL, STATE, OR LOCAL LAW OR REGULATION, (IV) THE FAILURE OF CONTRACTOR TO PERFORM SPECIFIED DUTIES UNDER THIS AGREEMENT, OR (V) THE BREACH OF THIS AGREEMENT BY CONTRACTOR, EXCEPT IN EACH CASE TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL OR WANTON MISCONDUCT OF THE CITY. OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT AND WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES. THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

14. Non-Discrimination. Contractor hereby agrees to refrain from any activity in the performance of this agreement that discriminates against any person or persons based upon race, color, creed, national origin, religion, sex, or communicable disease, in accordance with present federal and state laws.

15. Insurance. Contractor shall procure, at its own expense, insurance as described in the RFP and additional coverage sufficient to cover the Services being provided under this Agreement as determined by the City. Contractor shall provide the City with written notice of any coverage limit change on the insurance. Contractor shall provide the City with proof of insurance required hereunder. The City shall be named as an additional insured on the policy.

16. Independent Contractor. Contractor shall be fully responsible for its employees, including meeting all state and federal requirements for minimum wage, income tax withholding, workers' compensation, insurance, and all city, state, and federal requirements governing employer/employee relations. Contractor hereby certifies that it shall be and is in compliance with all such regulations, laws and requirements.

17. No Third-Party Benefit. Nothing herein expressed or implied is intended, or shall

be construed, to confer upon or give to any person or entity, other than the parties, any right or remedy under or by reason of this Agreement.

18. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Texas as to all matters, including but not limited to matters of validity, construction, effect and performance, without regard to conflict of law principles. All actions regarding this Agreement shall be in a court of competent subject matter jurisdiction Denton, Texas.

19. Severability. If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, including but not limited to the City Code of the City, then and in that event it is the intention of the parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal, or unenforceable clause or provision was never contained herein.

20. Notices. All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of the City, to:

City of Sanger
Attention: John Noblitt, City Manager
P.O. Box 1729
Sanger, TX 76266
With courtesy copy email to: jnoblitt@sangertexas.org

In case of Contractor, to:

First Choice Christmas Lights LLC
DBA First Choice Lights
Nicole Weiss
14481 Day Road
Roanoke, Texas 76262

With courtesy copy email to: Nicole@firstchoicelights.com

21. Entire Agreement. This Agreement and its exhibits contain the entire agreement between the parties with respect to the subject matter hereof and supersede any and all other

discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof. In the event of a dispute under this agreement, the applicable documents will be referred to for the purpose of clarification or for additional detail in the following order of precedence: (1) this Agreement; (2) the Request for Proposal; (3) the Response to the Request for Proposal from the Contractor.

22. Amendment. No amendment to this Agreement shall be effective unless in writing signed by both parties.

23. Compliance with Laws. Contractor shall comply with all applicable federal, state, and local laws applicable to the services to be performed under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed in duplicate originals and effective as of the 16 day of May, 2023.

CONTRACTOR

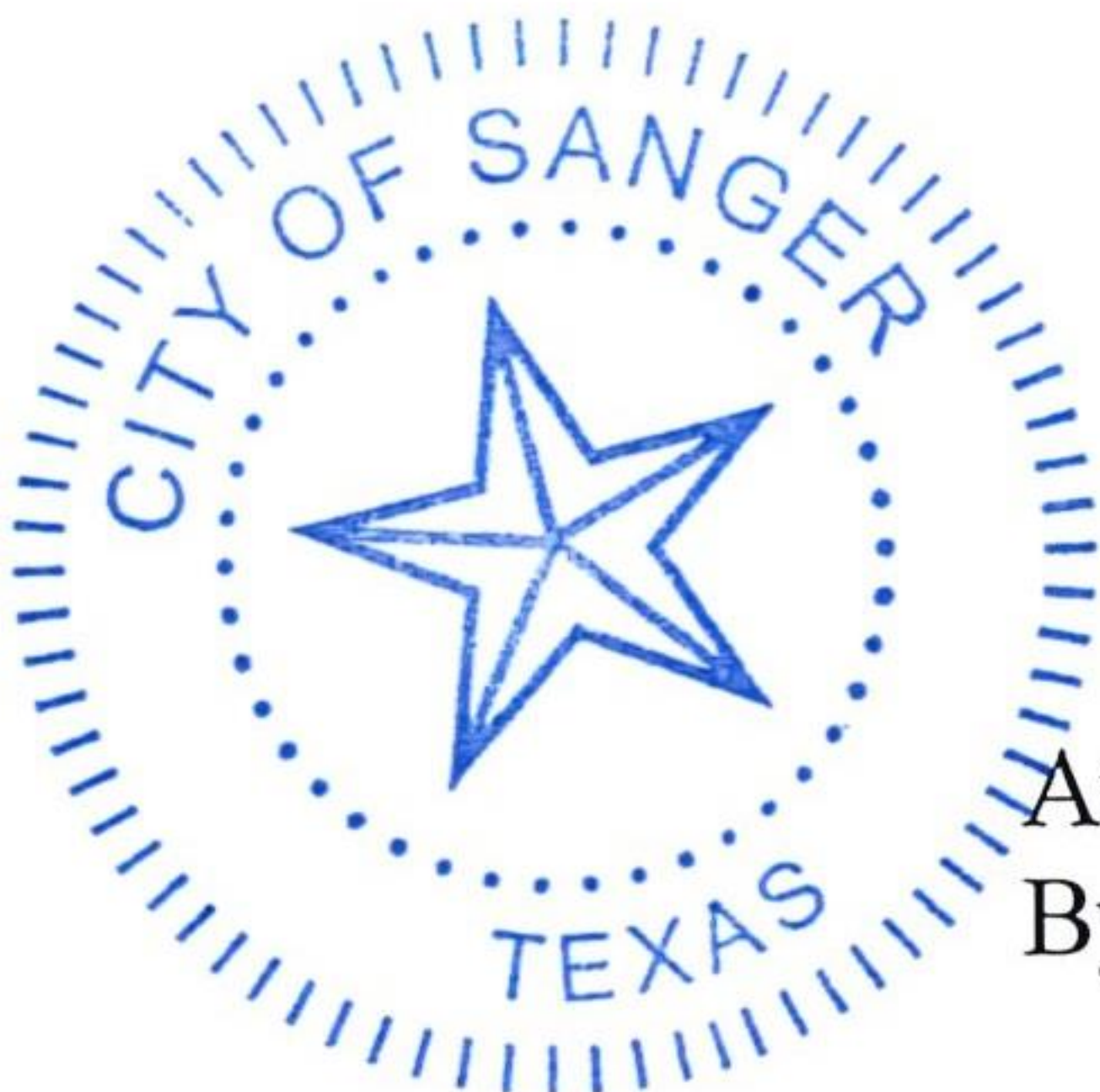
By: _____
Name: _____
Title: _____

THE CITY OF SANGER

By: [Signature]
Name: John Noblett
Title: City Manager

Approved as to Form

[Signature]
Hugh Coleman
City Attorney
City of Sanger



Attest: [Signature]
By: City Secretary

discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof. In the event of a dispute under this agreement, the applicable documents will be referred to for the purpose of clarification or for additional detail in the following order of precedence: (1) this Agreement; (2) the Request for Proposal; (3) the Response to the Request for Proposal from the Contractor.

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CONTRACTOR

By: Nicole Weiss

Name: [Signature]

Title: owner

THE CITY OF SANGER

By: [Signature]

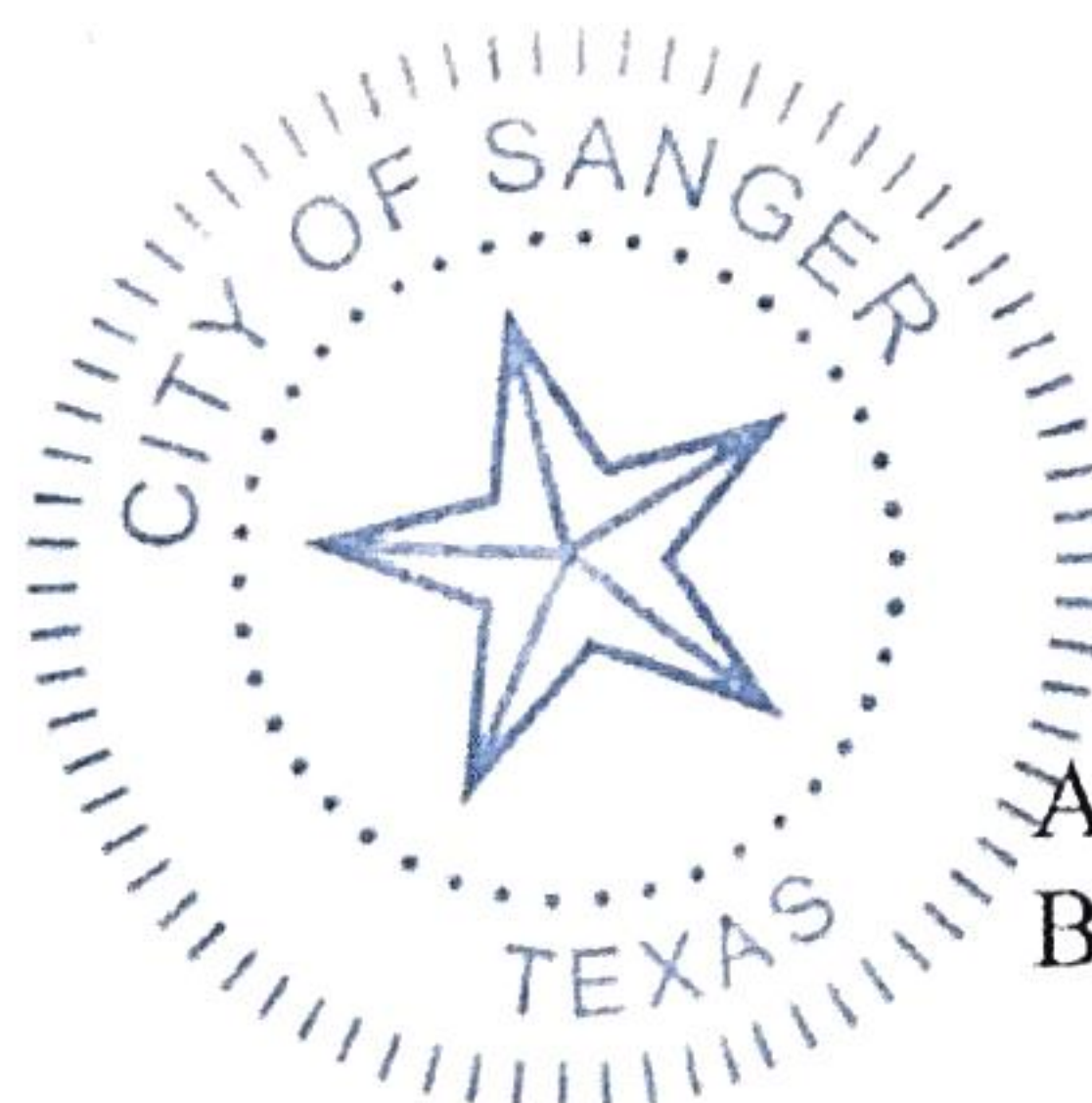
Name: John Noblett

Title: City Manager

Approved as to Form

[Signature]

Hugh Coleman
City Attorney
City of Sanger



Attest: [Signature]
By: City Secretary



Subject: Renewal Request – City of Sanger Contract REP-2023-03 Holiday Lighting and Decorations

Dear City of Sanger Representative,

We hope this message finds you well. First Choice Lights has greatly enjoyed partnering with the City of Sanger to bring holiday cheer through the 2023–2024 Holiday Lighting and Decorations contract (REP-2023-03).

As we plan for the upcoming season, we would like to formally request renewal of the agreement for the 2025 holiday season under the same terms and scope, unless modifications are desired by the City. Our team is prepared to ensure another seamless installation, providing the same level of quality, safety, and reliability that the City of Sanger has come to expect.

Thank you again for the opportunity to continue lighting the way to joy in Sanger. We look forward to your confirmation.

Warm regards,
Nicole Weiss
First Choice Lights

|



First Choice Christmas Lights | PO Box 1103 | Roanoke, TX 76262
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

Item 7.

RECIPIENT:

Donna Green

502 Elm Street
Sanger, Texas 76266

SERVICE ADDRESS:

502 Elm Street
Sanger, Texas 76266

Invoice #5459

Issued 10/16/2025

Due 11/15/2025

Total \$63,275.00

2025 Christmas Installation

Product/Service	Description	Total
CL - Rental Christmas Decor	- Trio of decorated Whoville themed trees under the Gazebo	\$3,800.00
CL - Decorate Gazebo	- Who's holding hands on Gazebo Fence sections - C9 Roofline - Whoville themed Greenery on the Gazebo Columns	\$4,950.00
CL - Trio of Grinch Trees	- Trio of Grinch Trees in the Park behind Customer Owned Red Sleigh	\$4,000.00
CL - Topiary Deer Photo Op	- Topiary Deer sitting on Park Bench (Reindeer Rest Stop). Deer will have Whoville decor in his antlers.	\$3,500.00
CL - Candy Arch & Walkway Trufula Trees	- Candy Arch with "Welcome to Whoville" - Clusters of Trufula Trees lining walkway up to the Gazebo	\$9,500.00
CL - Branch Wrap Library Trees and Shrubs	- Library Trees trunk and branch wrapped in Multi color/Whoville colors - Library Shrubs wrapped in Multi color/Whoville Colors	\$6,000.00
CL - Branch Wrap All Park Trees	- All Park Trees trunk and branch wrapped in a variety of Whoville inspired colors	\$17,500.00
CL - 12 Rope Trees	- 4 groupings of 3 Curvy Rope Trees (variety of colors)	\$3,750.00
CL - Cool White Photo Frame	- Large cool white lit photo frame decorated with trufula "flowers."	\$2,000.00
CL - Rental Garland (Lit)	Garland and bows in poles inside the park	\$3,425.00
CL - Rental Garland (Lit)	Installation of garland on poles on Boliver St	\$4,850.00



First Choice Christmas Lights | PO Box 1103 | Roanoke, TX 76262
817-682-5262 | nicole@firstchoicelights.com | FirstChoiceLights.com

Item 7.

Thank you for your business. Please contact us with any questions regarding this invoice.

Total

\$63,275.00

Pay Now



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: John Noblitt, City Manager

AGENDA ITEM: Consideration and possible action on Resolution 2025-19, to vote for candidates in the election of the Denton Central Appraisal District Board of Directors

SUMMARY:

- Exercising the right to cast votes for candidates in the election of the Denton Central Appraisal District Board of Directors.
- Pursuant to Chapter 6, Section 6.03 of the Texas Property Code, participating entities may cast all its votes for one candidate or may distribute the votes among any number of candidates.
- The City is entitled to six (6) votes, and the city administration will submit the votes cast by the Council to the Chief Appraiser by December 15, 2025.
- The two nominees receiving the highest number of votes will be seated as Place 4 and Place 7 on the Denton CAD Board of Directors.
- The newly elected members will assume their positions in January 2026.
- The incumbent for Place 4 is Ann Pomykal, and the incumbent for Place 7 is Mike Hennefer.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the Resolution

ATTACHMENTS:

Resolution 2025-19

2025 Votes – District of Votes

October 2025 Ballet Delivery for BOD

CITY OF SANGER, TEXAS

RESOLUTION NO 2025-19

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, EXERCISING THEIR RIGHT TO CAST VOTES FOR CANDIDATES IN THE ELECTION OF THE DENTON CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS.

WHEREAS, the City of Sanger is a member of the Denton Central Appraisal District and is entitled to cast six (6) in the election of the Board of Directors in accordance with 6.03 of the Texas Property Tax Code; and

WHEREAS, each voting unit must cast it's votes by resolution and submit it to the Chief Appraiser before December 15, 2025.

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

SECTION 1. The City of Sanger cast votes accordingly as represented below.

Candidate Name	# of Votes
Mike Hennefer	
Ann Pomykal	
Jordan Villareal	
DeVon English	

SECTION 2. That this resolution shall become effective from and after its date of passage.

PASSED AND APPROVED THIS THE 17th DAY OF NOVEMBER 2025.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

DENTON CENTRAL APPRAISAL DISTRICT 2025 DISTRIBUTION OF VOTES				
JURISDICTIONS		2024 LEVY	%OF TOTAL LEVIES	NUMBER OF VOTES
SCHOOL DISTRICTS:				
S01	ARGYLE ISD	65,674,321.88	2.1939%	44
S02	AUBREY ISD	39,352,904.49	1.3146%	25
S03	CARROLLTON-FB ISD	57,743,916.14	1.9290%	39
S04	CELINA ISD	3,833,678.65	0.1281%	3
S05	DENTON ISD	378,411,405.76	12.6413%	252
S15	ERA ISD	1,363.08	0.0000%	1
S06	FRISCO ISD	194,933,962.10	6.5120%	129
S07	KRUM ISD	23,764,217.83	0.7939%	16
S08	LAKE DALLAS ISD	39,650,352.26	1.3246%	25
S09	LEWISVILLE ISD	638,403,213.58	21.3267%	426
S10	LITTLE ELM ISD	97,843,078.39	3.2686%	64
S11	NORTHWEST ISD	228,547,521.30	7.6349%	152
S12	PILOT POINT ISD	12,948,005.21	0.4325%	9
S13	PONDER ISD	14,152,080.10	0.4728%	9
S17	PROSPER ISD	54,811,672.58	1.8311%	37
S14	SANGER ISD	25,375,386.78	0.8477%	17
S16	SLIDELL ISD	667,895.55	0.0223%	1
SCHOOL DISTRICTS TOTALS		\$1,876,114,975.68	62.674%	1248
G01	DENTON COUNTY	\$355,813,572.94	11.89%	238
CITIES:				
C26	TOWN OF ARGYLE	5,243,027.85	0.1752%	4
C01	CITY OF AUBREY	5,417,579.06	0.1810%	4
C31	TOWN OF BARTONVILLE	1,230,886.43	0.0411%	1
C02	CITY OF CARROLLTON	67,706,583.01	2.2618%	45
C49	CITY OF CELINA	7,844,726.08	0.2621%	5
C03	CITY OF THE COLONY	51,299,340.21	1.7137%	34
C21	TOWN OF COPPELL	1,146,465.63	0.0383%	1
C27	TOWN OF COPPER CANYON	1,799,333.55	0.0601%	1
C04	CITY OF CORINTH	18,804,366.34	0.6282%	13
C20	CITY OF DALLAS	16,959,752.07	0.5666%	10
C05	CITY OF DENTON	121,511,703.72	4.0593%	80
C42	CITY OF DISH	229,802.25	0.0077%	1
C30	TOWN OF DOUBLE OAK	1,303,943.09	0.0436%	1
C47	TOWN OF CORRAL CITY	29,938.96	0.0010%	1
C07	TOWN OF FLOWER MOUND	63,454,826.24	2.1198%	42
C36	CITY OF FORT WORTH	51,610,843.95	1.7241%	34
C32	CITY OF FRISCO	81,844,800.22	2.7341%	54
C39	CITY OF GRAPEVINE	306.38	0.0000%	1
C22	TOWN OF HACKBERRY	228,478.68	0.0076%	1
C38	CITY OF HASLET	3,218.15	0.0001%	1
C19	TOWN OF HICKORY CREEK	2,634,384.89	0.0880%	2
C08	CITY OF HIGHLAND VILLAGE	16,892,013.38	0.5643%	10
C09	CITY OF JUSTIN	6,546,518.74	0.2187%	4
C18	CITY OF KRUGERVILLE	1,475,331.88	0.0493%	1
C10	CITY OF KRUM	4,868,975.64	0.1627%	3
C11	CITY OF LAKE DALLAS	4,339,853.40	0.1450%	3
C25	CITY OF LAKEWOOD VILLAGE	723,384.86	0.0242%	1
C12	CITY OF LEWISVILLE	93,286,509.19	3.1164%	61
C13	TOWN OF LITTLE ELM	47,202,830.20	1.5769%	32
C45	CITY OF NEW FAIRVIEW	164,216.87	0.0055%	1
C33	TOWN OF NORTHLAKE	9,669,065.95	0.3230%	6
C24	CITY OF OAK POINT	5,031,372.81	0.1681%	3
C14	CITY OF PILOT POINT	4,795,191.43	0.1602%	3
C29	CITY OF PLANO	7,234,194.18	0.2417%	5
C15	TOWN OF PONDER	2,371,697.72	0.3114%	6
C48	CITY OF PROSPER	14,637,192.29	0.4890%	10
C51	TOWN OF PROVIDENCE VILLAGE	5,894,070.34	0.1969%	4
C17	CITY OF ROANOKE	11,798,191.28	0.3941%	8
C16	CITY OF SANGER	9,473,036.62	0.3165%	6
C34	TOWN OF SHADY SHORES	1,671,648.80	0.0558%	1
C37	CITY OF SOUTHLAKE	830,182.93	0.0277%	1
C28	CITY OF TROPHY CLUB	12,005,186.50	0.4010%	8
C44	TOWN OF WESTLAKE	305,951.53	0.0102%	1
CITY TOTAL		\$761,520,923.30	25.67%	514
TOTAL ALL JURISDICTIONS		\$2,993,449,471.92	100.00%	2000



Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

(940) 349-3800
 www.dentoncad.com

TO: Denton County Taxing Units
FROM: Don Spencer, Chief Appraiser
DATE: October 22, 2025
SUBJECT: Candidates to the Denton CAD Board of Directors

Candidates to the Denton Central Appraisal District Board of Directors are listed below.

Each voting unit must cast its vote by **written resolution** and submit it to the Chief Appraiser before Monday, December 15th. The Distribution of Votes for each voting unit is included with this letter. The unit may cast all its votes for one candidate or may distribute the votes among any number of candidates. When a voting unit casts its votes, it must cast the votes for a person that was nominated and is named on the ballot. There is no provision for write-in candidates. The Tax Code does not permit the Chief Appraiser to count votes cast for someone not listed on the official ballot. The two nominees receiving the most votes will be seated as Place 4 & 7 on the Denton CAD Board of Directors in January of 2026.

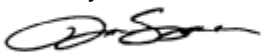
The candidates nominated by the taxing units are:

<u>Candidate</u>	<u>Nominating Unit</u>
1. Mike Hennefer	<i>City of Carrollton, C-FB ISD, City of The Colony, Denton County, City of Frisco, City of Highland Village, Lewisville ISD, City of Lewisville, Northwest ISD, City of Plano, Town of Shady Shores, City of Southlake</i>
2. Ann Pomykal	<i>City of Carrollton, City of The Colony, Denton County, City of Highland Village, City of Lewisville, Lewisville ISD, Northwest ISD, City of Plano Town of Shady Shores, City of Southlake</i>
3. Jordan Villareal	Frisco ISD, City of Frisco
4. DeVon English	Little Elm ISD

Bio sheets on each candidate have been requested and are being gathered. If you would like further information on one(or more) of the candidates, please contact Misty Baptiste she will forward those information sheets to you as soon as they are available.

Since some of you may not be familiar with the process of selecting the Board, please do not hesitate to contact Misty Baptiste at (940) 349-3977 or misty.baptiste@dentoncad.com for clarification and/or information.

Thank you,



Don Spencer
Chief Appraiser
Denton Central Appraisal District



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on a contract with Granicus and the Delcom Group providing for live-streaming and recording of Council meetings, and authorizing the City Manager to execute the agreements.

SUMMARY:

- Per Council direction, Administration worked with Granicus and the Delcom Group to obtain pricing for audio and visual equipment to record and live-stream City Council meetings.
- Live-streaming City Council meetings will enhance public engagement and increase government transparency by providing timely access to Council discussions and legislative actions. The live-stream will include Closed Captioning for accessibility.
- Implementation of live-streaming will require the purchase and installation of cameras from Granicus and audio equipment from the Delcom Group. This includes all necessary cabling, configuration, and setup.
- During each live-streamed meeting, Granicus will provide a live editor to manage the stream. After the meeting, the editor will process the video and link each agenda item for easy public navigation—allowing viewers to watch specific items or the full meeting. (This process is currently handled manually by staff after meetings are posted to YouTube.)
- The City will also create a dedicated webpage where the public can access the live-stream of City Council meetings.
- Duran Photography currently videos the Council meeting, which are then uploaded to YouTube for viewing after the meeting.

FISCAL INFORMATION:

- The total cost to implement live-streaming and recording of City Council meetings includes equipment, setup, and software from Granicus and the Delcom Group.
- This project was approved as a capital expenditure in the FY 2025–2026 Budget under Line Item 100-10-6105. The one-time cost is not to exceed \$165,000.
- Granicus' ongoing cost will be for subscription services as follows: Year-2 \$27,210.23 and Year-3 \$29,114.96.

RECOMMENDED MOTION OR ACTION:

Approve the agreements that allow for the purchase of equipment and live-streaming of Council meetings, or continue with Duran Photography recording Council meetings and posting those videos 24-48 hours after the meeting.

ATTACHMENTS:

Granicus quote
Delcom Group quote

THIS IS NOT AN INVOICE

Order Form
Prepared for
Sanger, TX**Procurement Vehicle: TIPS 220105
In Support of: Sanger, TX****ORDER DETAILS**

Prepared By: Kyle Connors
Phone: (864) 365-8450
Email: kyle.connors@granicus.com
Order #: Q-442790
Prepared On: 15 Sep 2025
Expires On: 31 Oct 2025

ORDER TERMS

Currency: USD
Payment Terms: Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance: The term of the Agreement will commence on the date this document is signed and will continue for 36 months.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Avior™ PRO Remote Broadcast System - Three Camera Setup	50% Up Front 50% Upon Delivery	1 Each	\$45,204.23
Avior™ Setup and Deployment	Up Front	1 Each	\$1,087.56
AVIOR™ Custom Pre-Assembly & Install	Up Front	1 Each	\$7,552.50
Optional Extended Warranty for AVIOR™ Camera Control Appliance(s)	Upon Delivery	1 Each	\$2,013.28
Captioning Software Only	Upon Delivery	1 Each	\$3,242.54
Standard Caption Encoder/Decoder	Up Front	1 Each	\$6,334.03
Extended Warranty Plan for Standard Caption Encoder/Decoder for IP-based handoff to captioners	Upon Delivery	1 Each	\$1,092.62
SUBTOTAL:			\$66,526.76

New Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Avior™ 25	Annual	1 Each	\$17,865.05
AVIOR Control Software License	Annual	1 Each	\$1,615.48
CaptionLive Basic (Automated)	Annual	120 Hours	\$5,949.60
SUBTOTAL:			\$25,430.13

FUTURE YEAR PRICING

Solution(s)	Period of Performance	
	Year 2	Year 3
Avior™ 25	\$19,115.60	\$20,453.70
AVIOR Control Software License	\$1,728.56	\$1,849.56
CaptionLive Basic (Automated)	\$6,366.07	\$6,811.70
SUBTOTAL:	\$27,210.23	\$29,114.96

PRODUCT UPDATES

FOR INFORMATION ON RECENT AND UPCOMING PRODUCT ENHANCEMENTS ACROSS THE GRANICUS PORTFOLIO, PLEASE REFER TO THE SEMIANNUAL UPDATE INFORMATION ON THIS WEBPAGE:
: [HTTPS://GRANICUS.COM/SEMIANNUAL-UPDATES/](https://granicus.com/semiannual-updates/)

PRODUCT DESCRIPTIONS

Solution	Description
Avior™ 25	AVIOR™ 25 Managed Service SaaS: Remote Switching for up to 25 meetings per year.
Avior™ PRO Remote Broadcast System - Three Camera Setup	Avior™ PRO Remote Broadcast System: Three HD Camera Solution
AVIOR Control Software License	Annual License Fee
Avior™ Setup and Deployment	Standard AVIOR™ system setup and remote deployment
AVIOR™ Custom Pre-Assembly & Install	AVIOR™ Custom Pre-Assembly & Install (travel not included)
Optional Extended Warranty for AVIOR™ Camera Control Appliance(s)	Optional Extended Warranty for AVIOR™ Camera Control Appliance (s)
Captioning Software Only	Captioning Software Only (EASE™ H or EASE™ 2D Appliance Upgrade)
CaptionLive Basic (Automated)	CaptionLive Basic - Automated Transcription Service in English with no text cleanup, per hour
Standard Caption Encoder/Decoder	Standard Caption Encoder/Decoder for IP-based handoff to cloud captioning (537): The standard caption encoder/decoder for broadcasters requiring basic caption insertion features. The unit offers automatic speech recognition captioning, supports a serial port or TCP/IP connection, and can also be equipped with an optional telco modem. Real-time automated transcription with appropriate service plan.

Solution	Description
Extended Warranty Plan for Standard Caption Encoder/Decoder for IP-based handoff to captioners	Extended Warranty Plan for Standard Caption Encoder/Decoder for IP-based handoff to captioners

TERMS & CONDITIONS

- This quote, and all products and services delivered hereunder are governed by the terms located at <https://granicus.com/legal/licensing>, including any product-specific terms included therein (the "License Agreement"). If your organization and Granicus has entered into a separate agreement or is utilizing a contract vehicle for this transaction, the terms of the License Agreement are incorporated into such separate agreement or contract vehicle by reference, with any directly conflicting terms and conditions being resolved in favor of the separate agreement or contract vehicle to the extent applicable.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-442790 dated 15 Sep 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Sanger, TX to provide applicable exemption certificate(s).
- Any lapse in payment may result in suspension of service and will require the payment of a setup fee to reinstate the subscription.
- Terms & Conditions of TIPS Contract # 220105 are incorporated herein by reference.
- It is the customers responsibility to communicate any changes or provide updated schedules. Any meeting convened outside of the established meeting schedule shall require a minimum of forty-eight (48) hours' prior written notice to all relevant parties. The presence of a director at such meetings is not guaranteed. All such meetings will be shot in wide-screen format.

SWAGIT Product Specific Terms

In addition to the terms and conditions of your agreement with Granicus, your use of the Swagit product offerings (including hardware, software and services) will be governed by the additional terms set forth below. Any conflict

between the terms of your agreement with Granicus and these product-specific terms will be resolved in favor of these terms solely as it relates to the Swagit Product.

1. AVIOR Broadcaster Hardware.

- a. Fifty percent (50%) of the total fees due for the hardware , pre-installation services and set up and deployment services will be invoiced upon contract signature. The remaining fifty percent (50%) balance of the hardware fees and fees due for pre-installation and set up and deployment services will be invoiced upon completion of installation of the hardware at Client's designated location.
- b. Cancellation of any order for Avior Broadcaster hardware will result in Client's obligation to pay Granicus twenty percent (20%) of the total fees due for the hardware as a restocking fee, and Client is responsible for all costs associated with the return of the hardware to Granicus in resale condition.
- c. Fees for Swagit Subscription Services related to Avior Broadcaster equipment will be invoiced upon contract signature. The initial subscription term will be prorated to reflect a 10 month subscription period to account for installation time. The full twelve (12) month renewal term will commence on the anniversary of the contract execution date and will be billed at the full twelve-month rate plus annual increase.

2. EASE Encoder Hardware.

- a. 100% of EASE encoder hardware fees and fees for installation and configuration will be invoiced upon contract signature. EASE encoders are not eligible for return or refunds.
- b. Fees for Swagit Subscription Services related to EASE encoders will be invoiced upon contract signature and will be prorated to reflect an initial eleven month term. The subsequent full twelve (12) month renewal term will commence on the anniversary of the contract execution date and will be billed at the full twelve month rate plus any annual increase.

3. **Warranty.** All equipment is provided to Client with the manufacturer's warranty associated with such equipment. Granicus disclaims all warranties, express or implied associated with the equipment, including any implied warranties of merchantability and fitness for a particular purpose. Granicus will provide Client with all documentation associated with the manufacturer's warranty upon request.

4. **Camera and Broadcast Operations.** Granicus may need to operate the camera and broadcast system remotely. Such remote operation requires access via inbound TCP port 2001, outbound TCP ports 21, 80, 443, 1935, 5721, and outbound UDP ports 53, 123. The Client will need to supply Granicus with access to such TCP and UDP ports with respect to the Client's Internet connection. Granicus will not be responsible for remote camera operations should Client fail to give Granicus such access, or if Client's Internet connection is interrupted. Additionally, in the event the Granicus needs to operate such system manually, the Client will provide access to the equipment at the Site designated by the Client in the Scope of Work.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	<input type="checkbox"/> - No <input type="checkbox"/> - Yes
Billing Address:		PO Number: <i>If PO required</i>	
Billing Email:		Billing Phone:	

If submitting a Purchase Order, please include the following language:
The pricing, terms, and conditions of quote Q-442790 dated 15 Sep 2025 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

TIPS 220105	
Signature:	
Name:	
Title:	
Date:	



Corporate Office
2525B E SH 121, Ste 400
Lewisville, TX 75056
Phone: 214.389.5500 | Fax: 214.389.5505
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BILL TO		JOB LOCATION	
Company: CITY OF SANGER		Company: SANGER PRESBYTERIAN CHURCH	Date: 2025-06-09
Address: 502 ELM STREET		Address: 407 NORTH 7TH STREET	Sales Rep: JASON POTTS
SANGER, TX 76266		SANGER, TX 76266	Phone: (940) 782 2274
			Email: JPOTTS@DELCOMGROUP.COM
Contact: KELLY EDWARDS		Contact: KELLY EDWARDS	Engineer: JODY TAMPLEN
Phone: (940) 777 8001		Phone: (940) 777 8001	Contract: TIPS 230901 AV
TITLE			
COUNCIL CHAMBERS - SOUND REINFORCEMENT AND VIDEO SOLUTION REV2			
SCOPE OF WORK			

Project Summary

Provide an Audio and Video solution to the Chamber space. Will include distributed audio to the entire room. 12 Wireless gooseneck microphones, black in color, for council member, podium, and admin voice uplift use. One Handheld wireless microphone for general use. A physical control panel wall mounted next to the AV rack. Users can have the ability to control the system from a laptop, iPad or other tablet style device via the internal network. The equipment rack will have reserved space for the Swagit equipment and that equipment will be installed by others. There will be available space for the customer to install their main internet equipment in this rack on a provided universal shelf. It is the intent to keep all AV IP connected devices separate from the customers network unless otherwise noted. Ceiling speakers will be installed that are flush to the ceiling and will be black in color to best blend into the wooden ceiling. It is recommended that acoustical treatment be considered in this space to improve speech intelligibility. The reverberation time in this room was estimated to be between 3-4 seconds.

De-installation, Site Prep, Ingress/Egress, General Site notes

The building has stairs up to the first floor from ground level.

Above ceiling access hatch is located in restroom.

Below floor crawl space access is located in the main room via a floor hatch.

Surface mounted raceway will be used if the wall is found to not be fishable.

Display Installation

Customer OFE display will be reused for audience viewing.

One 65" display will be mounted to a mobile cart for the council members viewing.

Video System

- Inputs
 - Podium HDMI Input
- Outputs
 - One main monitor on the wall.
 - One confidence monitor for the Council members.

The primary input to the system will be wireless HDMI to the rest of the system.

The floor pocket will have an HDMI output connection to the confidence monitor. A spare wireless receiver will be provided if the location of the confidence monitor is not applicable.

Audio System

- Inputs
 - 12 wireless goose neck microphones
 - 1 handheld wireless microphone.

- Program audio from the video system.
- Outputs
 - Ceiling mounted speakers
 - Distributed audio speakers in the ceiling throughout the space

The audio system will allow for consistent and reliable sound reproduction for the room. The 12 goose neck wireless microphones will be combined using an auto-mixer inside of the DSP controlling any feedback issues or large number of open microphones.

The speakers will be tuned to best amplify voice and program audio in the space. Acoustical challenges of the space could keep intelligibility from being the best it could be. It is recommended that acoustical treatment be considered in this space. Acoustical treatment is not included in this quote.

Control System

A single 7" touch control panel will be mounted on the wall next to the AV rack for audio and display controls.

The user shall be able to turn on and off the displays, adjust volume control of the room.

Video/Web Conferencing System

Cameras are not included in this estimate. An outside company (Swagit) will be providing cameras and other related equipment to the provided rack in this quote. Coordination with the company will include connecting any analog balanced audio connections to their system.

Hardware

To ensure a professional and functional AV installation, this quote encompasses high-quality hardware and consumable materials, such as cables, connectors, mounting hardware, and power supplies.

Electrical Services

A duplex receptacle will be installed into a Delcom-provided floor box for the podium location. Customer will provide new breaker in panel if needed.

Owner Deliverables

- One (1) network drop at the wall-mounted rack location to support network connectivity to the control system
- The customer will provide network support on their existing network to support the audio-visual system.
- Customer will need to confirm that there are no restrictions for installation due to historical building concerns.

General Assumptions

- The client has accurately communicated their audio-visual needs, preferences, and objectives.
- Any modifications to the historical building do not interfere with the historical status of the building.
- The project site will be ready for installation, including access to live power sources, operational network infrastructure, and any necessary construction or renovations completed.
- Existing audio-visual equipment and infrastructure (e.g., cabling, wiring, mounts) are in good working condition unless otherwise specified.
- Existing audio-visual equipment and infrastructure (e.g., cabling, wiring, mounts) are installed using manufacturer and industry-standard methods.
- The technical specifications provided by the client are complete and accurate. Any changes to these specifications may result in adjustments to the proposal.
- The client is responsible for obtaining all necessary permits, licenses, and regulatory approvals (e.g., building permits, fire safety, ADA compliance).
- The client's network infrastructure (wired or wireless) can support the proposed audio-visual systems without requiring significant upgrades. Any necessary network upgrades will be the client's responsibility.
- The project area will maintain suitable environmental conditions (e.g., temperature, humidity, lighting) to ensure optimal performance of the audio-visual equipment.
- The project will proceed according to the proposed timeline, assuming timely decision-making, approvals, and access to the project site.
- The costs of audio-visual equipment are based on current market prices and could be subject to significant price fluctuations during the project.
- Comprehensive testing and commissioning of the audio-visual systems will be conducted to ensure functionality and performance.



Corporate Office
2525B E SH 121, Ste 400
Lewisville, TX 75056
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any issues identified during this phase will be resolved promptly.

- The client may receive training on operating and maintaining the audio-visual systems as part of the quote. Additional training sessions, if required, may incur extra costs.
- The proposed audio-visual equipment comes with standard manufacturer warranties. Any extended warranties or ongoing support agreements will be discussed separately.
- Any changes to the project scope will be documented and agreed upon in writing, with adjustments to cost and timelines as necessary.
- The proposal is contingent on normal operating conditions, and unforeseen events (e.g., natural disasters, pandemics) may affect the project timeline or costs.

Proprietary Information

The Bill of Materials and any associated project documentation contain proprietary information of Delcom Group and are subject to confidentiality and non-disclosure provisions. The client agrees not to disclose or utilize this information for any purpose beyond this project's scope.

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Audio Devices & Cabling				
MX415LPDF/S	15 Inch dualflex gooseneck microphone with bi-color LED at the bottom and supercardioid capsule	12.00	\$269.44	\$3,233.28
Control 426C/T	6.5" CRBI™-Equipped Two-Way Coaxial Ceiling Loudspeaker	6.00	\$237.50	\$1,425.00
MXWAPX8--Z10	Access Point Transceiver	2.00	\$4,240.28	\$8,480.56
MXW2X/SM58--Z10	Handheld Transmitter with SM58 Capsule, Z10 Frequency Band	1.00	\$647.22	\$647.22
MXW8X--Z10	MXW8X Desktop Based Gooseneck Transmitter	12.00	\$722.22	\$8,666.64
MTC-426BG	Round Black Grilles for Control 426C/T - 6-Pack	6.00	\$200.00	\$1,200.00
1602-BLK-250	16-02 UNS STR CMR Blk Jkt-250'	2.00	\$109.72	\$219.44
SPA-Qf 60x4	Four-Channel Network Amplifier for the Q-SYS Platform	1.00	\$1,562.50	\$1,562.50
QIO-L4o	Q-SYS peripheral providing 4 line outputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over Et	1.00	\$500.00	\$500.00
QIO-ML4I	Q-SYS peripheral providing 4 mic/line inputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over ORDER PAUSE	1.00	\$651.67	\$651.67
QIO-RMK	Rack mount tray and blanking panels to mount up to four QIO units in a 1U 19" standard rack format. ORDER PAUSE	1.00	\$165.00	\$165.00
CAT6-7BLK	Cat6 550 Mhz Snagless Patch Cable 7ft Black	2.00	\$5.33	\$10.66
Core Nano	Network Core, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8 AEC processors, Half-size 1RU.	1.00	\$2,304.17	\$2,304.17
22-1PREZ-BLK-100	22-1P OAS STR CMR TC Blk Jkt-100'	2.00	\$54.17	\$108.34
Audio Devices & Cabling TOTAL:				\$29,174.48
Control Devices & Cabling				
TSC-710t-G3	Table Top Mounting Accessory For TSC-70-G3 And TSC-101-G3	1.00	\$406.67	\$406.67
TSC-70-G3	TSC-70-G3 High Definition Touch Screen Controller	1.00	\$1,666.67	\$1,666.67
Control Devices & Cabling TOTAL:				\$2,073.34
Display Devices & Mounting Hardware				
MFQUB	Medium Confidence Monitor Cart with Interface, Black	1.00	\$777.42	\$777.42
MHD48G-15PROBLKA	MicroFlex Pro AV/IT Integrator Series Active Ultra High Speed 8K 48G HDMI Cable with ProGrip Jet Black 15 Feet	1.00	\$82.49	\$82.49



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PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
QM65C	QMC Series 65" 4K UHD TV	1.00	\$1,247.27	\$1,247.27
Display Devices & Mounting Hardware TOTAL:				\$2,107.18
Hardware				
FL-640P-BLP-C	Cover for FL-640P (Floor Box) with 1/4" brass carpet flange (lift off Door)	1.00	\$735.42	\$735.42
FL-640P-4-B	FL-640P (Floor Box) - 4" deep	1.00	\$342.71	\$342.71
UMS1-11.5	1 Space universal mounting shelf, 11.5" depth	3.00	\$59.37	\$178.11
VSA-2744	27 - 44" Depth telescope, 1.5" height, shelf	2.00	\$186.88	\$373.76
SSHD-28	2 RU Sliding Rackshelf, 28 Inches Deep	1.00	\$328.75	\$328.75
WRK-44SA-32	44 Space, 32" depth WRK rack	1.00	\$1,972.50	\$1,972.50
LBP-1A	L-Shaped horizontal lacer bar, pack of 10	1.00	\$45.00	\$45.00
HP	100PC 10-32 RACK SCREWS W	1.00	\$28.13	\$28.13
MISC-EXPENSE	Misc Materials -plywood, mounting hardware	1.00	\$277.78	\$277.78
LACE-44L	44SPX3.5"LACE W/BRDGE LNC	1.00	\$50.63	\$50.63
Hardware TOTAL:				\$4,332.79
Network Devices & Cabling				
CAT6-BLK-1000	23-4P UNS SOL CMR C6 Blk Jkt	1.00	\$284.72	\$284.72
MOD-88RL	C5E/C6 Unshielded RJ-45 Plug	4.00	\$0.42	\$1.68
GSM4230PX-100NAS	AV Line M4250-26G4XF-PoE+ 24x1G 480W 2x1G and 4xSFP+ Managed Switch	1.00	\$2,000.79	\$2,000.79
CAT6-7BLU-USA	Cat6 Snagless Patch Cable 7ft Blue - USA Made & TAA Compliant	5.00	\$15.26	\$76.30
MISC-PLATE	CUSTOM PLATE / PANEL - custom rack panel for CP	1.00	\$208.33	\$208.33
AXM765-20000S	10GBASE-T SFP+ Transceiver	1.00	\$376.26	\$376.26
Network Devices & Cabling TOTAL:				\$2,948.08
Power Distribution Devices and Cabling				
MXWNDX4	Networked Dock - 4 Bay	1.00	\$1,031.94	\$1,031.94
MXWNDX4G	Networked Charging Station	1.00	\$1,145.83	\$1,145.83
MXWNDX8G	Networked Charging Stations	1.00	\$1,604.17	\$1,604.17
UPX-RLNK-OL1000R-2	NEXSYS 1000VA, 15 Amp Online UPS Backup Power System with RackLink, Bank Outlet Control	1.00	\$2,249.38	\$2,249.38
Power Distribution Devices and Cabling TOTAL:				\$6,031.32
Software & Licenses				
SLQSE-8N-P	Q-SYS Scripting Engine, 8N, Perpetual	1.00	\$300.00	\$300.00
SLDAN-16-P	Q-SYS Software-based Dante 16x16 Channel License, Perpetual	1.00	\$500.00	\$500.00
SLQUD-8N-P	Q-SYS UCI Deployment, 8N, Perpetual	1.00	\$145.83	\$145.83
Software & Licenses TOTAL:				\$945.83
Video Devices & Cabling				



Corporate Office
2525B E SH 121, Ste 400
Lewisville, TX 75056
Phone: 214.389.5500 | Fax: 214.389.5505
www.delcomgroup.com

QUOTE

Item 9.

57647

PART NUMBER	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
CAT6SDB-BLK	23 AWG 4 Pair Direct Burial Shielded Outdoor High Performance Cable UL Subject 444, Type UL C(ETL) or CMX [Black]	1.00	\$486.11	\$486.11
MHD48G-9PROBLK	9ft Microflex 8K 48G HDMI Cable with ProGrip - Black	1.00	\$40.47	\$40.47
60-1531-52	DTP receiver for HDMI - Decora wallplate, black - 330 feet (DTP R HWP 4K 331 D)	1.00	\$645.83	\$645.83
MHD48G-6PROBLK	MicroFlex Pro AV/IT Certified 4K60 48G High Speed HDMI Cable with ProGrip Jet Black - 6 feet	3.00	\$32.83	\$98.49
60-1490-03	Professional grade wireless extender for HDMI - receiver US/Canada version	3.00	\$534.72	\$1,604.16
60-1490-02	Professional grade wireless extender for HDMI - Transmitter US/Canada version	1.00	\$493.06	\$493.06
60-1699-14	Four Input 4K/60 Seamless Switcher with DTP2 input and DTP2 output	1.00	\$3,041.67	\$3,041.67
Video Devices & Cabling TOTAL:				\$6,409.79
Professional Services				
Professional Services TOTAL:				\$10,453.62
Logistics				
Logistics TOTAL:				\$1,717.63
Electrical Services & Hardware				
Electrical Services & Hardware TOTAL:				\$2,136.43
SHIP-HANDLE	Shipping and Handling	1.00	\$475.00	\$475.00

Subtotal: \$68,805.49

Tax: \$0.00

Total: \$68,805.49

To prevent processing delays, please email all purchase orders to: orders@delcomgroup.com

Tariff & Pricing Adjustment Statement

Delcom Group is committed to providing accurate and transparent pricing. However, tariffs and manufacturer-imposed adjustments are beyond our control and may change without notice. Quotes reflect pricing at the time of issuance and are subject to adjustment based on any tariffs or manufacturer price changes that occur before an order is placed. Delcom Group is not obligated to deliver at the quoted price if such changes take effect after the quote is issued. We value our partnership and will work diligently to keep you informed of any pricing updates to ensure a smooth ordering process.

Terms and Conditions



CITY COUNCIL COMMUNICATION

DATE: November 17, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 11-32-25 a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

SUMMARY:

- The applicant is proposing a professional tattoo studio.
- The site was formerly used for RV sales.
- The property is zoned Regional Commercial.
- Current zoning would not change if the SUP is approved.
- Tattoo Studio is an allowable use in Regional Commercial with a SUP.
- The site has access from S. Stemmons Frwy and also from Berry St.
- Staff mailed 12 notices and, at the time of this report, has not received any responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

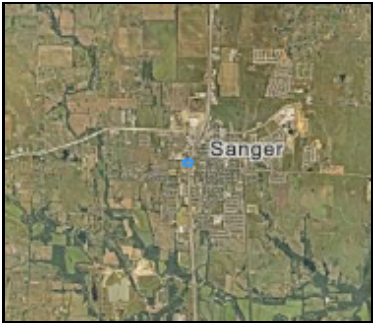
Location Map
Ordinance No. 11-32-25
Exhibit A
Application
Letter of Intent

Denton County Landmark Map

Item 10.



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



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



0 100 200
ft

<https://gis.dentoncounty.gov>

9/23/2025 10:05:22 PM

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.

CITY OF SANGER, TEXAS

ORDINANCE 11-32-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING A SPECIFIC USE PERMIT TO ALLOW A PROFESSIONAL TATTOO STUDIO AT 103 N I-35; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

WHEREAS, all requests for a Specific Use Permit (SUP) were duly filed with the City of Sanger, Texas, concerning the hereinafter described property, and

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

WHEREAS, the Planning and Zoning Commission on October 13, 2025, duly covered and conducted a public hearing for the purpose of assessing a request for a Specific Use Permit (SUP), recommending approval for the hereinafter described property, and

WHEREAS, on November 3, 2025, the City Council approved Ordinance 11-32-25 allowing a Professional Tattoo Studio at 103 N I-35; and

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

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

SECTION 1. That a Specific Use Permit (SUP) to allow a Professional Tattoo Studio is hereby granted for a period of one (1) year beginning November 4, 2025, for property located at 103 N I-35 as described in **Exhibit A**.

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

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

SECTION 4. That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5. Any person, firm, or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction, shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code.

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

PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 3rd day of November, 2025.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

Exhibit A





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

ZONING CHANGE/SUP APPLICATION

☐

Zoning Change

☒

Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>ERIC BARRETT</u>	Name: <u>WALTER FAMILY TRUST</u>
Company: <u>OATH BOUND TATTOO CO LLC</u>	Company: <u>C/O STAG Commercial LLC</u>
Address: <u>2116 DR. SANDERS RD.</u>	Address: <u>1720 WESTMINSTER</u>
City, State, Zip: <u>PROVIDENCE VILLAGE TX, 76227</u>	City, State, Zip: <u>DENTON TX 76205</u>
Phone: <u>323-252-1415</u>	Phone: <u>940-400-7824</u>
Fax:	Fax:
Email: <u>OATHBOUNDTATTOO@GMAIL.COM</u>	Email: <u>help@stagpm.com</u>

Submittal Checklist

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

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

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

Single level building with 1920 sf. Located @ 103 S Stemmons Fwy
Sanger TX, 76266. 14 PARKING SPOTS IN front of building

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

Owner Signature

CB

9/16/25
Date

Applicant Signature

Date

Office Use

	Fee
	Date

Oath Bound Tattoo Co. LLC
103 S. Stemmons St.
Sanger, TX 76266
Phone: 972-333-5737
Email: Oathboundtattoo@gmail.com

September 16, 2025

City of Sanger Planning & Zoning Department
502 Elm Street
Sanger, TX 76266

Re: Letter of Intent – Special Use Permit Application for Oath Bound Tattoo Co. LLC

To Whom It May Concern,

I am writing on behalf of Oath Bound Tattoo Co. LLC to formally request a Special Use Permit for the operation of a professional tattoo studio located at 103 S. Stemmons Street, Sanger, TX 76266.

Oath Bound Tattoo Co. is dedicated to providing a clean, safe, and professional environment where clients can receive high-quality tattoo services. Our studio will operate in full compliance with all state and local health, safety, and zoning regulations, and we will maintain all required licenses as mandated by the Texas Department of State Health Services.

The property structure will remain unchanged, with only minor cosmetic improvements planned for the interior of the building. No exterior or structural alterations are proposed.

Our intent is to contribute positively to the community and local economy by:

- Offering a professional service that upholds the highest standards of hygiene and customer care.**
- Enhancing the vibrancy of downtown Sanger by attracting clients to the area.**
- Operating responsibly with respect to neighboring businesses and residents.**

We understand the importance of maintaining a professional atmosphere, and our shop will be designed to reflect that commitment. Oath Bound Tattoo Co. will not permit any loitering, disruptive behavior, or activities inconsistent with the City of Sanger’s standards for downtown businesses.

Thank you for your consideration of this request. We look forward to working with the City of Sanger to ensure that Oath Bound Tattoo Co. operates as a positive addition to the community. Please feel free to contact me directly with any questions or if additional information is needed.

Respectfully,



Eric Barrett
Owner/Manager
Oath Bound Tattoo Co. LLC



Chris Felan
Vice President
Rates & Regulatory Affairs

October 29, 2025

City Official

Re: Rider GCR - Rate Filing under Docket No. OS-24-00019196

Enclosed is Atmos Energy Corp., Mid-Tex Division's Statement of Rider GCR applicable for the November 2025 billing periods. This Statement details the gas cost component of the residential, commercial, and industrial sales rates for customers within your city. This filing is for informative purposes only and no action is required on your city's part.

Should you have any questions, please let me know.

Sincerely,

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

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

Attachment

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
November, 2025
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. OS-24-00019196

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)		
1	Estimated Gas Cost per Unit:	\$0.16367		
2	Estimated City Gate Deliveries:	130,444,970		
3	Estimated Gas Cost:	\$21,349,928		
4	Lost and Unaccounted For Gas %	1.6100%		
5	Estimated Lost and Unaccounted for Gas	\$343,734		
6	Total Estimated City Gate Gas Cost:	\$21,693,662		
7	Estimated Sales Volume:	96,415,210		
8	Estimated Gas Cost Factor - (EGCF)	0.22500		
9	Reconciliation Factor - (RF):	0.00739		
10	Taxes (TXS):	0.00000		
11	Adjustment - (ADJ):	0.00000		
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.23239 per Ccf	Btu Factor 0.1000	Per MMBtu \$2.3239
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.12000 per Ccf	0.1000	\$1.2000

Part (b) - Pipeline Services Costs

Line	(a)	(b)	(c)	(d)	(e)
			Rate R - Residential	Rate C - Commercial	Rate I - Industrial Service Rate T - Transportation ¹
	<u>Fixed Costs</u>				
14	Fixed Costs Allocation Factors [Set by GUD OS-24-00019196]	100.0000%	62.9568%	31.7550%	5.2881%
15	a. Current Month Fixed Costs of Pipeline Services	\$66,452,843	41,836,610	21,102,120	3,514,113
16	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
17	Net Fixed Costs	\$66,452,843	\$41,836,610	\$21,102,120	\$3,514,113
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$3,242,094	1,945,850	1,017,871	278,373
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	\$3,242,094	\$1,945,850	\$1,017,871	\$278,373
21	Total Estimated Pipeline Costs (Line 17 + Line 20)	\$69,694,937	\$43,782,460	\$22,119,991	\$3,792,486
22	Estimated Billed Volumes		70,834,780 Ccf	48,553,540 Ccf	4,652,518 MMBtu
23	Pipeline Cost Factor (PCF) [Line 21 / Line 22] (Taxable)		0.61810 Ccf	0.45560 Ccf	\$0.8151 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.23239 Ccf	0.23239 Ccf	\$2.3239 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.12000 Ccf	0.12000 Ccf	\$1.2000 MMBtu
26	Rider GCR		0.97049 Ccf	0.80799 Ccf	Rate I - \$4.3390 MMBtu
27					Rate T - \$0.8151 MMBtu

¹ Industrial Service and Transportation are reported in MMBtu. An MMBtu conversion factor of 0.1000 is used to convert from Ccf.