

CITY COUNCIL

MEETING AGENDA

SEPTEMBER 08, 2026, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

DISCUSSION ITEMS

1. Presentation and discussion regarding Special Financing Districts, including Public Improvement Districts (PIDs).

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.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

Mayoral proclamations, presentations of awards and certificates, and other acknowledgments of significant accomplishments or service to the community.

2. Proclamation declaring September 2026 as United is The Way Month

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 August 10, 2026, meeting.
- [4.](#) Consideration and possible action on the minutes from the August 17, 2026, meeting.
- [5.](#) Consideration and possible action on Right of Way (ROW) Warranty Deed with Tommy Garland for the acquisition of property necessary for the Belz Road Reconstruction Project, and authorize the City Manager to execute said agreement.
- [6.](#) Consider and possible action on Supplemental Agreement No. 1 with the Texas Department of Transportation (TxDOT) for the FM 455 utility relocation project, and authorize the City Manager to execute said agreement.
- [7.](#) Consideration and possible action on Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System between Denton County and the City of Sanger Police and Fire Departments.
- [8.](#) Consideration and possible action on Interlocal Cooperation Agreement between Denton County the City of Sanger Police and Fire Departments for the use of Denton County Radio Communications System.
- [9.](#) Consideration and possible action on Four-Day Operational Schedule for City Administrative Offices.

PUBLIC HEARING ITEMS

- [10.](#) Conduct a public hearing on a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.
- [11.](#) Conduct a Public Hearing on Ordinance No. 09-30-26 an amendment to Ordinance No. 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

ACTION ITEMS

- [12.](#) Consideration and possible action on Ordinance No. 09-29-26 a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.
- [13.](#) Consideration and possible action on Ordinance No. 09-30-26 an amendment to Ordinance No, 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.
- [14.](#) Consideration and possible action on Resolution No. 2026-10 accepting a petition to create the Triple T Ranch Public Improvement District within the extraterritorial

jurisdiction of the City of Sanger, Texas, calling a public hearing; and authorizing the issuance of notice regarding the public hearing.

- [15.](#) Consideration and possible action to accept the written request for annexation from Triple T Farms, LLC for approximately 387 acres of land in the R. BEBEE SURVEY, A-29 and the J. MORTON SURVEY, A-792, generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190, and south of Lake Ray Roberts Drive, and call a City Council annexation public hearing to be held on October 5, 2026.
- [16.](#) Consideration and possible action on Ordinance 09-25-26, Approving the Property Tax Roll.
- [17.](#) Consideration and possible action on Ordinance 09-26-26, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2026, and ending September 30, 2027, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.
- [18.](#) Consideration and possible action on Ordinance 09-27-26, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.
- [19.](#) Consideration and possible action on Ordinance 09-28-26 ratifying the property tax increase reflected in the fiscal year 2026-2027 budget.
- [20.](#) Consideration and possible action on Resolution 2026-11 amending the fee schedule.

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.

- [21.](#) Republic Services Waste Report July 2026
- [22.](#) Docket Compliance, OS-24-00019196, FASB ASC 740-10 (Fin48) Refund
- [23.](#) Financial Report - July 2026

[24.](#) Disbursements Report - July 2026

[25.](#) Rider GCR - Rate Filing under Docket No. OS-24-00019196 - August 25, 2026

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 September 1, 2026, by 3:00 PM.

/s/Christy Middleton

Christy Dyer, Executive Administrative Assistant
to the City Manager

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.

TAXPAYER IMPACT STATEMENT

Estimated Taxable Value of Median-Valued Homestead Property in the City: \$294,745
Estimated Property Tax Bill for the Current Fiscal Year: \$1,965
Estimated Property Tax Bill for the Upcoming Fiscal Year: \$2,033 (Calculation based on current tax rate. Tax rate for the upcoming fiscal year has not yet been proposed).

The Texas Government Code section 551.043(a) requires a Taxpayer Impact Statement posted with the City Council agenda for a meeting at which a governmental body will discuss or adopt a budget for the governmental body. The statute requires the specific items presented above to be included in this statement.

PROPOSED

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026–27, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

Median Taxable Homestead Value
Prior Year (FY 2025-2026): \$297,424
Current Year (FY 2026-2027): \$291,689

Tax Rates
Adopted Tax Rate (2025-2026): \$0.689747

No-New-Revenue Tax Rate (2026-2027): \$0.686583

Proposed Tax Rate (2026-2027): \$0.689747

Estimated Annual Tax Bill Comparison

The estimated property tax bill for 2025-2026: \$2,051

Under the no-new-revenue rate, the estimated bill for 2026-2027: \$2,003

Under the proposed tax rate, the estimated bill for 20226-2027: \$2,012



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 10, 2026, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the August 10, 2026, meeting minutes.

ATTACHMENTS:

Meeting minutes.

CITY COUNCIL MEETING MINUTES

AUGUST 10, 2026, 7:00 PM

CITY COUNCIL SPECIAL MEETING

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



CALL THE SPECIAL MEETING TO ORDER AND ESTABLISH A QUORUM

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

INVOCATION AND PLEDGE

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

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, and Police Chief Tyson Cheek.

CITIZENS COMMENTS

No one addressed the Council.

PUBLIC HEARING ITEMS

1. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2026-2027.

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

Kevin Krzycki, deferred to let others speak.

Rich Wilson, spoke regarding paying debt with extra revenue.

Lavona Burgess, spoke regarding the proposed budget to continue to provide for employees' compensation for retention.

Mayor Bilyeu closed the public hearing at 7:09 p.m.

2. Conduct a public hearing for the City of Sanger's proposed property tax rate.

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

Andi Yeak, requested that the tax rate be reduced due to the rising appraisals.

Lavona Burgess, encouraged the Council to resist the urge to lower the tax rate, and appraisal rates determined by the County.

No one else requested to speak.

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

ACTION ITEMS

No action items.

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 7:19 p.m.

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

CITY COUNCIL MEETING MINUTES

AUGUST 17, 2026, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton arrived at 6:04 p.m.
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, and Police Chief Tyson Cheek.

DISCUSSION ITEMS

1. Council training and discussion on municipal government operations; the roles and responsibilities of the council and staff; the Texas Open Meetings Act (TOMA); the Texas Public Information Act (TPIA); and communication.

Courtney Morris, Nichols Jackson provided a presentation regarding municipal operations and responded to questions.

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

No discussion.

ADJOURN THE WORK SESSION

Mayor Bilyeu adjourned the work session at 6:58 p.m.

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

Mayor Bilyeu called the regular meeting to order at 7:05 p.m.

COUNCILMEMBERS PRESENT

Mayor	Gary Bilyeu
Mayor Pro Tem, Place 1	Marissa Newton
Councilmember, Place 2	Mark Bulger
Councilmember, Place 3	Josh Burrus
Councilmember, Place 4	Margie Tisdale
Councilmember, Place 5	Victor Gann

COUNCILMEMBERS ABSENT

None

STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Chief Financial Officer Clayton Gray, Director of Development Services Ramie Hammonds, Fire Chief David Pennington, Electric Director Ronnie Grace, Library Director Laura Klenke, Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Nehemiah Herrera, address on file, spoke about mosques.

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS

2. Proclamation recognizing the program partnership with Excel High School

Mayor Bilyeu read the proclamation and presented the certificate of recognition to Ashley Needham.

CONSENT AGENDA

3. Consideration and possible action on the minutes from the July 20, 2026, meeting.
4. Consideration and possible action on the minutes from the August 3, 2026, meeting.
5. Consideration and possible action on an agreement with CORE on the remodel of the Downtown Fire Station, with total project not to exceed the approved budget of \$5,200,000.00, and authorize the City Manager to execute the agreement.
6. Consideration and possible action on Ordinance No. 08-24-26, an amendment to Chapter 13, Utilities, Article 13.1.301, Installation of Underground Electrical Service, of the Code of Ordinances.
7. Consideration and possible action on authorizing the City Manager to execute a Professional Services Reimbursement Agreement with Centurion American Acquisitions, LLC for reimbursement of expenses spent during consideration of a potential Public Improvement District.

Motion to approve the consent agenda as presented.

Motion: Newton

Second: Burrus

Ayes: Bulger, Burrus, Gann, Newton, and Tisdale.

Nays: None

Motion passed unanimously.

PUBLIC HEARING ITEMS

8. Conduct a public hearing for the City of Sanger's proposed property tax rate.

Mayor Bilyeu opened the public hearing at 7:15 p.m.

No one requested to speak.

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

9. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2026-2027.

Mayor Bilyeu opened the public hearing at 7:16 p.m.

No one requested to speak.

Mayor Bilyeu closed the public hearing at 7:17 p.m.

ACTION ITEMS

10. Consideration and possible action on Resolution No. 2026-10 directing staff to prepare an annexation service plan and call a public hearing for property known as R BEBEE SURVEY, A-29 and J. MORTON SURVEY, A-792 being approximately 387.515 acres of land and generally located on the north side of FM 455 and east of Union Hill Road.

Director Hammonds requested this item be pulled from the agenda.

No Action Taken.

Mayor Bilyeu announced the City Council will vote on the property tax rate and the annual budget for fiscal year 2026-2027 on September 8, 2026, at 7:00 p.m.

FUTURE AGENDA ITEMS

No requests for future items.

INFORMATIONAL ITEMS

11. Atmos - Rider GCR - Rate Filing under Docket No. OS-24-00019196 July 29, 2026
12. Atmos - Annual Gas Cost Reconciliation Filing for the period ended June 30, 2026,

ADJOURN

There being no further business, Mayor Bilyeu adjourned the meeting at 7:21 p.m.

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the August 17, 2026, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the August 17, 2026, meeting minutes.

ATTACHMENTS:

Meeting minutes.



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: John Noblitt, City Manager

AGENDA ITEM: Consideration and possible action on Right of Way (ROW) Warranty Deed with Tommy Garland for the acquisition of property necessary for the Belz Road Reconstruction Project, and authorize the City Manager to execute said agreement.

SUMMARY:

- ROW acquisition is required to support the planned improvements along Belz Road.
- All necessary parcels were identified, surveyed, and documented as part of the acquisition process.
- Coordination with property owner was conducted to secure needed easements and right of way in a timely manner.
- The acquisition process will follow all applicable local, county, and state regulatory requirements.
- All ROW acquisition, surveying, legal, and related expenses paid by the developer of Elada Planned Improvement District (PID-01).
- The City will oversee and verify compliance, but no City funds will be used for the ROW acquisition phase of the project along PID-01 frontage.

FISCAL INFORMATION:

- N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

- ROW Agreement

AGREEMENT TO DEDICATE RIGHT-OF-WAY

THIS AGREEMENT TO DEDICATE RIGHT-OF-WAY (this “**Agreement**”) is made as of August 10, 2026 (the “**Effective Date**”), by and between **ELADA DEVELOPMENT LLC**, a Delaware limited liability company (“**Elada**”), **TOMMY GARLAND** (the “**Seller**”), and **LAWYER’S TITLE COMPANY**; Attn: Joe Theriot (the “**Escrow Agent**”).

RECITALS

A. Seller is the owner of that certain real property located in Denton County, Texas (the “**County**”) that is described in Exhibit A attached hereto (the “**Property**”).

B. In connection with Elada’s development of a nearby residential community (the “**Community**”), Elada requests that Seller dedicate the Property to the City of Sanger, Texas (the “**City**”) as a public right-of-way, and pursuant to the terms in this Agreement, Seller has agreed to dedicate the Property to the City.

C. Seller and Elada desire to enter into this Agreement in connection therewith.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, the mutual promises and agreements set forth herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Right-of-Way Deed; Lender Consent.

1.1 Deed. On or within five (5) business days after the Effective Date, Seller shall execute and deliver to Escrow Agent a deed in the form attached hereto as Exhibit B (the “**Deed**”).

1.2 Lender Consent. If applicable, at all times after the Effective Date, Seller shall use commercially reasonable efforts to obtain the consent of the Lender (as defined in the Consent attached to the Deed) (the “**Lender Consent**”), which Lender Consent shall be a condition precedent to Elada’s obligations hereunder.

2. Purchase Price; Escrowed Funds. At Closing (as hereinafter defined), Elada shall pay Seller the sum of Ten Thousand and No/100 Dollars (\$10,000.00) (the “**Purchase Price**”) to be paid in accordance with Section 6 below. On or within five (5) business days after the Effective Date, Elada shall deposit with Escrow Agent cash or other immediately available funds in the sum of One Hundred and 00/100 Dollars (\$100.00) (the “**Escrowed Funds**”). The Escrowed Funds shall be non-refundable to Elada, except in the event of a default by Seller under this Agreement, and shall be delivered to Escrow Agent and credited against the Purchase Price at the Closing, and the Escrowed Funds shall constitute independent consideration for the rights and options extended to Elada under this Agreement.

3. Approvals. After the Effective Date, Elada shall be entitled to pursue any and all necessary approvals from applicable governmental authorities, quasi-governmental authorities, and/or utility providers and regulators (collectively, “**Governmental Authorities**”) for the development of the Community and the Property consistent with Elada’s intended residential development (collectively, the “**Approvals**”). Elada shall pursue the Approvals and conduct all negotiations with the Governmental Authorities, and Seller, at no cost or expense to Seller, shall cooperate with Elada in its efforts to obtain the Approvals and shall timely execute any and all applications, consents, and other documents reasonably

requested by Elada in connection therewith. Elada shall be solely responsible to pay all fees and costs incurred by Elada to prepare, process, and obtain the Approvals.

4. Closing.

4.1 Subject to the provisions of this Agreement, the Closing shall take place on or before August 31, 2026 (the “**Closing Deadline**”). As used herein, the term “**Closing**” shall mean (a) the settlement of the conveyance of the Property by the recording of the Deed by Escrow Agent in the Official Public Records of the County, and (b) the delivery of the Purchase Price to Seller.

4.2 If Seller has not obtained the Lender Consent on or before the Closing Deadline, then Elada may elect to either (a) extend the Closing Deadline until the tenth (10th) business day after the date that Seller obtains the Lender Consent and delivers written notice thereof to Elada and Escrow Agent; (b) terminate this Agreement by written notice to Seller and Escrow Agent, in which event (i) the Escrowed Funds shall be retained by Seller, and (ii) the parties shall thereafter be relieved from further liability hereunder; or (c) to the extent that the Closing does not timely occur due to a default by Seller, Elada shall be entitled to pursue its rights and remedies pursuant to the terms of Section 8.2 below.

5. Term; Termination. This Agreement shall continue in full force and effect until the earlier of (a) the date that the Closing occurs, or (b) the date that this Agreement is terminated pursuant to Section 4.2, Section 8.1 or Section 8.2, upon which date this Agreement shall terminate and the parties shall thereafter be relieved from further liability hereunder, except for those obligations and liabilities that expressly survive Closing or termination.

6. Representations and Warranties by Seller. Seller represents and warrants to Elada that the execution and delivery of this Agreement and any other document required herein will not result in any violation of, or default under, any term or provision of any applicable agreement or instrument to which Seller is a party or by which Seller is bound.

7. Representations and Warranties by Elada. Elada represents and warrants to Seller that (a) the execution and delivery of all documents required herein, and Elada’s performance hereunder, have been duly authorized by all requisite actions of Elada, and (b) the execution and delivery of this Agreement and any other document required herein will not result in any violation of, or default under, any term or provision of any applicable agreement, instrument, law, rule, regulation or official policy to which Elada is a party or by which Elada is bound.

8. Remedies.

8.1 Seller’s Remedies. If Elada fails to perform any of Elada’s obligations under this Agreement, and such failure continues for ten (10) days after Elada’s receipt of written notice of such failure from Seller, Elada shall be in default and Seller’s sole remedy for Elada’s default is to terminate this Agreement and retain the Escrowed Funds as liquidated damages, Elada and Seller hereby agreeing that it would be impracticable and extremely difficult to fix the amount of Seller’s actual damages and further agreeing that the amount of the Escrowed Funds is a reasonable estimate of the amount Seller might be damaged as a result of Elada’s failure to perform under this Agreement. Notwithstanding anything to the contrary contained herein, this Section shall not limit Seller’s right to recover reasonable and documented attorney fees and court costs pursuant to Section 11.10 below. This Section shall survive the Closing or termination of this Agreement.

8.2 Elada’s Remedies. If Seller fails to perform any of Seller’s obligations under this Agreement, and that failure continues for ten (10) days after Seller’s receipt of written notice from Elada,

Seller shall be in default and Elada may, as Elada's sole remedy for Seller's default, either (a) waive the default and proceed to consummate the transaction contemplated hereunder, (b) terminate this Agreement by giving written notice thereof to Seller and Escrow Agent, whereupon the Escrowed Funds shall be returned to Elada, or (c) bring an action for specific performance of this Agreement. Notwithstanding anything to the contrary contained herein, this Section shall not limit Elada's right to recover reasonable and documented attorney fees and court costs pursuant to Section 11.10 below. This Section shall survive the Closing or termination of this Agreement.

9. Notices. All notices, consents, requests, reports, demands or other communications hereunder (collectively, "**Notices**") shall be in writing and may be given personally, by registered or certified mail, by electronic mail, by courier, or by Federal Express (or other reputable overnight delivery service) for overnight delivery, as follows:

Seller: Tommy Garland
3903 Belz Road
Sanger, TX 76266

Elada: Elada Development, LLC
8840 Cypress Waters Blvd, Suite 100
Coppell, Texas 75019
Attention: Frank Su
E-mail: frank.su@meritagehomes.com

With A Copy To: Meritage Homes Corporation
18655 North Claret Drive, Suite 400
Scottsdale, AZ 85255
Attention: Jay Berryman
E-mail: jay.berryman@meritagehomes.com

Escrow Agent: Lawyer's Title Company
6333 E. Mockingbird Lane, Suite 270
Dallas, Texas 75214
Attention: Joe Theriot
E-mail: joe.theriot@ltic.com

or to such other address or such other person as the addressee party shall have last designated by Notice to the other party. All Notices shall be deemed to have been given three (3) days following deposit in the United States Postal Service (postage prepaid) or, upon receipt, if sent by overnight delivery service, courier, electronic mail, or personally delivered. Notice to a party shall not be effective unless and until each required copy of such Notice is given. Notwithstanding the foregoing, if no email address is provided for a party above, then the date for delivery shall be extended by the number of days to effectuate alternate delivery of Notice so long as the Notice was mailed or transmitted on the date due.

10. Escrow Provisions.

10.1 This Agreement shall constitute escrow instructions to Escrow Agent as well as the agreement of the parties. In the event that any other printed escrow instructions are requested of the parties and the terms thereof conflict or are inconsistent with any provision of this Agreement or any other document executed or delivered in connection with the transaction contemplated hereby, the provisions of this Agreement or such document shall control. Escrow Agent is hereby appointed and designated to act as Escrow Agent and instructed to deliver, pursuant to the terms of this Agreement, the Escrowed Funds and

Deed to be deposited into escrow as herein provided. Elada shall be solely responsible for all of Escrow Agent's fees and expenses.

10.2 Escrow Agent's duties and responsibilities shall be purely ministerial and shall be limited to those expressly set forth in this Agreement. Escrow Agent is not a principal, participant, or beneficiary in any transaction underlying this Agreement and shall have no duty to inquire beyond the terms and provisions hereof. Escrow Agent shall have no responsibility or obligation of any kind in connection with this Agreement, and shall not be required to deliver the same or any part thereof or take any action with respect to any matters that might arise in connection therewith, other than to receive, hold, invest, and deliver the documents deposited into escrow as herein provided, and may rely upon the performance of the foregoing specific duties. It is the intention of the parties hereto that Escrow Agent shall never be required to use, advance, or risk its own funds or otherwise incur financial liability in the performance of any of its duties or the exercise of any of its rights and powers under this Agreement.

10.3 In the event of Escrow Agent receiving conflicting instructions from Seller and Elada, Escrow Agent shall refuse to comply with any such instructions so long as such disagreement shall continue, or for so long as Escrow Agent may be in doubt, in its sole discretion, as to what action to take, and in so refusing Escrow Agent shall not release the Escrowed Funds or the Deed. Escrow Agent shall not be nor become liable in any way for its failure or refusal to comply with any such conflicting instructions or adverse claims or demands, and it shall be entitled to continue to refrain from acting until such conflicting instructions or adverse claims or demands (a) shall have been adjusted by mutual agreement of Seller and Elada and Escrow Agent shall have been notified in writing thereof by Seller and Elada or (b) shall have finally been determined in a court of competent jurisdiction. Should any controversy arise involving the parties hereto or any of them or any other person, firm, or entity with respect to this Agreement, the Escrowed Funds or the Deed, or if Escrow Agent may be in doubt, in its sole discretion, as to what action to take, Escrow Agent shall have the right, but not the obligation, to institute a bill of interpleader in any court of competent jurisdiction to determine the rights of the parties hereto. The right of Escrow Agent to institute such a bill of interpleader shall not, however, be deemed to modify the manner in which Escrow Agent is entitled to release the Escrowed Funds and/or the Deed as herein provided. Should a bill of interpleader be instituted, or should Escrow Agent be threatened with litigation or become involved in litigation or binding arbitration in any manner whatsoever in connection with this Agreement, the Escrowed Funds or the Deed, then, as between themselves and Escrow Agent, the other parties hereto jointly and severally agree to pay to Escrow Agent its attorney's fees and any and all other disbursements, expenses, losses, costs, and damages of Escrow Agent in connection with or resulting from such threatened or actual litigation or arbitration prior to any disbursement hereunder.

10.4 Escrow Agent shall not be liable for any error of judgment or for any act done or step taken or omitted by it in good faith, or for any mistake of fact or law, or for anything which it may do or refrain from doing in connection herewith, except its own willful misconduct. Escrow Agent shall not be responsible or liable in any manner whatsoever for the sufficiency, correctness, genuineness, or validity of the subject matter of this Agreement or any part hereof or for the form or execution hereof, or for the identity or authority of any person executing or deposing the same. Escrow Agent shall have no liability for any loss arising from any cause beyond its control, including but not limited to the following: (a) the act, failure, or neglect of any other party hereto or any agent or correspondent prudently selected by Escrow Agent for the remittance of funds; (b) any delay, error, omission, or default of any mail, courier, telegraph, cable, or wireless agency or operator; or (c) the acts or edicts of any government or governmental agency or other group or entity exercising governmental powers.

10.5 The parties hereto do hereby jointly and severally agree that Escrow Agent shall incur no liability whatsoever in connection with its good faith performance under this Agreement, and agree to jointly and severally indemnify Escrow Agent, its officers, directors, partners, employees, agents and

counsel (each hereafter “**Indemnified Party**”) against, and hold each Indemnified Party harmless from, any and all losses, costs, damages, expenses, claims, and attorney’s fees, including but not limited to costs of investigation, litigation, tax liability, or loss of investments, suffered or incurred by any Indemnified Party in connection with or arising from or out of this Agreement, except such acts or omissions as may result from the willful misconduct of such Indemnified Party. Further, Escrow Agent shall have no liability for any loss, damage, costs, or attorney fees, resulting from a delay in the electronic wire transfer of funds, unless said loss is caused by Escrow Agent’s gross negligence. In the event that Escrow Agent performs any service not specifically provided hereinabove, or that there is any assignment or attachment of any interest in the subject matter of this escrow or any modification thereof, or that any controversy arises hereunder, or that Escrow Agent is made a party to, or intervenes in, any litigation pertaining to this escrow or the subject matter thereof, Escrow Agent shall be reasonably compensated therefore and reimbursed for all costs and expenses occasioned thereby, and the parties hereto agree jointly and severally to pay the same, to indemnify Escrow Agent against any loss, liability or expense incurred in any act or thing done by it hereunder, it being understood and agreed that Escrow Agent may interplead the subject matter of this escrow into any court of competent jurisdiction, and the act of such interpleader shall immediately relieve Escrow Agent of its duties, liabilities and responsibilities hereunder.

10.6 Escrow Agent may resign from the duties under this Agreement at any time upon ten (10) days’ written notice to the parties hereto at their addresses set forth hereinabove. Upon the effective date of the resignation, the Escrowed Funds and the Deed shall be delivered by the Escrow Agent to any substitute escrow agent mutually designated in writing by Seller and Elada. In the event that Seller and Elada fail to make such a mutual designation of a substitute escrow agent within ten (10) days of Escrow Agent’s transmission of notice of resignation, Escrow Agent may institute a bill of interpleader as described herein. Escrow Agent’s sole responsibility after the ten (10) day notice period expires shall be delivery of the Escrowed Funds and Deed to a duly designated substitute escrow agent, if any, or in accordance with the directions of a final judgment or order of a court of competent jurisdiction, or upon delivery of the Escrowed Funds and Deed to the registry of a court of competent jurisdiction pursuant to institution of an interpleader action, at which time Escrow Agent’s obligations hereunder shall cease, terminate, and be of no further force and effect.

11. General.

11.1 Binding Effect. This Agreement shall run with the land with respect to the Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11.2 Severability. Any provision of this Agreement that is declared void or unenforceable shall be severed from this Agreement, and the remainder of this Agreement shall otherwise remain in full force and effect.

11.3 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

11.4 Exhibits. Any exhibit attached hereto shall be deemed to have been incorporated herein by this reference with the same force and effect as if fully set forth in the body hereof.

11.5 Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

11.6 Time of the Essence. Time is of the essence of this Agreement.

11.7 No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Seller and Elada. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

11.8 Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

11.9 Amendment. No change or additions may be made to this Agreement except by a written amendment executed by all parties hereto.

11.10 Attorney's Fees. In the event that any party hereto brings an action or proceeding against another party to enforce or interpret any of the covenants, agreements or provisions of this Agreement, the prevailing party in such action or proceeding shall be entitled to recover all costs and expenses of such action or proceeding, including, without limitation, attorneys' fees.

11.11 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to principles of conflicts of law.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

SELLER:

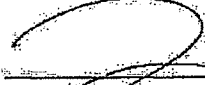

TOMMY GARLAND

ELADA:

ELADA DEVELOPMENT LLC,
a Delaware limited liability company

By: MERITAGE HOMES OF TEXAS JOINT VENTURE
HOLDINGS COMPANY, LLC,
a Texas limited liability company, its managing member

By: MERITAGE HOMES OF TEXAS, LLC,
an Arizona limited liability company, its sole member

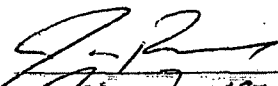
By: 

Name: Frank Su

Title: Vice President of Land Acquisition and
Development

ESCROW AGENT:

LAWYER'S TITLE COMPANY

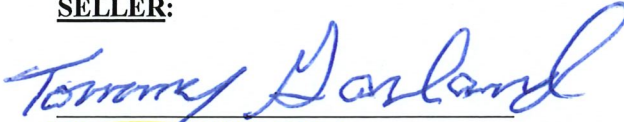
By: 

Name: Sharon Rayson

Title: Escrow Officer

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

SELLER:


TOMMY GARLAND

ELADA:

ELADA DEVELOPMENT LLC,
a Delaware limited liability company

By: MERITAGE HOMES OF TEXAS JOINT VENTURE
HOLDINGS COMPANY, LLC,
a Texas limited liability company, its managing member

By: MERITAGE HOMES OF TEXAS, LLC,
an Arizona limited liability company, its sole member

By: _____
Name: Frank Su
Title: Vice President of Land Acquisition and
Development

ESCROW AGENT:

LAWYER'S TITLE COMPANY

By: _____
Name: _____
Title: _____

EXHIBIT A TO AGREEMENT TO DEDICATE RIGHT-OF-WAY

PROPERTY

BEING A 0.156 ACRE TRACT OF LAND SITUATED IN THE HENREY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS, AND BEING PART OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, DEED RECORDS, DENTON COUNTY, TEXAS. SAID 0.156 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 3.000 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF A 1.635 ACRE TRACT OF LAND CONVEYED TO PATRICIA L. STALLBORIES, AS RECORDED IN COUNTY CLERK'S FILE NO. 2008-82518, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. SAID POINT BEING IN THE SOUTH LINE OF A 5.381 ACRE TRACT OF LAND CONVEYED TO JERRE FRAZIER AND KELLY FRAZIER, AS RECORDED IN COUNTY CLERK'S FILE NO. 2014-77478, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTER OF BELZ ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 88 DEGREES 25 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID 3.000 ACRE TRACT, THE COMMON SOUTH LINE OF SAID 5.381 ACRE TRACT, THE COMMON SOUTH LINE OF A 246.36 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ELADA DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2026-47028, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND WITH SAID BELZ ROAD, A DISTANCE OF 253.09 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 3.000 ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A 3.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA MICHAEL MCCLURKAN AND KATIE LAYNE MCCLURKAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022-64447, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FROM WHICH A MAG NAIL FOUND FOR THE NORTHEAST CORNER OF SAID 3.000 ACRE MCCLURKAN TRACT AND THE COMMON NORTHWEST OF INDIAN CREEK ADDITION, LOTS 1-5, BLOCK A, AN ADDITION TO DENTON COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2018-75, PLAT RECORDS, DENTON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF A 40' RIGHT-OF-WAY DEDICATION OF SAID INDIAN CREEK ADDITION BEARS SOUTH 88 DEGREES 25 MINUTES 43 SECONDS EAST, A DISTANCE OF 253.76 FEET;

THENCE, SOUTH 00 DEGREES 56 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID 3.000 ACRE GARLAND TRACT AND THE COMMON WEST LINE OF SAID 3.000 ACRE MCCLURKAN TRACT, A DISTANCE OF 26.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 88 DEGREES 25 MINUTES 43 SECONDS WEST, OVER AND ACROSS SAID 3.000 ACRE GARLAND TRACT, A DISTANCE OF 253.11 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER. SAID POINT BEING ON THE WEST LINE OF SAID 3.000 ACRE GARLAND TRACT AND THE COMMON EAST LINE OF AFORESAID 1.635 ACRE TRACT;

THENCE, NORTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG SAID COMMON LINES, PASSING AT A DISTANCE OF 6.87 FEET A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING, IN ALL A TOTAL DISTANCE OF 26.85 TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 6,796 SQUARE FEET OR 0.156 ACRES OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

JULY 21, 2026



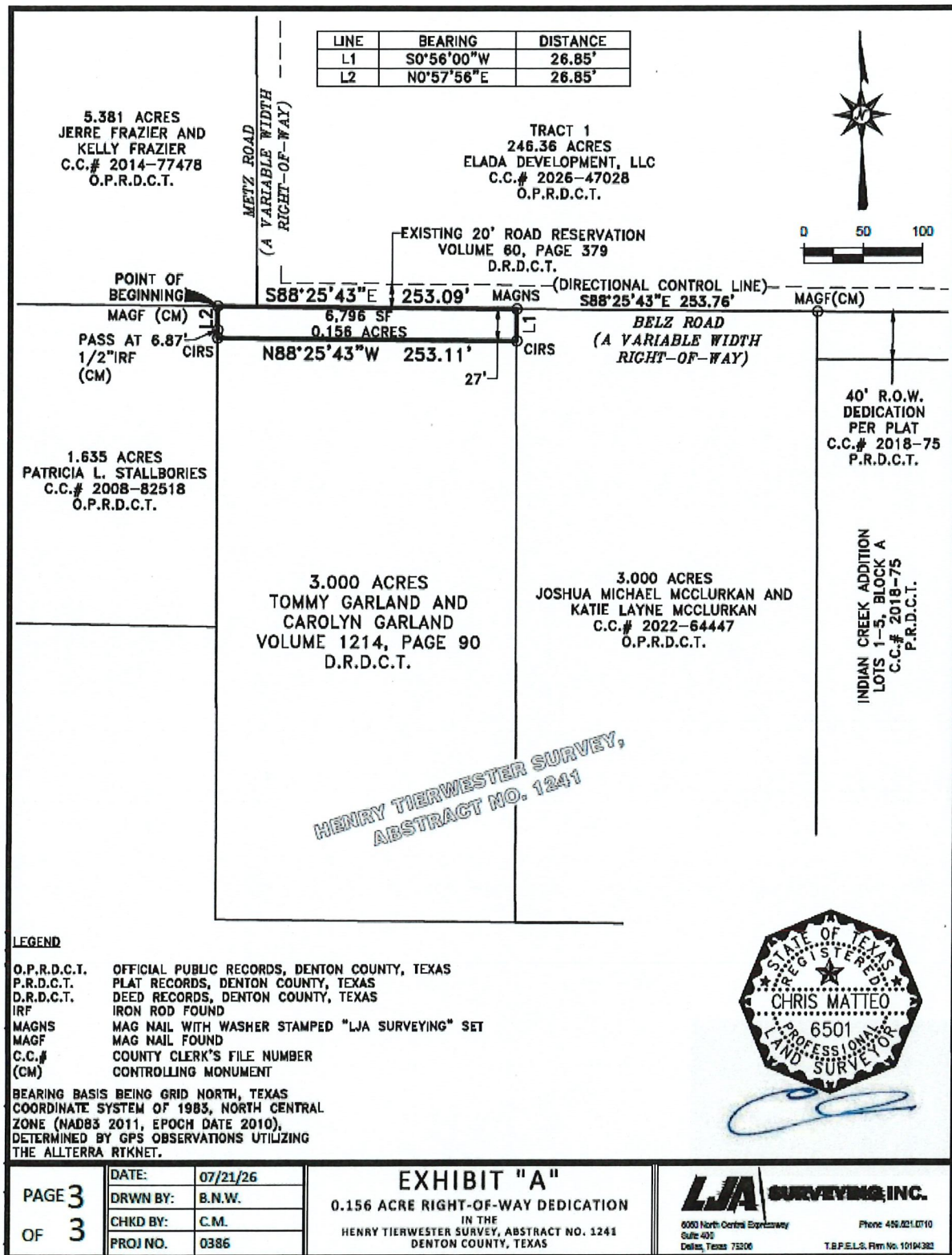


EXHIBIT B TO AGREEMENT TO DEDICATE RIGHT-OF-WAY

FORM OF DEED

(See attached)

AFTER RECORDING, RETURN TO:

City Secretary
CITY OF SANGER
P.O. Box 1729
Sanger, Texas 76266

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DONATION RIGHT OF WAY WARRANTY DEED

(Prepared Without Benefit of Title Examination)

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

That **TOMMY GARLAND** (collectively, "Grantor"), whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF SANGER**, a Texas municipal corporation ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day DONATED, and by these presents does GRANT, GIVE, and CONVEY unto the said Grantee all the real estate described in Exhibit "A" and depicted on Exhibit "B" attached hereto and made a part hereof ("ROW Tract").

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Denton County, Texas; and (ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the above-described property.

There are no liens, attachments, or other encumbrances which will affect the title or right of Grantor to convey this easement to Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

Notwithstanding Grantor's present intent to convey the ROW Tract to Grantee, it is specifically understood that this conveyance shall not be effective and binding upon Grantee until such time as Grantee accepts the conveyance as reflected by Grantee's signature on this document below and Grantee exercises control over the ROW Tract. Nothing contained herein shall require Grantee to accept the conveyance of the ROW Tract.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any way belonging to such premises unto the said Grantee, Grantee's successors, and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

[Signature pages follow]

WITNESS THE GRANTOR'S HAND this 10 day of August, 2026

OWNER:

Tommy Garland
TOMMY GARLAND

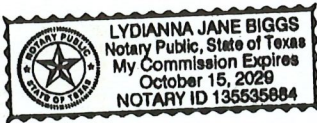
STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged on this the 10th day of August, 2026, by Tommy Garland.

August

Lydianna Biggs
Notary Public, State of Texas



ACCEPTED:

CITY OF SANGER

By: _____
 Name: John Noblitt
 Title: City Manager

ATTEST:

By: _____
 Name: Kelly Edwards
 Title: City Secretary

APPROVED AS TO FORM:


 Printed Name: Terrence S. Welch
 Title: Attorney
 Office of the City Attorney

STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged on this the ____ day of _____, 2026, by _____, as the _____ of the **CITY OF SANGER**, a Texas municipal corporation, on behalf of said municipal corporation.

 Notary Public, State of Texas

EXHIBIT A TO DONATION RIGHT OF WAY WARRANTY DEED**DESCRIPTION OF ROW TRACT**

BEING A 0.156 ACRE TRACT OF LAND SITUATED IN THE HENREY TIERWESTER SURVEY, ABSTRACT NUMBER 1241, DENTON COUNTY, TEXAS, AND BEING PART OF A 3.000 ACRE TRACT OF LAND CONVEYED TO TOMMY GARLAND AND CAROLYN GARLAND, AS RECORDED IN VOLUME 1214, PAGE 90, DEED RECORDS, DENTON COUNTY, TEXAS. SAID 0.156 ACRE TRACT WITH BEARING BASIS BEING GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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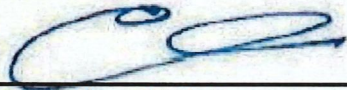
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A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.



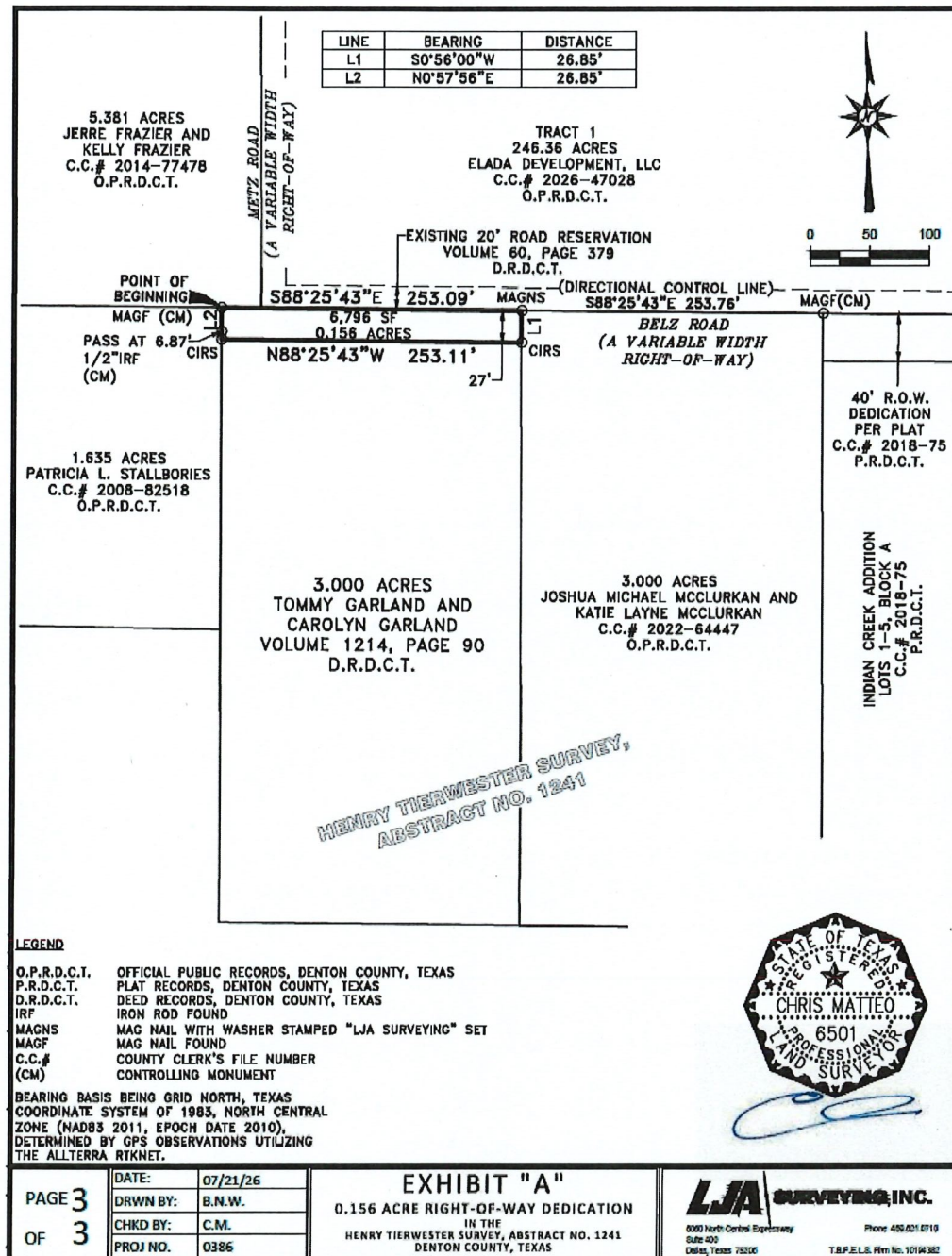
Chris Matteo, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6501
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

JULY 21, 2026



EXHIBIT B TO DONATION RIGHT OF WAY WARRANTY DEED

DEPICTION OF ROW TRACT





CITY COUNCIL COMMUNICATION

DATE: September 08, 2026

FROM: Jim Bolz, Director of Public Works

AGENDA ITEM: Consider and possible action on Supplemental Agreement No. 1 with the Texas Department of Transportation (TxDOT) for the FM 455 utility relocation project, and authorize the City Manager to execute said agreement.

SUMMARY:

- Supplemental Agreement No. 1 with TxDOT for the FM 455 water and wastewater utility relocation project
- Agreements account for additional work required due to actual field conditions differing from the original plans
- Additional work included utility connections, valves, piping, boring, excavation, and related construction.
- Water relocation project cost \$3,237,007.60, with a \$146,001.99 betterment adjustment and \$680,021.23 being reimbursed by TxDOT, resulting in a net cost to the City of \$2,410,984.38.
- Wastewater relocation project cost \$1,527,549.77, with \$88,597.89 reimbursed by TxDOT, resulting in a net cost to the City of \$1,438,951.88.

FISCAL INFORMATION:

This item will result in the City receiving a reimbursement of \$768,619.12 for the FM 455 water and wastewater utility relocation projects.

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval

ATTACHMENTS:

- Supplemental Agreement No. 1 to IJ Number N/A Utility ID IJ00029398
- Supplemental Agreement No. 1 to IJ Number N/A Utility ID IJ00029399



Standard Utility Agreement Supplemental Agreement No. 1 to U Number N/A Utility ID U00029398

District: Dallas	County: Denton
ROW Project ID: R00002655	Highway: FM 455
ROW CSJ: 0816-02-081	From: FM 2450
Construction CSJ: 0816-02-072	To: Marion Road
Proposed Highway Project Letting Date: 01/2022	

THIS SUPPLEMENTAL AGREEMENT by and between the State of Texas ("**State**") and City of Sanger ("**Utility**") shall be effective upon the date of acceptance and execution by and on behalf of the **State**.

WHEREAS, the **State** and **Utility** executed a Standard Utility Agreement on August 27, 2021 concerning the adjustment, relocation, or removal of certain of the **Utility's** facilities;

WHEREAS, said Standard Utility Agreement limits the required scope of work and/or the amount of eligible reimbursement;

WHEREAS, due to newly discovered information by the **Utility** deemed sufficient by the **State**, the **State** and **Utility** agree that supplementation to the Standard Utility Agreement is necessary; and

WHEREAS, the statement of work contained in the Standard Utility Agreement shall be supplemented to include the reason the supplemental is needed and the change in cost: The boring depth and installation for sewer line increased due to existing field conditions. As a result, additional PVC carrier pipe, steel casing, sewer connections; and gate valves were required, which is more specifically shown in **Utility's** plans, specifications, estimated costs, and schedule, which are attached to this supplemental agreement as Attachment "A."

NOW, THEREFORE, BE IT AGREED:

The statement of work contained in the Standard Utility Agreement is supplemented to include the additional adjustment, relocation, or removal found in Attachment "A."

The estimated cost of the adjustment, relocation, or removal is ☒ increased or ☐ decreased to a total of \$1,527,549.77, or ☐ no change to the Total Cost Estimate. The parties agree that the approval of estimated costs in no way indicates the eligibility of said costs for reimbursement.

All conditions and agreements contained in the Standard Utility Agreement, except those specifically included in this document, remain in effect.

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

Initial Date
TxDOT

Initial Date
Utility

UTILITY

EXECUTION RECOMMENDED:

Utility: City of Sanger

Director of TP&D (or designee), Dallas District

By: _____

Title: Mayor

Date: _____

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
District Engineer (or designee)

Date: _____

Initial Date
TxDOT

Initial Date
Utility

Attachment “A” Plans, Specifications, and Estimated Costs

☐ Not Applicable

All material items within the cost estimate that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*).

- ☐ Currently, **this project does not plan to use** iron and steel subject to Buy America requirements. In the event that Buy America regulated materials are used during the construction of this project, compliance documentation will be provided.
- ☐ There are non-domestic iron and steel materials in this project that fall under the De Minimis equation. Calculations showing the total cost does not exceed one-tenth of one percent (0.1 %) of the individual utility agreement amount or \$2,500.00, whichever is greater is required.
- ☒ We understand the Buy America Compliance Requirements for iron and steel and will supply the required documentation to TxDOT indicating compliance with this provision. The following documents will be supplied prior to the installation of the materials:
- 1) Form 1818 - Material Statement
 - 2) Material Test Reports or Certifications

Initial Date
TxDOT

Initial Date
Utility

Attachment “A” (Continued) Plans, Specifications, and Estimated Costs

☒ Not Applicable

All construction material and manufactured items within the cost estimate that must meet Build America, Buy America (BABA) compliance must be indicated with a double asterisk (**).

☐ This is to acknowledge that the material(s) listed/marked in the cost estimate will be in conformance with the governing specification(s) and that at least the final manufacturing processes and the immediately preceding manufacturing stage for the manufactured and construction material occurred in the United States of America. Alterations to this document by any agency other than the Utility Company/Supplier will void the certification.

Per 2 CFR 184.3, manufactured products means:

(1) Articles, materials, or supplies that have been:

(i) Processed into a specific form and shape; or

(ii) Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

(2) If an item is classified as an iron or steel product, a construction material, or a section 70917(c) material under § 184.4(e) and the definitions set forth in this section, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under § 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or section 70917(c) materials.

Per 2 CFR 184.3 and 2 CFR 184.6, construction material includes:

- *Non-ferrous metals*
- *Glass (including optic glass)*
- *Optical fiber*
- *Lumber*
- *Engineered wood*
- *Drywall*
- *Fiber optic cable (including drop cable)*
- *Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables)*

Authorized Utility Owner Representative:

Signature

Title

Initial Date
TxDOT

Initial Date
Utility

City of Sanger Pipeline Relocation FM 455 Waste Water

Probable and Actual Cost Comparison

U00029398 & RCSJ: 0816-02-081 / CCSJ: 0816-02-072

Estimate Costs			Actual Costs		
C	Professional Service Cost			Professional Service Cost	
	Design Services			Design Services	
	1 Engineering Preliminary & Final Design	\$186,523		1 Engineering Preliminary & Final Design	\$159,185.69
	2 Geotechnical (ECS Southwest, LLP)	\$4,027		2 Geotechnical (ECS Southwest, LLP)	\$4,007.40
	3 SUE (The Rios Group)	\$6,571		3 SUE (The Rios Group)	\$1,011.73
	4 Survey and Esmt Prep. (Original Contract)	\$2,628		4 Survey and Esmt Prep. (Original Contract)	\$118.90
	5 Sruvey and GIS (Addendum 2)	\$3,075		5 Survey and GIS (Addendum 2)	\$0.00
	6 Survey and Gis (Addendum 3)	\$3,075		6 Survey and Gis (Addendum 3)	\$0.00
	7 Printing Costs (Addendum 1)	\$79		7 Printing Costs (Addendum 1)	\$156.94
	8 Travel and Reimbursable Expenses	\$79		8 Travel and Reimbursable Expenses (addendum 1)	\$156.94
	9 Printing Costs (Addendum 1)	\$79		9 Printing Costs (Addendum 1)	\$0.00
	10 Travel and Reimbursable Expenses (addendum 1)	\$79		10 Travel and Reimbursable Expenses (addendum 6)	\$0.00
	Total	\$206,215		Inspection (VRX, Inc.)	\$72,735.63
				Material Testing (Atlas Technical Consultants)	\$14,268.00
				Total	\$251,641.23
Reimbursement Summary Information					
A	Total Professional Services	\$206,215.00	A	Total Professional Services	\$251,641.23
B	Total Construction Cost	\$1,055,187.00	B	Total Construction Cost	\$1,275,908.54
C	Total Betterment Cost		C	Total Betterment	\$0.00
D	Betterment Credit Percentage (C/B)	0.00%	D	Betterment Amount	\$0
E	Composite Eligibility Ratio (CER)	5.80%	E	Total Cost	\$1,527,549.77
F	Total Proessional services and Construction In Kind Co	\$1,261,402.00	F	Total Cost minus Elective betterment (E-C)	\$0.00
G	Total Cost minus Elective betterment (F-C)	\$1,261,402.00	G	Composite Eligibility Ratio (CER)	5.80%
	Total TxDot Reimbursement (E*F)	\$73,161.32		TXDOT Reimbursement (E*G)	\$88,597.89
	Total Cost to Sanger	\$1,188,240.68		Total Cost to Sanger	\$1,438,951.88

City of Sanger Sewer Pipeline Relocation FM 455 Wastewater
Probable and Actual Cost Cost Comparison
U00029398 RCSJ: 0816-02-081 / CCSJ: 0816-02-072

PAY ITEM	QTY	UNIT	ITEM DESCRIPTION	UNIT PRICE	AMOUNT	PAY ITEM	QTY	UNIT	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
1	1	EA	Mobilization & Demobilization	\$ 43,250.00	\$43,250.00	1	1	EA	Mobilization, Demobilization & Clean Up	\$21,722.00	\$21,722.00
2	4459	LF	Site Protection and Site Preparation	\$ 2.50	\$11,147.50	2	5459	LF	Site Protect & Prep	\$1.10	\$6,004.90
3	3	MO	Erosion, Sedimentation Control and SW3P	\$ 2,800.00	\$8,400.00	3	5459	LF	Erosion, Sediment Ctr1 & SW3P	\$1.80	\$9,826.20
4	1	EA	Traffic Control Plan	\$ 1,730.00	\$1,730.00	4	0.25	EA	Traffic Control Plan	\$1,150.00	\$287.50
5	3	MO	Barricades, Signs and Traffic Control	\$ 2,500.00	\$7,500.00	5	5459	LF	Barncades, Sians, Trfc Sftv, & Pvmt Mkas	\$1.00	\$5,459.00
6	5	EA	Exploratory Excavation of Existing Utilities	\$ 1,750.00	\$8,750.00	6	1	EA	Exoloratorv Exca of Exist Utilties	\$1,500.00	\$1,500.00
7	5308	LF	Trench Safety Program	\$ 3.50	\$18,578.00	7	5459	LF	Trench Safetv Plan	\$0.50	\$2,729.50
8	9	EA	Temporary Bypass Piping (various locations)	\$ 1,250.00	\$11,250.00	8	6	EA	Temp Water or Wastewater Bypass Piping	\$1,600.00	\$9,600.00
9	490	LF	8" PVC SDR 18 SS Pipe by OC	\$ 58.00	\$28,420.00	29	490	LF	8" PVC SDR 26 SS Pipe by Open Cut	\$116.00	\$56,840.00
10	3441	LF	12" PVC SDR 26 SS Pipe by OC	\$ 77.00	\$264,957.00	30	1254	LF	12" PVC SDR 26 SS Pipe by Open Cut (0-8' deep)	\$95.00	\$119,130.00
						31	1972	LF	12" PVC SDR 26 SS Pipe by Open Cut (8'-16' deep)	\$101.00	\$199,172.00
						32	80	LF	12" PVC SDR 26 SS Pipe by Open Cut (>16' deep)	\$131.00	\$10,480.00
11	175	LF	12" PVC SDR 26 SS Carrier Pipe	\$ 97.00	\$16,975.00	33	245	LF	12" PVC SDR 26 Carrier Pipe	\$84.00	\$20,580.00
12	1342	LF	12" HDPE SS Pipe by Pipe Burst Method	\$ 158.00	\$212,036.00	34	1354	LF	12" HDPE SS Pipe by Pipe Burst Method	\$141.00	\$190,914.00
13	132	LF	24" PVC SDR 26 by OC	\$ 180.00	\$23,760.00	35	130	LF	24" PVC SS Pipe Open Cut (6' to 12' deep)	\$256.00	\$33,280.00
14	90	LF	24" PVC SDR 26 SS in Carrier Pipe	\$ 310.00	\$27,900.00	36	90	LF	24" PVC SS Carrier Pipe	\$345.00	\$31,050.00
15	25	LF	Wastewater Service Line Reconnection	\$ 950.00	\$23,750.00	37	7	EA	WW Service Line Reconnection	\$2,909.00	\$20,363.00
16	75	LF	18" Steel Casing by OC *	\$ 195.00	\$14,625.00	11	75	LF	18" Steel Casing by Open Cut (OC)*	\$132.00	\$9,900.00
17	100	LF	18" Steel Casing by OTOC *	\$ 310.00	\$31,000.00	12	80	LF	18" Steel Casing by other than Open Cut (OTOC)*	\$350.00	\$28,000.00
18	55	LF	30" Steel Casing by OC *	\$ 305.00	\$16,775.00	32	55	LF	36" Steel Casing by Open Cut (8' to 12' deep)*	\$347.00	\$19,085.00
19	35	LF	30" Steel Casing Pipe by OTOC *	\$ 575.00	\$20,125.00	33	35	LF	36" Steel Casing Pipe by other than Open Cut (OTOC)*	\$532.00	\$18,620.00
20	14	EA	New Standard 4' Dia. SSMH	\$ 7,500.00	\$105,000.00	40	16	EA	New Std 4' Dia SSMH*	\$5,127.00	\$82,032.00
21	3	EA	New Standard 4' Dia. Eccentric SSMH	\$ 8,200.00	\$24,600.00	41	1	EA	New Std 4' Dia Eccentric SSMH*	\$5,027.00	\$5,027.00
						42	2	EA	New Std 5' Dia SSMH*	\$7,581.00	\$15,162.00
22	4	EA	New Standard 5' Dia. Eccentric SSMH	\$ 8,600.00	\$34,400.00	43	4	EA	New Std 5' Dia Eccentric SSMH*	\$8,120.00	\$32,480.00
						44	33.3	LF	Extra Depth 4' Dia SSMH (over 6')*	\$553.00	\$18,414.90
						45	48.7	LF	Extra Depth 5' Dia SSMH (over 6')*	\$696.00	\$33,895.20
						46	13.1	LF	Extra Depth 5' Dia Eccentric SSMH (over 6')*	\$697.00	\$9,130.70
						47	2.0	EA	Rehab Exist SSMH & Connect New SS	\$6,565.00	\$13,130.00
23	1	EA	Install Cleanout	\$ 1,350.00	\$1,350.00						\$0.00
24	17	EA	Remove Existing SSMH	\$ 1,450.00	\$24,650.00	48	4.00	EA	Rmv Existing SSMH	\$870.00	\$3,480.00
25	2316	LF	Remove Existing SS Pipe	\$ 19.00	\$44,004.00	49	2316	LF	Sanger Contractor to Rmv Exist SS Pipe	\$40.00	\$92,640.00
26	46	SY	Asphalt Pavement Repair	\$ 125.00	\$5,750.00	50	65	SY	Asphalt Pvmt Repair	\$41.00	\$2,665.00
27	39	SY	Concrete Pavement Repair *	\$ 125.00	\$4,875.00	51	51	SY	Conc Sdwlk Rel & Pvmt Repalr*	\$87.00	\$4,437.00

28	45	LF	Curb and Gutter Replacement or Repair *	\$ 35.00	\$1,575.00	52	3	LF	Curb & Gutter Repl or Repair*	\$114.00	\$342.00
29	10	LF	Remove and Replace Fence *	\$ 42.00	\$420.00	53	18	LF	Repair or Replace Fence	\$23.00	\$414.00
30	1276	SY	Seeding, Hydromulch	\$ 1.50	\$1,914.00	54	500	SY	Seeding, Hydromulch	\$1.00	\$500.00
31	196	SY	Top Soil and Placement	\$ 20.00	\$3,920.00	55	0	CY	Topsoil & Placement	\$63.00	\$0.00
32	2	EA	Clay Dam	\$ 850.00	\$1,700.00	59	2	EA	Clay Dam, CIP	\$456.00	\$912.00
33	116	LF	Geotextile Fabric Liner for trench (8' wide)	\$ 12.50	\$1,450.00	60	116	LF	Geotextile Fabric Liner for Trench (8' wide)	\$5.00	\$580.00
34	1	EA	Material Testing and Miscellaneous Testing as per City	\$ 8,650.00	\$8,650.00	62	0	EA	Material Testing & Misc.	\$15,000.00	\$0.00
Total					\$1,055,186.50					Total	\$1,129,784.90
									Change Order 1		
Attachment B	91	LF	18" Steel Casing by other than Open Cut (OTOC)*							\$350.00	\$31,850.00
Attachment B	71	LF	12" PVC SDR 26 Carrier Pipe							\$84.00	\$5,964.00
									Change Order 2		
Attachment B	17	LF	36" Steel Casing Pipe by other than Open Cut*							\$532.00	\$9,044.00
									Change Order 6		
Attachment B	250	EA	6" PVC SDR 26 SS Pipe by Open Cut							\$55.00	\$13,750.00
Attachment B	1	EA	6" Mainline Cleanout							\$780.00	\$780.00
Attachment B	2	EA	WW Service Reconnection							\$2,909.00	\$5,818.00
									Change Order 8		
Attachment B	340	LF	6" Sewer Line							\$55.00	\$18,700.00
									Change Order 9		
Attachment B	6	EA	Exploratory Exca of Exist Utilities							\$1,500.00	\$9,000.00
Attachment B	1	EA	Temp Water or Wastewater Bypass Piping							\$1,600.00	\$1,600.00
Attachment B	4	EA	6" Resilient Seat Gate Valve *							\$1,415.00	\$5,660.00
Attachment B	128	LF	8" PVC SDR 26 SS Pipe by Open Cut							\$116.00	\$14,848.00
Attachment B	25		12" HDPE SS Pipe by Pipe Burst Method							\$141.00	\$3,525.00
Attachment B	21.5	LF	Extra Depth 5' Dia Eccentric SSMH (over 6')*							\$697.00	\$14,985.50
Attachment B	6	EA	Rmv Existing SSMH							\$870.00	\$5,220.00
Attachment B	14	LF	12" PVC SDR 26 Carrier Pipe							\$84.00	\$1,176.00
Attachment B	2	EA	WW Service Line Reconnection							\$2,909.00	\$5,818.00
Attachment B	-14	LF	12" PVC SDR 26 SS Pipe by Open Cut (8'-16' deep)							\$101.00	-\$1,414.00
Attachment B	-71	LF	12" PVC SDR 26 SS Pipe by Open Cut (8'-16' deep)							\$101.00	-\$7,171.00
Attachment B	-17	LF	36" Steel Casing by Open Cut (8' to 12' deep)*							\$347.00	-\$5,899.00
Attachment B	1	EA	6" Sewer Connection to existing 8" sewer							\$4,500.00	\$4,500.00
Attachment B	1	EA	Rmv Existing SSMH							\$870.00	\$870.00
Attachment B	82	SY	Asphalt Pvmnt Repair							\$41.00	\$3,362.00
Attachment B	14.22	SY	Conc Sdwlk Rel & Pvmnt Repalr*							\$87.00	\$1,237.14
Attachment B	1	EA	WW Service Line Reconnection							\$2,900.00	\$2,900.00

Construction Total \$1,275,908.54

Note(*) - Buy America documentation provided.

Attachment “B” Accounting Method

☒ Not Applicable

☐ **Actual Cost Method of Accounting**

The Utility accumulates cost under a work order accounting procedure prescribed by the Federal or State regulatory body and proposes to request reimbursement for actual direct and related indirect costs.

☐ **Lump Sum Method of Accounting**

The Utility proposed to request reimbursement based on an agreed lump sum amount supported by a detailed cost analysis.

Initial Date
TxDOT

Initial Date
Utility

Attachment “C” Schedule of Work

☐ Not Applicable

Estimated Start Date (mm/dd/yyyy): 09/01/2021, subject to physical work restrictions prior to the issuance of environmental clearance as required by the provisions of this agreement. (If construction will be joint bid and included in the highway contract, enter the project let date.)

Estimated Duration (number of days): 525

Estimated Completion Date (mm/dd/yyyy): 04/29/2023

Initial Date
TxDOT

Initial Date
Utility

Attachment “D” Statement Covering Contract Work

☒ Not Applicable

Construction Contract: Complete form ROW-U-48 and ROW-U-48-1 if applicable.

- ☐ The Utility will use its own personnel (supporting documentation will be required at the time of billing, See ROW Utilities Manual, Chapter 11).
- ☐ The Utility will use third party contractors to perform the adjustment and complete the attached ROW-U-48 with ROW-U-48-1 (joint bid), if appropriate. (verification of continuing contract rate sheets or copy of bid tabulation will be required at the time of billing)

Engineering Contract:

- ☐ The Utility will use its own personnel (supporting documentation will be required at the time of billing, See ROW Utilities Manual, Chapter 11).
- ☐ The Utility will use a consultant contract (verification of fee schedule is required).
- ☐ TxDOT will procure a utility engineering consultant.

Initial Date
TxDOT

Initial Date
Utility

Attachment “E” Utility Joint Use Agreement – (ROW-U-JUA) and/or RULIS Permit

☒ Not Applicable

- ☐ Utility Joint Use Agreement (ROW–U–JUA)
 - ☐ Plans with joint use area highlighted are included.
- ☐ RULIS Permit Number:
The utility should obtain an approved permit before the start of construction inside of the highway right of way.
- ☐ Quitclaim will be submitted at the Final Billing

Initial Date
TxDOT

Initial Date
Utility

Attachment “F” Eligibility Ratio

☒ Not Applicable

Eligibility Ratio established: _____ %

- ☐ Non-interstate Highway (Calculations attached)
- ☐ Interstate Highway
- ☐ Toll Road (Minimum of 50%)
- ☐ SP2125 Approved Application (100%)
Minute Order #: _____
- ☐ Master Utility Agreement

Initial Date
TxDOT

Initial Date
Utility

Attachment “G” Betterment Calculation and Estimate

☒ Not Applicable

- ☐ Elective Betterment Ratio established: _____ %
☐ Calculation is attached and the justification is included below
☐ A betterment and an in-kind estimate are included
- ☐ Forced Betterment
☐ To comply with regulated industry standards, laws, and regulations. (Supporting documentation required)
☐ To comply with published current design practice followed by the utility in its own work. (Supporting documentation required)
☐ Due to proposed roadway design. (Provide explanation below)
- ☐ Not Applicable

A statement explaining Elective and/or Forced Betterment:

Initial Date
TxDOT

Initial Date
Utility

Attachment “H” Proof of Property Interest

☒ Not Applicable

☐ Supporting documentation of compensable property interest that establishes reimbursement eligibility as referenced in Texas Transportation Code §203.092.

☐ Property interest is documented through applicable affidavits and required attachments.

☐ ROW-U-Affidavit (See ROW Utilities Manual, Chapter 9, Section 3)

☐ The roadway improvement project is designated as an Interstate Highway project; therefore, no supporting documentation for compensable interest is required. Supporting documentation for existing easements is required for easement replacement.

☐ Toll Road (Supporting documentation of compensable property interest required if more than 50% eligibility ratio is applied)

☐ SP2125

☐ Master Utility Agreement

Initial Date
TxDOT

Initial Date
Utility



Standard Utility Agreement Supplemental Agreement No. 1 to U Number N/A Utility ID U00029399

District: Dallas	County: Denton
ROW Project ID: R00002655	Highway: FM 455
ROW CSJ: 0816-02-081	From: FM 2450
Construction CSJ: 0816-02-072	To: Marion Road
Proposed Highway Project Letting Date: 08/01/22	

THIS SUPPLEMENTAL AGREEMENT by and between the State of Texas ("**State**") and City of Sanger ("**Utility**") shall be effective upon the date of acceptance and execution by and on behalf of the **State**.

WHEREAS, the **State** and **Utility** executed a Standard Utility Agreement on August 27, 2021 concerning the adjustment, relocation, or removal of certain of the **Utility's** facilities;

WHEREAS, said Standard Utility Agreement limits the required scope of work and/or the amount of eligible reimbursement;

WHEREAS, due to newly discovered information by the **Utility** deemed sufficient by the **State**, the **State** and **Utility** agree that supplementation to the Standard Utility Agreement is necessary; and

WHEREAS, the statement of work contained in the Standard Utility Agreement shall be supplemented to include the reason the supplemental is needed and the change in cost: Many of the connections were not configured as documented within plans. The Utility used additional connections, gate valves, fire hydrants, and significant lengths of steel and pvc pipe. Additional boring and excavation was required to safely bore around other utility facilities found during construction, which is more specifically shown in **Utility's** plans, specifications, estimated costs, and schedule, which are attached to this supplemental agreement as Attachment "A."

NOW, THEREFORE, BE IT AGREED:

The statement of work contained in the Standard Utility Agreement is supplemented to include the additional adjustment, relocation, or removal found in Attachment "A."

The estimated cost of the adjustment, relocation, or removal is ☒ increased or ☐ decreased to a total of \$3,237,007.60, or ☐ no change to the Total Cost Estimate. The parties agree that the approval of estimated costs in no way indicates the eligibility of said costs for reimbursement.

All conditions and agreements contained in the Standard Utility Agreement, except those specifically included in this document, remain in effect.

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

Initial Date
TxDOT

Initial Date
Utility

UTILITY

EXECUTION RECOMMENDED:

Utility: City of Sanger

Director of TP&D (or designee), Dallas District

By: _____

Title: Mayor

Date: _____

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: _____
District Engineer (or designee)

Date: _____

Initial Date
TxDOT

Initial Date
Utility

Attachment “A” Plans, Specifications, and Estimated Costs

☐ Not Applicable

All material items within the cost estimate that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*).

- ☐ Currently, **this project does not plan to use** iron and steel subject to Buy America requirements. In the event that Buy America regulated materials are used during the construction of this project, compliance documentation will be provided.
- ☐ There are non-domestic iron and steel materials in this project that fall under the De Minimis equation. Calculations showing the total cost does not exceed one-tenth of one percent (0.1 %) of the individual utility agreement amount or \$2,500.00, whichever is greater is required.
- ☒ We understand the Buy America Compliance Requirements for iron and steel and will supply the required documentation to TxDOT indicating compliance with this provision. The following documents will be supplied prior to the installation of the materials:

- 1) Form 1818 - Material Statement
- 2) Material Test Reports or Certifications

Initial Date
TxDOT

Initial Date
Utility

Attachment “A” (Continued) Plans, Specifications, and Estimated Costs

☒ Not Applicable

All construction material and manufactured items within the cost estimate that must meet Build America, Buy America (BABA) compliance must be indicated with a double asterisk (**).

☐ This is to acknowledge that the material(s) listed/marked in the cost estimate will be in conformance with the governing specification(s) and that at least the final manufacturing processes and the immediately preceding manufacturing stage for the manufactured and construction material occurred in the United States of America. Alterations to this document by any agency other than the Utility Company/Supplier will void the certification.

Per 2 CFR 184.3, manufactured products means:

(1) Articles, materials, or supplies that have been:

(i) Processed into a specific form and shape; or

(ii) Combined with other articles, materials, or supplies to create a product with different properties than the individual articles, materials, or supplies.

(2) If an item is classified as an iron or steel product, a construction material, or a section 70917(c) material under § 184.4(e) and the definitions set forth in this section, then it is not a manufactured product. However, an article, material, or supply classified as a manufactured product under § 184.4(e) and paragraph (1) of this definition may include components that are construction materials, iron or steel products, or section 70917(c) materials.

Per 2 CFR 184.3 and 2 CFR 184.6, construction material includes:

- *Non-ferrous metals*
- *Glass (including optic glass)*
- *Optical fiber*
- *Lumber*
- *Engineered wood*
- *Drywall*
- *Fiber optic cable (including drop cable)*
- *Plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables)*

Authorized Utility Owner Representative:

Signature

Title

Initial Date
TxDOT

Initial Date
Utility

City of Sanger Pipeline Relocation FM 455 Water
Probable and Actual Cost Comparison
U00029399 RCSJ: 0816-02-081 CCSJ: 0816-02-072

Estimate Costs		
Professional Service Cost		
1	Engineering Preliminary & Final Design	\$ 367,688
2	Geotechnical (ECS Southwest, LLP)	\$ 7,938
3	SUE (The Rios Group)	\$ 12,954
4	Survey and Esmt Prep. (Original Contract)	\$ 5,182
5	Survey and GIS (Addendum 2)	\$ 13,000
6	Survey and GIS (Addendum 3)	\$ 13,000
7	Printing Costs	\$ 155
8	Travel and Reimbursable Expenses	\$ 155
9	Printing Costs (Addendum 1)	\$ 155
10	Travel and Reimbursable Expenses (addendum 1)	\$ 155
	Total	\$ 420,383
Reimbursement Summary Information		
A	Total In Kind Professional Services	\$ 420,383.00
B	Total In Kind Construction Cost	\$ 2,074,716.00
C	Total In Kind Cost (A+B)	\$ 2,495,099.00
D	Betterment Amount	\$ 117,856.00
E	Total Cost with Betterment (C+D)	\$ 2,612,955.00
F	Calculated Betterment Percentage (D/E)	0.045104489
G	Eligibility Ratio (See Page 107)	0.22
H	Eligible Cost (G*C)	\$ 548,921.78
	Total Cost to City of Sanger (E-H)	\$ 2,064,033.22

Actual Costs		
Professional Service Cost		
1	Engineering Preliminary & Final Design	\$337,316.01
2	Geotechnical (ECS Southwest, LLP)	\$8,491.74
3	SUE (The Rios Group)	\$2,143.88
4	Survey and Esmt Prep. (Original Contract)	\$251.95
5	Survey and GIS (Addendum 2)	
6	Survey and Gis (Addendum 3)	
7	Printing Costs (Addendum 1)	\$332.59
8	Travel and Reimbursable Expenses (addendum 1)	\$332.59
9	Printing Costs (Addendum 1)	\$0.00
10	Travel and Reimbursable Expenses (addendum 6)	\$0.00
	Inspection Fees (VRX, Inc.)	\$154,127.39
	Material Testing (Atlas Technical Consultants)	\$30,234.00
	Total	\$533,230.15
A	Total Professional Services	\$533,230.15
B	Total Construction Cost	\$2,703,777.45
C	Total Cost	\$3,237,007.60
D	Betterment Amount (4.5104% of C)	\$146,001.99
E	Total Cost Less Betterment	\$3,091,005.61
G	Eligibility Ratio	22%
H	TXDOT Reimbursement (E*G)	\$680,021.23
	Total Cost to the City of Sanger (E-H)	\$2,410,984.38

City of Sanger Pipeline Relocation FM 455 Water
Probable and Actual Construction Cost Comparison
U00029399 RCSJ: 0816-02-081 CCSJ: 0816-02-072

PAY ITEM	QTY	UNIT	ITEM DESCRIPTION	UNIT PRICE	AMOUNT	BETTERMENT UNIT	BETTERMENT UNIT PRICE DIFFERENCE	BETTERMENT AMOUNT	PAY ITEM	QTY	UNIT	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
1	1	EA	Mobilization & Demobilization	\$ 81,750.00	\$ 81,750				1	1	EA	Mobilization, Demobilization & Clean Up	\$81,750.00	\$81,750.00
2	8427	LF	Site Protection and Site Preparation	\$ 2.50	\$ 21,068				2	9067	LF	Site Protect & Prep	\$1.10	\$9,973.70
3	7	MO	Erosion, Sedimentation Control and SW3P	\$ 2,800.00	\$ 19,600				3	9067	LF	Erosion, Sediment Ctr1 & SW3P	\$1.80	\$16,320.60
4	1	EA	Traffic Control Plan	\$ 3,270.00	\$ 3,270				4	0.25	EA	Traffic Control Plan	\$1,150.00	\$287.50
5	7	MO	Barricades, Signs and Traffic Control	\$ 2,500.00	\$ 17,500				5	9067	LF	Barncades, Signs, Trfc Sftv, & Pvmt Mkas	\$1.00	\$9,067.00
6	10	EA	Exploratory Excavation of Existing Utilities	\$ 1,750.00	\$ 17,500				6	8	EA	Exploratory Exca of Exist Utilties	\$1,500.00	\$12,000.00
7	10033	LF	Trench Safety Program	\$ 3.50	\$ 35,116				7	9067	LF	Trench Safetv Plan	\$0.50	\$4,533.50
8	16	EA	Temporary Bypass Piping (various locations)	\$ 1,250.00	\$ 20,000				8	14	EA	Temp Water or Wastewater Bypass Piping	\$1,600.00	\$22,400.00
9	7240	LF	12" PVC Pipe (DR-18) by OC	\$ 68.00	\$ 492,320				9	7240	LF	12" PVC Water Pipe (DR 18) by Open Cut (OC)	\$110.00	\$796,400.00
10	1307	LF	12" PVC Pipe (DR-18) Carrier Pipe	\$ 95.00	\$ 124,165	4388	\$ 10	\$ 43,880	10	930	LF	12" PVC Water Carrier Pipe (DR 18)	\$96.00	\$89,280.00
11	952	LF	18" Steel Encasement Pipe By OC	\$ 175.00	\$ 166,600	792	\$ 8	\$ 6,336	11	898	LF	18" Steel Casing by Open Cut (OC)*	\$132.00	\$118,536.00
12	397	LF	18" Steel Encasement Pipe By OTOC	\$ 365.00	\$ 127,750	577	\$ 70	\$ 40,390	12	397	LF	18" Steel Casing by other than Open Cut (OTOC)*	\$350.00	\$138,950.00
13	2175	LF	8" PVC Pipe (DR-18) by OC	\$ 58.00	\$ 126,150	212	\$ 100	\$ 21,200	13	2010	LF	8" PVC Water Pipe (DR 18) by (Open Cut (OC)	\$73.00	\$146,730.00
14	336	LF	8" PVC Pipe (DR-18) Carrier Pipe	\$ 87.00	\$ 29,232				14	336	LF	8" PVC Water Carrier Pipe (DR 18)	\$58.00	\$19,488.00
15	254	LF	12" Steel Encasement Pipe by OC*	\$ 105.00	\$ 26,670				15	320	LF	14" Steel Casing Pipe by Open Cut (OC)*	\$88.00	\$28,160.00
16	86	LF	12" Steel Encasement Pipe By OTOC*	\$ 265.00	\$ 22,790				16	130	LF	14" Steel Casing Pipe by other than Open Cut/OTOC*	\$226.00	\$29,380.00
17	789	LF	2" PVC Pipe (DR-18) By OC	\$ 40.00	\$ 31,560				17	780	LF	2" PVC Water Pipe (Sch 80) by Open Cut (OC)	\$44.00	\$34,320.00
18	18	EA	12" Resilient Seat Gate Valve*	\$ 2,800.00	\$ 50,400	11	\$ 550	\$ 6,050	18	18	EA	12" Resilient Seat Gate Valve*	\$3,045.00	\$54,810.00
19	10	EA	8" Resilient Seat Gate Valve*	\$ 2,250.00	\$ 22,500				19	10	EA	8" Resilient Seat Gate Valve*	\$1,860.00	\$18,600.00
20	18	EA	6" Resilient Seat Gate Valve*	\$ 1,700.00	\$ 30,600				20	15	EA	6" Resilient Seat Gate Valve*	\$1,415.00	\$21,225.00
21	1	EA	2" Resilient Seat Gate Valve*	\$ 1,200.00	\$ 1,200									\$0.00
22	14	TON	Ductile Iron Fittings and Relate Appurtences *	\$ 12,000.00	\$ 168,000				21	5	TON	Various DI Fittinas, Valves & Related Appurtences	\$21,778.00	\$108,890.00
23	15	EA	Fire Hydrants with Valves and Appurtences *	\$ 7,500.00	\$ 112,500				22	15	EA	Fire Hydrants Assembly & Related Appurtences*	\$4,500.00	\$67,500.00
24	3	EA	Flush valve / Air Vacuum Release Valve Assel	\$ 3,800.00	\$ 11,400				23	1	EA	2" Flush Valve Assembly*	\$9,400.00	\$9,400.00
25	18	EA	Connect to Existing Water	\$ 1,950.00	\$ 35,100				24	19	EA	Water Service Reconnection	\$1,515.00	\$28,785.00
26	14	EA	Water Meter Box Relocation	\$ 650.00	\$ 9,100				25	14	EA	Water Meter Box Relocation	\$268.00	\$3,752.00
27	5	EA	Water Meter Box Housing	\$ 550.00	\$ 2,750				26	4	EA	New Water Meter Box	\$600.00	\$2,400.00
									27	200	LF	Water Service Line Extension	\$15.00	\$3,000.00
28	6407	LF	Remove Various Size Water Pipeline	\$ 24.00	\$ 153,768				28	6407	LF	Sanger Contractor to Rmv Wtr Pipelines	\$20.00	\$128,140.00
29	86	SY	Asphalt Pavement Repair	\$ 125.00	\$ 10,750				50	86	SY	Asphalt Pvmt Repair	\$41.00	\$3,526.00
30	72	SY	Concrete Pavement Repair *	\$ 125.00	\$ 9,000				51	125	SY	Conc Sdwlk Rel & Pvmt Repair*	\$87.00	\$10,875.00
31	85	LF	Curb and Gutter Replacement or Repair*	\$ 35.00	\$ 2,975				52	10	LF	Curb & Gutter Repl or Repair*	\$114.00	\$1,140.00
32	20	LF	Remove and Replace Fence *	\$ 42.00	\$ 840				53	62	LF	Repair or Replace Fence*	\$23.00	\$1,426.00
33	2410	SY	Seeding, Hydromulch	\$ 1.50	\$ 3,615				54	2410	SY	Seeding, Hydromulch	\$1.00	\$2,410.00
34	372	SY	Top Soil and Placement	\$ 20.00	\$ 7,440				55	0	CY	Topsoil & Placement	\$63.00	\$0.00
35	351	EA	Thrust Blocking or Retrained Joint*	\$ 125.00	\$ 43,875				57	109	EA	Thrust Blocking and/or Restrained Joint	\$147.00	\$16,023.00
									58	16	EA	Cut, Plug& Abandon Exist Wtr/Swr Pioelines	\$965.00	\$15,440.00
36	2	EA	Clay Dam	\$ 850.00	\$ 1,700				59	6	EA	Clay Dam, CIP	\$456.00	\$2,736.00
37	219	LF	Geotextile Fabric Liner for trench (8' wide)	\$ 12.50	\$ 2,738				60	284	LF	Geotextile Fabric Liner for Trench (8' wide)	\$5.00	\$1,420.00
38	90	LF	Concrete Encasement/ Class C Embedment	\$ 45.00	\$ 4,050									\$0.00
39	245	LF	Concrete Encasement / Class G Embedment	\$ 45.00	\$ 11,025				61	140	LF	Concrete Encase/Class G Embed	\$44.00	\$6,160.00
40	1	EA	Material Testing and Miscellaneous Testing as	\$ 16,350.00	\$ 16,350				62	1	EA	Material Testing & Misc.	\$15,000.00	\$15,000.00

Total		\$ 2,074,716			\$ 117,856				Subtotal	\$2,080,234.30
									Change Order 1	
						Attachment B	55	LF	18" Steel Casing by other than Open Cut (OTOC)*	\$350.00
										\$19,250.00
									Change Order 4	
						Attachment B	1	EA	N Tejas Dr Reconfiguration	\$7,760.67
						Attachment B	186	LF	Trench Safety Plan	\$7,760.67
						Attachment B	186	LF	Trench Safety Plan	\$0.50
						Attachment B	186	LF	12" PVC Water Pipe (DR 18) by Open Cut (OC)	\$93.00
						Attachment B	1	EA	12" PVC Water Pipe (DR 18) by Open Cut (OC)	\$110.00
						Attachment B	1	EA	12" Resilient Seat Gate Valve*	\$20,460.00
						Attachment B	0.36	TON	12" Resilient Seat Gate Valve*	\$3,045.00
						Attachment B	0.36	TON	Various DI Fittings, Valves & Related Appurt	\$3,045.00
						Attachment B	1.1	CY	Various DI Fittings, Valves & Related Appurt	\$21,778.00
						Attachment B	1.1	CY	Thrust Blocking and/or Restrained Joint*	\$7,840.08
						Attachment B	14	LF	Thrust Blocking and/or Restrained Joint*	\$147.00
						Attachment B	14	LF	18" Steel Casing by other than Open Cut (OTOC)*	\$161.70
						Attachment B				\$350.00
						Attachment B			Change Order 5	\$4,900.00
						Attachment B	10	EA	Flowable Fill at utility poles	
						Attachment B	70	LF	Flowable Fill at utility poles	\$1,250.00
						Attachment B	70	LF	6" PVC Waterline	\$12,500.00
						Attachment B	120	LF	6" PVC Waterline	\$74.00
						Attachment B	120	LF	6" Steel Casing*	\$5,180.00
						Attachment B				\$78.00
						Attachment B			Change Order 7	\$9,360.00
						Attachment B	1	EA	Connection 12 x 8	
						Attachment B	1	EA	Connection 12 x 8	\$11,600.00
						Attachment B			Change Order 8	\$11,600.00
						Attachment B	4	EA	8" Valve Insertion	
						Attachment B	4	EA	8" Valve Insertion	\$11,825.00
						Attachment B	1	EA	Lower Water Line at QT	\$47,300.00
						Attachment B	1	EA	Lower Water Line at QT	\$11,825.00
						Attachment B	1	EA	12 X 6 tie in with gate valve	\$13,360.00
						Attachment B	1	EA	12 X 6 tie in with gate valve	\$13,360.00
						Attachment B			Change Order 9	\$12,800.00
						Attachment B	13	EA	Exploratory Exca of Exist Utilities	
						Attachment B	13	EA	Exploratory Exca of Exist Utilities	\$1,500.00
						Attachment B	128	LF	8" PVC Water Pipe (DR 18) by Open Cut (OC)	\$19,500.00
						Attachment B	128	LF	8" PVC Water Pipe (DR 18) by Open Cut (OC)	\$73.00
						Attachment B	120	LF	14" Steel Casing Pipe by other than Open Cut (OTOC)*	\$9,344.00
						Attachment B	120	LF	14" Steel Casing Pipe by other than Open Cut (OTOC)*	\$73.00
						Attachment B	32	LF	2" PVC Water Pipe (Sch 80) by Open Cut (OC)	\$226.00
						Attachment B	32	LF	2" PVC Water Pipe (Sch 80) by Open Cut (OC)	\$27,120.00
						Attachment B	2	EA	12" Resilient Seat Gate Valve*	\$44.00
						Attachment B	2	EA	12" Resilient Seat Gate Valve*	\$1,408.00
						Attachment B	4.65	TON	Various DI Fittings, Valves & Related Appurt	\$3,045.00
						Attachment B	4.65	TON	Various DI Fittings, Valves & Related Appurt	\$6,090.00
						Attachment B	2	EA	Fire Hydrants Assembly & Related Appurt*	\$21,778.00
						Attachment B	2	EA	Fire Hydrants Assembly & Related Appurt*	\$101,267.70
						Attachment B	1	EA	2" Flush Valve Assembly*	\$4,500.00
						Attachment B	1	EA	2" Flush Valve Assembly*	\$9,000.00
						Attachment B	4	EA	Water Service Reconnection	\$9,400.00
						Attachment B	4	EA	Water Service Reconnection	\$1,515.00
						Attachment B	4	EA	8" Valve Insertion	\$6,060.00
						Attachment B	4	EA	8" Valve Insertion	\$11,825.00
						Attachment B	275	LF	Conc Encase/Class G Embed	\$47,300.00
						Attachment B	275	LF	Conc Encase/Class G Embed	\$44.00
						Attachment B	-75	LF	18" Steel Casing by Open Cut (OC)*	\$12,100.00
						Attachment B	-75	LF	18" Steel Casing by Open Cut (OC)*	\$132.00
						Attachment B	11	EA	2" Gate Valves*	-\$9,900.00
						Attachment B	11	EA	2" Gate Valves*	\$820.00
						Attachment B	80	LF	Cut & Reweld shortened 12" casing sections	\$9,020.00
						Attachment B	80	LF	Cut & Reweld shortened 12" casing sections	\$17.00
						Attachment B	64	LF	Cut & Reweld shortened 18" casing sections	\$1,360.00
						Attachment B	64	LF	Cut & Reweld shortened 18" casing sections	\$21.00
						Attachment B			Change Order 10	\$1,344.00
						Attachment B	1	LS	5th Street Water repair	
						Attachment B	1	LS	5th Street Water repair	\$3,500.00
						Attachment B	1	EA	12" Casing QT & 3rd Street*	\$3,500.00
						Attachment B	1	EA	12" Casing QT & 3rd Street*	\$14,850.00
						Attachment B	1	LS	Boring addition TXDOT	\$14,850.00
						Attachment B	1	LS	Boring addition TXDOT	\$93,448.00
						Attachment B	1	LS	5TH Street Leak	\$93,448.00
						Attachment B	1	LS	5TH Street Leak	\$35,288.00
						Attachment B	1	EA	QT Back charge	\$35,288.00
						Attachment B	1	EA	QT Back charge	\$7,200.00
						Attachment B	1	LS	Rail Cost	\$7,200.00
						Attachment B	1	LS	Rail Cost	\$24,600.00
						Attachment B	40	LF	RR bore extention	\$24,600.00
						Attachment B	40	LF	RR bore extention	\$350.00
						Attachment B	1	EA	Service Bore 2"	\$14,000.00
						Attachment B	1	EA	Service Bore 2"	\$4,633.00
										Construction Total
										\$2,703,777.45

Note(*) - "Buy American" compliance documentation will be required for these items in accordance with TxDOT/ FHWA guidance letter dated May 26, 2021.

Attachment “B” Accounting Method

☒ Not Applicable

☐ **Actual Cost Method of Accounting**

The Utility accumulates cost under a work order accounting procedure prescribed by the Federal or State regulatory body and proposes to request reimbursement for actual direct and related indirect costs.

☐ **Lump Sum Method of Accounting**

The Utility proposed to request reimbursement based on an agreed lump sum amount supported by a detailed cost analysis.

Initial Date
TxDOT

Initial Date
Utility

Attachment “C” Schedule of Work

☐ Not Applicable

Estimated Start Date (mm/dd/yyyy): 09/01/2021, subject to physical work restrictions prior to the issuance of environmental clearance as required by the provisions of this agreement. (If construction will be joint bid and included in the highway contract, enter the project let date.)

Estimated Duration (number of days): 525

Estimated Completion Date (mm/dd/yyyy): 04/29/2023

Initial Date
TxDOT

Initial Date
Utility

Attachment “D” Statement Covering Contract Work

☒ Not Applicable

Construction Contract: Complete form ROW-U-48 and ROW-U-48-1 if applicable.

- ☐ The Utility will use its own personnel (supporting documentation will be required at the time of billing, See ROW Utilities Manual, Chapter 11).
- ☐ The Utility will use third party contractors to perform the adjustment and complete the attached ROW-U-48 with ROW-U-48-1 (joint bid), if appropriate. (verification of continuing contract rate sheets or copy of bid tabulation will be required at the time of billing)

Engineering Contract:

- ☐ The Utility will use its own personnel (supporting documentation will be required at the time of billing, See ROW Utilities Manual, Chapter 11).
- ☐ The Utility will use a consultant contract (verification of fee schedule is required).
- ☐ TxDOT will procure a utility engineering consultant.

Initial Date
TxDOT

Initial Date
Utility

Attachment “E” Utility Joint Use Agreement – (ROW-U-JUA) and/or RULIS Permit

☒ Not Applicable

- ☐ Utility Joint Use Agreement (ROW–U–JUA)
 - ☐ Plans with joint use area highlighted are included.
- ☐ RULIS Permit Number:
The utility should obtain an approved permit before the start of construction inside of the highway right of way.
- ☐ Quitclaim will be submitted at the Final Billing

Initial Date
TxDOT

Initial Date
Utility

Attachment “F” Eligibility Ratio

☒ Not Applicable

Eligibility Ratio established: _____ %

- ☐ Non-interstate Highway (Calculations attached)
- ☐ Interstate Highway
- ☐ Toll Road (Minimum of 50%)
- ☐ SP2125 Approved Application (100%)
Minute Order #: _____
- ☐ Master Utility Agreement

Initial Date
TxDOT

Initial Date
Utility

Attachment “G” Betterment Calculation and Estimate

☐ Not Applicable

- ☒ Elective Betterment Ratio established: 4.5104 %
☒ Calculation is attached and the justification is included below
☒ A betterment and an in-kind estimate are included
- ☐ Forced Betterment
☐ To comply with regulated industry standards, laws, and regulations. (Supporting documentation required)
☐ To comply with published current design practice followed by the utility in its own work. (Supporting documentation required)
☐ Due to proposed roadway design. (Provide explanation below)
- ☐ Not Applicable

A statement explaining Elective and/or Forced Betterment:

Betterment required by current design practices regularly followed by the City of Sanger in its own work

Initial Date
TxDOT

Initial Date
Utility

City of Sanger
U00020399 RCSJ 0816-02-081 / CCSJ 0816-02-072

Water Pipeline Relocation
 TxDOT FM 455 Highway Improvement
 TxDOT Reimbursement by Waterline

Waterline	Size	Total Cost	Betterment Cost
Waterline A	12	\$ 175,523	\$ 16,788
WaterLine B	12	\$ 29,500	\$ -
Waterline C	12	\$ 472,362	\$ 35,555
Waterline C-1	12	\$ 25,812	\$ -
Waterline C-2	8	\$ 258,848	\$ -
Waterline C-3	2	\$ 21,040	\$ -
Waterline C-4	2	\$ 38,501	\$ -
Waterline C-5	2	\$ 26,029	\$ -
WaterLine D	12	\$ 171,466	\$ 16,400
WaterLine E	12	\$ 379,438	\$ 36,292
WaterLine E-1	8	\$ 29,093	\$ -
WaterLine F	12	\$ 186,585	\$ -
Waterline Crossing AA	12	\$ 26,918	\$ 2,575
Waterline Crossing BB	12	\$ 24,890	\$ 2,381
Waterline Crossing CC	12	\$ 19,543	\$ -
Waterline Crossing EE	8	\$ 27,992	\$ -
Waterline Crossing FF	8	\$ 18,557	\$ -
Waterline Crossing GG	8	\$ 35,226	\$ -
Waterline Crossing HH	8	\$ 25,161	\$ -
Waterline Crossing II	12	\$ 20,650	\$ 1,975
Waterline Crossing JJ	12	\$ 27,656	\$ 2,645
Waterline Crossing KK	12	\$ 24,153	\$ 2,310
Waterline Crossing LL	12	\$ 9,772	\$ 935
		\$ 2,074,716	\$ 117,856

Calculation: (Total cost of elective betterment/Total cost with betterment) * 100 = Betterment Percentage

$$(\$117,856 / \$2,612,955) * 100 = 4.5104\%$$

Attachment “H” Proof of Property Interest

☒ Not Applicable

☐ Supporting documentation of compensable property interest that establishes reimbursement eligibility as referenced in Texas Transportation Code §203.092.

☐ Property interest is documented through applicable affidavits and required attachments.

☐ ROW-U-Affidavit (See ROW Utilities Manual, Chapter 9, Section 3)

☐ The roadway improvement project is designated as an Interstate Highway project; therefore, no supporting documentation for compensable interest is required. Supporting documentation for existing easements is required for easement replacement.

☐ Toll Road (Supporting documentation of compensable property interest required if more than 50% eligibility ratio is applied)

☐ SP2125

☐ Master Utility Agreement

Initial Date
TxDOT

Initial Date
Utility



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: David Pennington, Fire Chief

AGENDA ITEM: Consideration and possible action on Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System between Denton County and the City of Sanger Police and Fire Departments.

SUMMARY:

- Interlocal Agreement Renewal
- County Services and Responsibilities
- Agency Responsibilities

FISCAL INFORMATION:

The annual cost of the Interlocal Cooperation Agreement between Denton County and City of Sanger Fire Department and Police department is budgeted in accounts 24-5460 and 20-5460, "Dispatch Services". City of Sanger Fire Department's annual cost is \$21,083.61 and City of Sanger Police Department's annual cost is \$43,819.90.

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Interlocal Cooperation Agreement for Dispatch

STATE OF TEXAS §
 §
 COUNTY OF DENTON §

**INTERLOCAL COOPERATION AGREEMENT FOR
 SHARED GOVERNANCE COMMUNICATIONS & DISPATCH SERVICES SYSTEM**

This Interlocal Cooperation Agreement for Shared Governance Communications and Dispatch Services System, hereinafter referred to as "Agreement", is made by and between Denton County, a political subdivision of the State of Texas, hereinafter referred to as the "County", and

Name of Agency: City of Sanger Fire & Police Departments

hereinafter referred to as "Agency".

WHEREAS, the County is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Denton County, Texas; and

WHEREAS, the Agency is duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agency; and

WHEREAS, parties agree that the utilization of combined communications and dispatch services system will be in the best interests of both the County and the Agency,

WHEREAS, the County and the Agency mutually desire to be subject to the provisions of the Interlocal Cooperation Act of the V.T.C.A. Government Code, Chapter 791; and

NOW THEREFORE, the County and the Agency, for the mutual consideration hereinafter stated, agree and understand as follows:

1. **PURPOSE.** The Denton County Sheriff ("Sheriff") has the facilities to provide emergency telecommunications and dispatch services throughout Denton County. The Agency wishes to utilize the Sheriff's available telecommunications and dispatch services ("Services") during the term of this agreement.

2. **ADVISORY BOARD.** The Denton County Sheriff's Office will establish an Advisory Board for the Shared Governance Communication and Dispatch System "Advisory Board". The membership of the board shall be the Chief of each Agency, or designee. The Advisory Board may advise and make recommendations to the Sheriff and the Sheriff's Office on matters relating to the Communications Center, as well as the recommendations for the Annual Agency Workload and Cost Statistics, within the limitations set forth in paragraph 6.1, herein.

3. **TERM OF AGREEMENT.** The initial term of this Agreement shall be for a one-year period beginning **October 1, 2026**, and ending on **September 30, 2027**.

4. **TERMINATION OF AGREEMENT.** Either party may terminate this agreement, with or without cause, after providing ninety (90) days written notice to the other party.

5. **ANNUAL SERVICE FEE.** Each Agency shall pay to the County a fee for services based on the workload generated by the Agency.

- 5.1. Agency shall pay to County the Total Amount on ***Exhibit "A"***.
- 5.2. The Agency shall complete ***Exhibit "A"***, Agency Payment Worksheet, to identify the payment terms preferred by Agency. Agency is responsible for sending payments to County
- 5.3. The fee for service will be based on the pro rata share of the workload generated by the Agency.
- 5.4. County agrees to provide Agency a proposed service fees for the next budget/fiscal year as agreed by the parties.
- 5.5. If this Agreement is terminated prior to the expiration of the term of the Agreement, payment shall be pro-rated by written agreement between the parties.
- 5.6. Dispatch costs for the upcoming fiscal year are calculated utilizing 50% of the approved Communications Budget for the current fiscal year and agency workload statistics from the previous fiscal year.

Agency workload percentages are calculated by:

- 5.6.1. Determining the agency's percentage of total Calls For Service (CFS)
- 5.6.2. Determining the agency's percentage of total Officer Initiated Activity (OIA)
- 5.6.3. Averaging the values from # 5.6.1 & # 5.6.2
- 5.6.4. Determining the percentage of OIA that is Mobile Data Computer (MDC) activity
- 5.6.5. Determining agency OIA that is not MDC Activity
- 5.6.6. Determining adjusted percentage of OIA that is MDC activity by dividing value of # 5.6.5 by total OIA
- 5.6.7. Determining agency CFS that are public requests by subtracting agency assists or mutual aid calls from the agency's CFS
- 5.6.8. Determining adjusted percentage of total CFS that are public requests by dividing value of # 5.6.7 by total CFS
- 5.6.9. Determining agency workload percentage by calculating average of # 5.6.6 and # 5.6.8
- 5.6.10. Determining agency final cost by workload by multiplying value of # 5.6.9 against 50% of the approved Communications budget

6. **COUNTY SERVICES AND RESPONSIBILITIES.** The County agrees to provide the following services and responsibilities:

6.1 The Sheriff shall have the sole discretion as to the method of providing the Services including, but not limited to the order of response to calls, and shall be the sole judge as to the most expeditious and effective manner of handling and responding to calls for service or the rendering thereof. The Sheriff shall have the sole discretion as to the method and final decision regarding the annual workload and cost statistics. The Sheriff will devote sufficient time to insure the performance of all duties and obligations set forth herein.

6.2 County shall furnish full-time communications services including a twenty-four (24) hours a day, seven (7) days a week public safety answering point, radio services, dispatching services, or law enforcement transmission originating from AGENCY requesting law enforcement and fire

protection services and access to local, regional, state, and national data bases and telecommunications systems.

- 6.3 The services provided by County include the following:
 - 6.3.1 twenty-four (24) hours a day, seven (7) days a week public safety answering point;
 - 6.3.2 receiving emergency and routine calls for law enforcement, fire, and medical services;
 - 6.3.3 directing a response to said calls by dispatching the appropriate law enforcement, fire, and medical services;
 - 6.3.4 providing on-going communication support to the emergency personnel in the field; and
 - 6.3.5 updating, maintaining, and managing the County owned radio communications system, computer systems, support files, and resource materials necessary to accomplish the above.

6.4 County may add new Agencies not currently served by Denton County at the discretion of Denton County and the Denton County Sheriff's Office.

7. **AGENCY RESPONSIBILITIES.** The Agency agrees to the following responsibilities:

- 7.1 Providing accurate current GIS data of the corporate limits and extraterritorial jurisdiction of the Agency.
- 7.2 Furnish County with a current list of all Officers and Reserves authorized by Agency to use the communications system.
- 7.3 Agency is responsible for the costs and upgrades associated with maintaining Agency's communication equipment.
- 7.4 Agency agrees to abide by all laws of the United States and the State of Texas and all present or hereafter approved rules, policies and procedures of TLETS, NLETS, TCIC, NCIC and any other system now or in the future associated with TLETS concerning the collection, storage, processing, retrieval, dissemination and exchange of information for criminal justice purposes
- 7.5 Adherence to all Sheriff's Office communications rules and regulations.
- 7.6 Agency agrees to provide all necessary and required TLETS paperwork. See ***Exhibit "B"***.
- 7.7 Appoint representative and agree to participate in the Advisory Board.
- 7.8 Agency is responsible for sending payments to County as more fully described in ***Exhibit "A"*** to this Agreement.

8. **AGREEMENT.** The parties acknowledge they have read and understand and intend to be bound by the terms and conditions of this Agreement. This Agreement contains the entire understanding between the parties concerning the subject matter hereof. No prior understandings, whether verbal or written, between the parties or their agents are enforceable unless included in writing in this agreement. This Agreement may be amended only by written instrument signed by both parties.

9. **AGREEMENT LIASONS.** Each party to this agreement shall designate a Liaison to insure the performance of all duties and obligations of the parties. The Liaison for each party shall devote sufficient time and attention to the execution of said duties on behalf of the Party to ensure full compliance with the terms and conditions of this Agreement.

10. **ASSIGNMENT.** Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties, or obligations under this Agreement without the prior written permission of the other party to this Agreement.

11. **AGENCY LIABILITY.** The Agency understands and agrees that the Agency, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the County. The Agency shall not be required to indemnify nor defend County for any liability arising out of the wrongful acts of employees or agents of County to the extent allowed by Texas law.

12. **COUNTY LIABILITY.** The County understands and agrees that the County, its employees, servants, agents, and representatives shall at no time represent themselves to be employees, servants, agents, and/or representatives of the Agency. The County shall not be required to indemnify nor defend Agency for any liability arising out of the wrongful acts of employees or agents of Agency to the extent allowed by Texas law.

13. **DISPUTES/RECOURSE.** County and Agency agree that any disputes or disagreements that may arise which are not resolved at the staff level by the parties should be referred to the Appointed Liaisons for each entity. Any further disputes arising from the failure of either Agency or County to perform and/or agree on proportionate reduction in fees shall be submitted to mediation, with the parties splitting the mediation fees equally. It is further agreed and understood that the scope of matters to be submitted to dispute mediation as referenced above is limited to disputes concerning sufficiency of performance and duty to pay or entitlement, if any, to any reduced fee or compensation. Any other disputes or conflicts involving damages or claimed remedies outside the scope of sufficiency of performance and compensation adjustment shall be referred to a court of competent jurisdiction in Denton County, Texas.

14. **EXHIBITS.** Attached hereto, and referred to elsewhere in this Agreement are the following Exhibits, which are hereby incorporated by reference.

Exhibit A	Agency Payment Worksheet
Exhibit B	TEXAS LAW ENFORCEMENT TELECOMMUNICATION SYSTEM (TLETS) NON - TWENTY-FOUR HOUR TERMINAL AGENCY AGREEMENT

15. **MULTIPLE ORIGINALS.** It is understood and agreed that this Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

16. NOTICES. All notices, demands or other writings may be delivered by either party by U.S. First Class Mail or by other reliable courier to the parties at the following addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76208
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Sanger Fire and Police Departments
Contact Person	Finance Department
Address	P. O. Box 1729
City, State, Zip	Sanger, TX 76266
Telephone	940-458-7930
Email	finance@sangertexas.org

17. SEVERABILITY. The validity of this Agreement and/or any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Further, this Agreement shall be performed and all compensation payable in Denton County, Texas. In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

18. THIRD PARTY. This Agreement is made for the express purpose of providing communications and dispatch services, which both parties recognize to be a governmental function. Except as provided in this Agreement, neither party assumes any liability beyond that provided by law. This Agreement is not intended to create any liability for the benefit of third parties.

19. VENUE. This agreement will be governed and construed according to the laws of the State of Texas. This agreement shall be performed in Denton County, Texas.

20. WAIVER. The failure of County or Agency to insist upon the performance of any term or provision of this Agreement or to exercise or enforce any right herein conferred, or the waiver of a breach of any provision of this Agreement by either party, shall not be construed as a waiver or relinquishment to any extent of either party's right to assert or rely upon any such term or right, or future breach of such provision, on any future occasion.

21. AUTHORIZED OFFICIALS. Each party has the full power and authority to enter into and perform this Agreement. The persons executing this Agreement represent they have been properly authorized to sign on behalf of their governmental entity.

22. **CURRENT FUNDS.** All payments made by Agency to County pursuant to this Agreement shall be from current revenues available to Agency.

23. **DISPATCH & COMMUNICATION RECORDS.** The parties acknowledge that the Denton County Sheriff's Office may release dispatch and communication records of Agency pursuant to the Texas Public Information Act until such a time that the parties agree to transfer such responsibility to Agency.

DENTON COUNTY, TEXAS

AGENCY

 Andy Eads, County Judge
 Denton County Commissioners Court
 1 Courthouse Drive, Ste 3100
 Denton, Texas 76208
 (940)349-2820

 Gary Bilyeu, Mayor
 City of Sanger
 P. O. Box 1729
 Sanger, TX 76266
 940-458-7930

EXECUTED duplicate originals on this

EXECUTED duplicate originals on this

Date: _____

Date: _____

Approved as to content:

Approved as to content:

 Denton County Sheriff's Office

 David Pennington, Fire Chief

 Tyson Cheek, Police Chief

Approved as to form:

Approved as to form:

 Assistant District Attorney
 Counsel to the Sheriff

 Attorney for Agency

Exhibit A

2026-27 Budget Year Denton County Sheriff's Office 911 Dispatch Agreement Agency Payment Worksheet / Invoice

Agency: City of Sanger Fire and Police Departments
 Payment Contact Person(s): Chief Tyson Cheek, Chief
 Pennington, and/or Clayton Gray
 Phone Number: 940-458-7930
 Email: t.cheek@sangertexas.org
dpennington@sangertexas.org
cgray@sangertexas.org
 Address: P.O. Box 1729
 City, State, Zip: Sanger, TX 76266

	\$43,819.90 PD
	\$21,083.61 FD
AGENCY TOTAL AMOUNT DUE	\$64,903.51

Agency should include a copy of this invoice with payment

Makes checks payable to: Denton County

Send payments to: 1 Courthouse Drive Suite 1400
Denton, TX 76208

****PLEASE NOTE THE ADDRESS CHANGE FROM PREVIOUS INVOICES****

For questions regarding payment: (940) 349-3150
treasurer@dentoncounty.gov

Payment Plan Options	One Annual Payment (100%)	☐
	Two Payments (50%)	☐
	Four Payments (25%)	☐
	Tweleve Monthly Payments	☐

Agency MUST select one payment option

TEXAS LAW ENFORCEMENT TELECOMMUNICATION SYSTEM (TLETS)
NON - TWENTY-FOUR TERMINAL AGENCY AGREEMENT 2026-2027

Twenty-Four Hour Terminal Agency	DENTON COUNTY SHERIFF'S OFFICE
Non-Twenty-Four-Hour Terminal Agency	Sanger Police Department

This document constitutes an agreement between the following parties:

The Twenty-Four-Hour Terminal Agency agrees to make entries into the Texas Crime Information Center (TCIC) and the National Crime Information Center (NCIC) computers for the Non-Twenty-Four-Hour Terminal Agency.

All records must be entered with the Twenty-Four-Hour Agency's ORI, and all case reports and original warrants must be held at the Twenty-Four Hour Agency for hit confirmation purposes.

The Non Twenty-Four Hour Agency agrees to abide by all laws of the United States and the State of Texas and all present or hereafter approved rules, policies and procedures of TLETS, NLETS, TCIC, NCIC and any other system now or in the future associated with TLETS concerning the collection, storage, processing, retrieval, dissemination and exchange of information for criminal justice purposes.

The Twenty-Four Hour Agency reserves the right to suspend service to the Non-Twenty-Four Hour Agency, which may include cancelling of records entered for the Non-Twenty-Four Hour Agency when applicable policies are violated. The Twenty-Four Hour Agency may reinstate service following such instances upon receipt of satisfactory assurance that such violations have been corrected.

In order to comply with NCIC policies established by the NCIC Advisory Policy Board, the Non Twenty-Four Hour Agency agrees to maintain accurate records of all TCIC/NCIC entries made through the Twenty-Four Hour Agency and to immediately notify the Twenty-Four Hour Agency of any changes in the status of those reports to include the need for cancellation, addition, deletion or modification of information. The Twenty-Four Hour Agency agrees to enter, update and remove all records for the Non-Twenty-Four Hour Agency on a timely basis, as defined by NCIC.

In order to comply with NCIC Validation requirements, the Non-Twenty-Four Hour Agency agrees to perform all validation procedures as required by NCIC on all records entered through the Twenty-Four Hour Agency.

Either the Twenty-Four Hour Agency or the Non-Twenty-Four Hour Agency may, upon thirty days' written notice, discontinue this agreement.

To the extent allowed by the laws of the State of Texas, the Non Twenty-Four Hour Agency agrees to indemnify and save harmless the Twenty-Four Hour Agency as well as the DPS, its Director and employees from and against all claims, demands, actions and suits, including but not limited to any liability for damages by reason of or arising out of any false arrests or imprisonment or any cause of the Non Twenty-Four Hour Agency or its employees in the exercise of the enjoyment of this Agreement.

In witness whereof, the parties hereto caused this agreement to be executed by the proper officers and officials.

DENTON COUNTY SHERIFF'S OFFICE

SANGER POLICE DEPARTMENT

Signature: _____

By: **Tracy Murphree**

Title: **Denton County Sheriff**

Date: _____

Signature: _____

By: **Tyson Cheek**

Title: **Chief of Police**

Date: _____



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: David Pennington, Fire Chief

AGENDA ITEM: Consideration and possible action on Interlocal Cooperation Agreement between Denton County the City of Sanger Police and Fire Departments for the use of Denton County Radio Communications System.

SUMMARY:

- Interlocal Agreement Renewal
- The actual radios, handheld and installed
- County Services and Responsibilities
- Agency Responsibilities

FISCAL INFORMATION:

The annual cost of the Interlocal Cooperation Agreement between Denton County and City of Sanger Fire Department and Police department is budgeted in accounts 24-5460 and 20-5460, "Radio's". City of Sanger Fire Department's annual cost is \$3,360.00 and City of Sanger Police Department's annual cost is \$3,420.00.

RECOMMENDED MOTION OR ACTION:

Staff recommends approval

ATTACHMENTS:

Interlocal Cooperation Agreement for Radio's

INTER-LOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY AND THE CITY OF SANGER POLICE AND FIRE DEPARTMENTS FOR THE USE OF THE DENTON COUNTY RADIO COMMUNICATIONS SYSTEM

This Inter-Local Agreement (“Agreement”) is entered into by and between the County of Denton, Texas (“the County”) and the City of Sanger, Texas, a home-rule municipality, both entities being located in Denton County, Texas (collectively, the “Parties” or separately as a “Party”). The Parties execute this agreement as hereinafter provided, pursuant to the Texas Governmental Code, Chapter 791, known as the Inter-Local Cooperation Act:

WHEREAS, Denton County is a political subdivision within the State of Texas, each of which engages in the provision of governmental services for the benefit of its citizens; and

WHEREAS, the Agencies are duly organized and operating under the laws of the State of Texas engaged in the provision of municipal government and/or related services for the benefit of the citizens of Agencies; and

WHEREAS, the Inter-Local Cooperation Act, Texas Government Code, Chapter 791, as amended “the Act” provides authority for local governments of the State of Texas to enter into Inter-local agreements with each other for the purpose of performing governmental functions and services as set forth in the Act; and

WHEREAS, the County owns, operates, and maintains the radio-communications system, exclusive of the radios owned individually by each User city (“System”) for the purpose of providing radio communications in support of its governmental operations; and

WHEREAS, Sanger wishes to use certain portions of the System for its governmental operations; and

WHEREAS, the use of the System in the provision of governmental services benefits the public health and welfare, promotes efficiency and effectiveness of local governments, and is of mutual concern to the contracting Parties; and

WHEREAS, Sanger and the County have current funds available to satisfy any fees and costs required pursuant to this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants and agreement herein contained, the sufficiency of which are hereby acknowledged, and upon and subject to the terms and conditions hereinafter set forth, the Parties agree as follows:

I.

DEFINITIONS

“Assignee” means the City employee assigned to a specific Subscriber Unit.

“Communications System” or *“System”* means a wide area, multi-agency digital trunked radio system compliant with P-25 interoperability standards to be used jointly by the City of Lewisville, the City of Denton, Denton County, and other Infrastructure Members, if any, primarily for providing public safety dispatch and communications for fire, emergency medical and police services and such other governmental services as may be agreed from time to time by the Parties.

“Coordinating Committee” means the committee that is responsible for making recommendations to the Infrastructure Management Committee on the administration and operation of the Communications System.

“Infrastructure Management Committee” means the committee that is responsible for the administration and operation of the Communications System.

“Subscriber Units” means mobile radios, portable radios or any similar devices used for communicating over the Communications System.

“Talk Group” means a specific group of Subscriber Units allowed to communicate privately within that group over shared infrastructure resources.

“Technical Committee” means the committee that advises the Coordinating Committee on technical issues related to the operation of the Communications System.

“User” means any entity with which the City of Denton, the City of Lewisville, Denton County, or other Infrastructure Member has entered into a contractual agreement for the provision of radio communication services through the Consolidated Communications System.

II.

TERM

2.1 This Agreement is for a period of a one (1) year term, beginning on the 1st day of October 2026, and ending on the 30th day of September 2027. unless terminated earlier pursuant to Section 7.1.

2.2 It is the intention of the Parties for this to be a long term enterprise which will be renewed with a new ILA each year subject to approval by each Party’s governing body.

III.

OBLIGATIONS OF CITY OF SANGER

3.1 Sanger shall use the System in accordance with this Agreement to provide integration of communications by Sanger between its Users on the System for governmental operations.

3.2 When using the System, Sanger shall abide by all applicable Federal and State laws and regulations, including any regulations of the Denton County Radio System. When Sanger uses the System for interoperability with Talk Groups (hereinafter defined) other than those provided by this Agreement, Sanger will also abide by the User rules of those Talk Groups.

3.3 Sanger must provide a written request to the Denton County Radio System Manager (“System Manager”) or his designee, to activate radios (“Subscriber Units”) on the System. Such request must include the model and serial number of the Subscriber Unit, the name of the Assignee, and identifying Talk Groups required in the Subscriber Unit.

3.4 Sanger is responsible for furnishing its own Subscriber Units, which must be compatible with the APCO P-25 Phase 2 TDMA Digital System, and for maintenance of the Subscriber Units. Sanger is responsible for all programming of City-owned Subscriber Units.

3.5 Sanger shall be solely responsible for obtaining a technical services support contract and a maintenance contract for all City-owned dispatch infrastructure equipment, either from the manufacturer of the equipment or from a manufacturer-authorized service provider. The County shall not be responsible for maintenance of any City-owned equipment.

3.6 Depending on the equipment that will be purchased and installed by Sanger, the City shall be solely responsible for entering into such Software Update Agreements and/or Software Maintenance Agreements from the manufacturer as necessary to ensure that the equipment owned by the City will be maintained and upgraded to meet the requirements of the System when the County performs System upgrades.

3.7 Sanger shall be solely responsible for having periodic maintenance (PM) performed on its Subscriber Units at least every two years which shall include tuning and alignment of the Subscriber Units and updating the Subscriber Units with the latest firmware available.

3.8 The County shall not be liable to the City for the lack of interoperability between the Subscriber Units and the System if the City fails to perform the required PM and/or obtain the software and/or firmware upgrades recommended by the County and/or the manufacturer of the Subscriber Units necessary to communicate through the System as set forth in Sections 3.5, 3.6, and 3.7 above.

IV.

OBLIGATIONS OF THE COUNTY

4.1 The County will allow Sanger to use County provided Talk Groups, which are a primary level of communication for Users on the System (“Talk Group”), comparable to a channel on a conventional radio system, for the exclusive use of Sanger. Talk Groups will be established for the City by the County.

4.2 The System Manager will not activate radios on the Sanger Talk Groups nor make changes to the Sanger radios without first receiving authorization from the designated representative of the City, unless, in the opinion of the County, such action is necessary to eliminate harmful interference.

4.3 The County is solely responsible for:

- (1) Coordinating Talk Groups among System Users;
- (2) Grouping of Talk Groups to allow transmitting and receiving on all associated Talk Groups as required by the City; and
- (3) The operation, maintenance, and control of the System

V.

FEEES

5.1 The fees payable for the term of this Agreement are set out in **Exhibit A** and **Exhibit B**, which are attached and incorporated for all purposes.

5.2 The County may increase the fees each October 1st, the beginning of each County fiscal year, by an amount not to exceed five percent (5%) of the previous year’s fees. The County will provide ninety (90) days’ notice to Sanger before increasing the fees.

5.3 Based on the fees described above, the County will calculate the annual fee due based upon the total number of Subscriber Units and submit an invoice to the City on or before October 1st of each year. This amount is subject to change when the City adds or deletes the number of Subscriber Units in service. The City must notify the System Manager in writing of any addition or deletion of Subscriber Units.

5.4 Fees for Additions - The amount owed for annual fees for additions of Subscriber Units will be prorated for the year added, invoiced immediately, and amounts will be due within thirty (30) days of receipt of the invoice for the addition(s).

5.5 Deletions - No refunds for deletions will be made for the City’s deletion of Subscriber Units during the period of the Agreement. The fees for the upcoming fiscal year will

be calculated based on the number of Subscriber Units in service on the radio system as of May 1st of the current contract year.

5.6 In the event a new Inter-Local Agreement is not executed prior to the expiration of this Agreement, and the Sheriff's Office continues to provide access to the Radio Communications System, the City shall reimburse and compensate the County for access to the Denton County Radio Communications System at the rate set by the Denton County Sheriff and approved by the Denton County Commissioners Court for the next fiscal year.

VI.

PAYMENT DUE

6.1 The City agrees to pay the County the annual fees specified under Article V within thirty (30) days of the receipt of the invoice. Should the City add Subscriber Units or Talk Groups to the Service within a Term, the City agrees to pay the additional fee(s) due within thirty (30) days of invoice. All payments for expenses incurred as a result of the performance of the Agreement shall be made only from current revenues legally available to each respective Party.

VII.

TERMINATION

7.1 Either Party may terminate this Agreement at any time by giving ninety (90) days advance written notice. The City shall pay for all fees incurred through the effective date of termination. If the County permanently discontinues the operation of its System, this Agreement shall terminate on the date of discontinuance without further notice, and the County will reimburse the City the pro-rated amount of the fees previously paid by the City for the use of the System for the then current fiscal year.

VIII.

RELEASE AND HOLD HARMLESS

TO THE EXTENT PERMITTED BY LAW, EACH PARTY AGREES TO WAIVE ALL CLAIMS AGAINST, TO RELEASE, AND TO HOLD HARMLESS THE OTHER PARTY AND ITS RESPECTIVE OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, ATTORNEYS, FEES, INCLUDING ALL EXPENSES OF LITIGATION OR SETTLEMENT, OR CAUSES OF ACTION WHICH MAY ARISE BY REASON OR INJURY TO OR DEATH OF ANY PERSON OR FOR LOSS OF, DAMAGE TO, OR LOSS OF USE OF ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT. IN THE EVENT THAT A CLAIM IS FILED, EACH PARTY SHALL BE RESPONSIBLE FOR ITS PROPORTIONATE SHARE OF LIABILITY.

IX.**IMMUNITY**

In the execution of this Agreement, neither of the Parties waives, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

X.**ASSIGNMENT**

The City agrees to retain control and to give full attention to the fulfillment of this Agreement. The City cannot assign or sublet this Agreement without the prior written consent of the County. Further, the City cannot sublet any part or feature of the work to anyone objectionable to Denton County. Sanger also agrees that the subletting of any portion or feature of the work, or materials required in the performance of this Agreement, does not relieve the City from its full obligations to the County as provided by this Agreement.

XI.**ENTIRE AGREEMENT**

This Agreement represents the entire and integrated agreement between Denton County and Sanger and supersedes all prior negotiations, representations and/or agreements, either written or oral, between Denton County and Sanger. This Agreement may be amended only by written instrument signed by Denton County and Sanger.

XII.**NOTICES**

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or sent via certified mail to the other Party at the following respective addresses:

County:	1	Denton County Judge Denton County Commissioners Court 1 Courthouse Drive, Ste 3100 Denton, Texas 76201
	2	Denton County Sheriff Denton County Sheriff's Office 127 N. Woodrow Lane Denton, Texas 76205
	3	Assistant District Attorney Counsel to the Sheriff 127 N. Woodrow Lane Denton, Texas 76205

Name of Agency:	City of Sanger Fire and Police Departments
Contact Person:	Clayton Cray, Chief Financial Officer
Address:	502 Elm Street
Mailing Address:	P. O. Box 1729
City, State, Zip:	Sanger, TX 76266
Telephone:	940-458-7930
Email:	finance@sangertexas.org

XIII.**AUTHORITY TO SIGN**

The undersigned officers and/or agents of the Parties hereto are the properly authorized officials or representatives and have the necessary authority to execute this Agreement on behalf of the Parties.

XIV.**SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

XV.**VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. The Parties agree that this Agreement shall be enforceable in Denton County, Texas, and if legal and necessary, exclusive venue shall lie in Denton County, Texas.

XVI.**INTERPRETATION OF AGREEMENT**

Although this Agreement is drafted by the County, this is a negotiated document. Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either Party.

XVII.**REMEDIES**

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

XVIII.**SUCCESSORS AND ASSIGNS**

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract. Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of all Parties.

EXECUTED duplicate originals on the dates indicated below:

SIGNED AND AGREED BY THE CITY OF SANGER, TEXAS:

BY:

Gary Bilyeu, Mayor
City of Sanger
P. O. Box 1729
Sanger, TX 76266
940-458-7930

Date: _____

Approved as to content:

David Pennington, Fire Chief

Tyson Cheek, Chief of Police

Approved as to form:

Attorney for Agency

**APPROVED BY THE DENTON COUNTY COMMISSIONERS COURT OF DENTON
COUNTY, TEXAS:**

BY:

Andy Eads, County Judge
Denton County Commissioners Court
1 Courthouse Drive, Ste 3100
Denton, Texas 76201
(940)349-2820

Date: _____

Approved as to content:

Denton County Sheriff's Office

Approved as to form:

Assistant District Attorney
Counsel to the Sheriff

Exhibit A

Denton County Sheriff's Office Consolidated Radio Communications System Agreement

FY26-27 Agency Payment Invoice

Agency: Sanger Fire Department
Payment Contact Person(s): Clayton Cray, Chief Financial Officer
Phone Number: 940-458-7930
Email(s): finance@sangertexas.org
Address: 502 Elm Street
Mailing Address: P.O. Box 1729
City, State, Zip: Sanger, TX 76266

AGENCY SHOULD INCLUDE A COPY OF THIS INVOICE WITH PAYMENT REMITTED

Make checks payable to:	Denton County
Mail Payments to:	1 Courthouse Drive Suite 1400 Denton, TX 76208
PLEASE NOTE THE ADDRESS CHANGE FROM PREVIOUS INVOICES	
For questions regarding payment:	(940) 349-3150 treasurer@dentoncounty.gov

<u>Tier 3</u>
Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - \$7 each per month

Department / Radio Number / Cost		
	40 \$	3,360.00
Total Amount Due for FY26-27 = \$		3,360.00

Please sign and date below.

Signature of Agency Representative

Title

Date

Exhibit B

Denton County Sheriff's Office Consolidated Radio Communications System Agreement

FY26-27 Agency Payment Invoice

Agency:	Sanger Police Department
Payment Contact Person(s):	Clayton Cray, Chief Financial Officer
Phone Number:	940-458-7930
Email(s):	finance@sangertexas.org
Address:	502 Elm Street
Mailing Address:	P.O. Box 1729
City, State, Zip:	Sanger, TX 76266

AGENCY SHOULD INCLUDE A COPY OF THIS INVOICE WITH PAYMENT REMITTED

Make checks payable to:	Denton County
Mail Payments to:	1 Courthouse Drive Suite 1400 Denton, TX 76208
PLEASE NOTE THE ADDRESS CHANGE FROM PREVIOUS INVOICES	
For questions regarding payment:	(940) 349-3150 treasurer@dentoncounty.gov

<u>Tier 1</u>			
Radio User <i>ONLY</i> - \$5.00 each per month			
non-Motorola vehicle installed radios	22	\$	1,320.00
<u>Tier 3</u>			
Includes Tier 1 User + add on of Subscriber Services (program once per year and PM radios every two years) - \$7 each per month			
Motorola handheld Radios	25	\$	2,100.00
Total Amount Due for FY26-27 = \$			3,420.00

Signature of Agency Representative

Title

Date



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Jeriana Hemb, Director of Human Resources

AGENDA ITEM: Consideration and possible action on Four-Day Operational Schedule for City Administrative Offices.

SUMMARY:

- Proposed schedule: Monday–Thursday, 7:00 a.m.–5:30 p.m.
- Friday: All City administrative offices closed.
- Effective date: November 2, 2026.
- 40-hour workweek: Full-time employees will continue to work a 40-hour workweek.
- Service delivery: The change primarily impacts civilian administrative operations.
- No change: Police, Fire, and Library operations will remain unchanged.
- Online access: Many utility, development, permitting, payment, and administrative services remain available online or through automated options.
- Prior Council discussion: Staff previously presented the operational review, employee considerations, comparable municipal schedules, and service-delivery impacts to Council.

FISCAL INFORMATION:

- N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval.

ATTACHMENTS:

- N/A



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture (A) to Industrial.
- The development consists of approximately 83.95 Acres of Land.
- The rezoning request does meet Sanger's Future Land Use Map.
- The rezoning request is for Industrial Development and Industrial Use.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, only one response was sent back in favor of the rezone.
- Planning & Zoning recommended approval on 8-10-26.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Part of Property ID: 59813 and Part of Property ID: 59798

Item 10.

Legend

DCAD (Property Lines)

Parcels

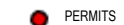


Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Public Safety

Public Safety



Lakes and Streams

Streams



0 450 900 ft

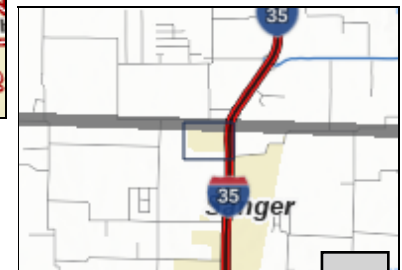
<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

7/21/2026 11:39:01 AM

Notes:

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

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 COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a Public Hearing on Ordinance No. 09-30-26 an amendment to Ordinance No. 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

SUMMARY:

- The City engaged Kimley Horn to perform a Roadway Impact Study in 2024 and recommended Roadway Impact Fees.
- City Council set the fee at 100% of the calculation based on service units.
- Cities often adopt this fee at 50%.
- The 100% fees are making some projects not feasible due to cost.
- Staff recommends lowering the fee to 50% of the calculation.
- No other changes are requested.
- The fee study remains valid.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

N/A



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 09-29-26 a request for a zoning change from Agriculture (A) to Light Industrial (LI) of approximately 83.95 Acres of Land located on Co Rd 200, approximately 1853 feet west of I-35.

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture (A) to Industrial.
- The development consists of approximately 83.95 Acres of Land.
- The rezoning request does meet Sanger's Future Land Use Map.
- The rezoning request is for Industrial Development and Industrial Use.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, only one response was sent back in favor of the rezone.
- Planning & Zoning recommended approval on 8-10-26.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map
Ordinance No. 09-29-26
Exhibit A
Application
Letter of Intent
Response Form 1 – In Favor

Part of Property ID: 59813 and Part of Property ID: 59798

Item 12.

Legend

DCAD (Property Lines)

Parcels

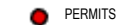


Planning and Zoning

Planning and Zoning



WATER WELL



PERMITS

Public Safety

Public Safety



Lakes and Streams

Streams



0 450 900 ft

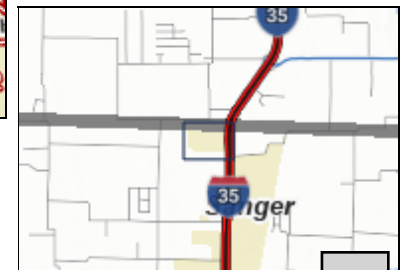
<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

7/21/2026 11:39:01 AM

Notes:

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

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 09-29-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 83.953 ACRES OF TRACT DESCRIBED AS A0199A B.B.B. & C. RR CO. TR 1 AND TR 2; FROM AGRICULTURE TO LIGHT INDUSTRIAL; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning and Zoning Commission on August 10, 2026, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Zoning Map, recommending approval for the hereinafter described property; and

WHEREAS, On September 8, 2026 the City Council approved the amendment to the Zoning Map from Agriculture to Light Industrial; and

WHEREAS, all request for the zoning change were duly filed with the City of Sanger, Texas, concerning the hereinafter described property; and

WHEREAS, the following provision of proper legal notice requirements, including written notice to owners within 200 feet of the subject property, were made in the time and manner prescribed by law; 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 an amendment to the Zoning Map from Agriculture to Industrial Light is hereby granted for the property generally located on Co Rd 200, approximately 1853 feet west of I-35 and 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. 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 cases provide.

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

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

LEGAL DESCRIPTION**ZONING EXHIBIT**

BEING a 83.9533 acre (3,657,007 square foot) tract of land situated in the H. C. Adams Survey, Abstract No. 14, Edward Bradley Survey, Abstract No. 1705, B.B.B. & C. RR Co. Survey, Abstract No. 199, City of Sanger, Cooke and Denton County, Texas; said tract being a portion of a called 274.54 acre tract of land described in Special Warranty Deed to Edward F. Wolski, recorded in Volume 2150, Page 653 of the Deed Records of Cooke County, Texas and Instrument No. 2017-106111 of the Official Public Records of Denton County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of a called 616.52 acre tract of land described in Special Warranty Deed to H-E-B, LP, recorded in Volume 2762, Page 271, Official Public Records, Cooke County, Texas, said iron rod being in the centerline of County Road No. 200 (an apparent public right-of-way, no deed found);

THENCE South 00°42'52" East, over and across said 274.54 acre tract, a distance of 2,390.88 feet to a point for corner in the north line of "Tract 1" described in Special Warranty Deed to Paage, LTD., recorded in Instrument No. 2015-143384, Official Public Records, Denton County, Texas;

THENCE South 89°51'25" West, with said north line of "Tract 1", a distance of 1,133.50 feet to the northwest corner of said "Tract 1" and the east line of a called 48.00 acre tract of land described in Special Warranty Deed to Brian Lee Hoehn and Philip Lee Hoehn, recorded in Instrument No. 2016-111364, Official Public Records, Denton County, Texas;

THENCE North 00°26'26" West, along the said east line of the 48.00 acre tract, a distance of 199.93 feet to a point for corner;

THENCE North 66°36'35" West, continuing along the said east line of said 48.00 acre tract, a distance of 520.10 feet to the most northerly northeast corner of said 48.00 acre tract, from which a 5/8-inch iron rod with yellow plastic cap stamped "TRAVERSE LS" bears North 88°09'06" East, a distance of 0.93 feet;

THENCE North 00°20'18" East, departing the north line of said 48.00 acre tract, a distance of 1,976.32 feet to a point for corner in the south line of said 616.52 acre tract and said centerline of County Road No. 200;

THENCE North 89°36'16" East, along said south line of the 616.52 acre tract and said centerline of County Road No. 200, a distance of 1,570.94 feet to the **POINT OF BEGINNING** and containing 3,657,007 square feet or 83.9533 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202).

A survey plat of even survey date herewith accompanies this metes and bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.


MICHAEL CLEO BILLINGSLEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6558
801 CHERRY STREET,
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
michael.billingsley@kimley-horn.com



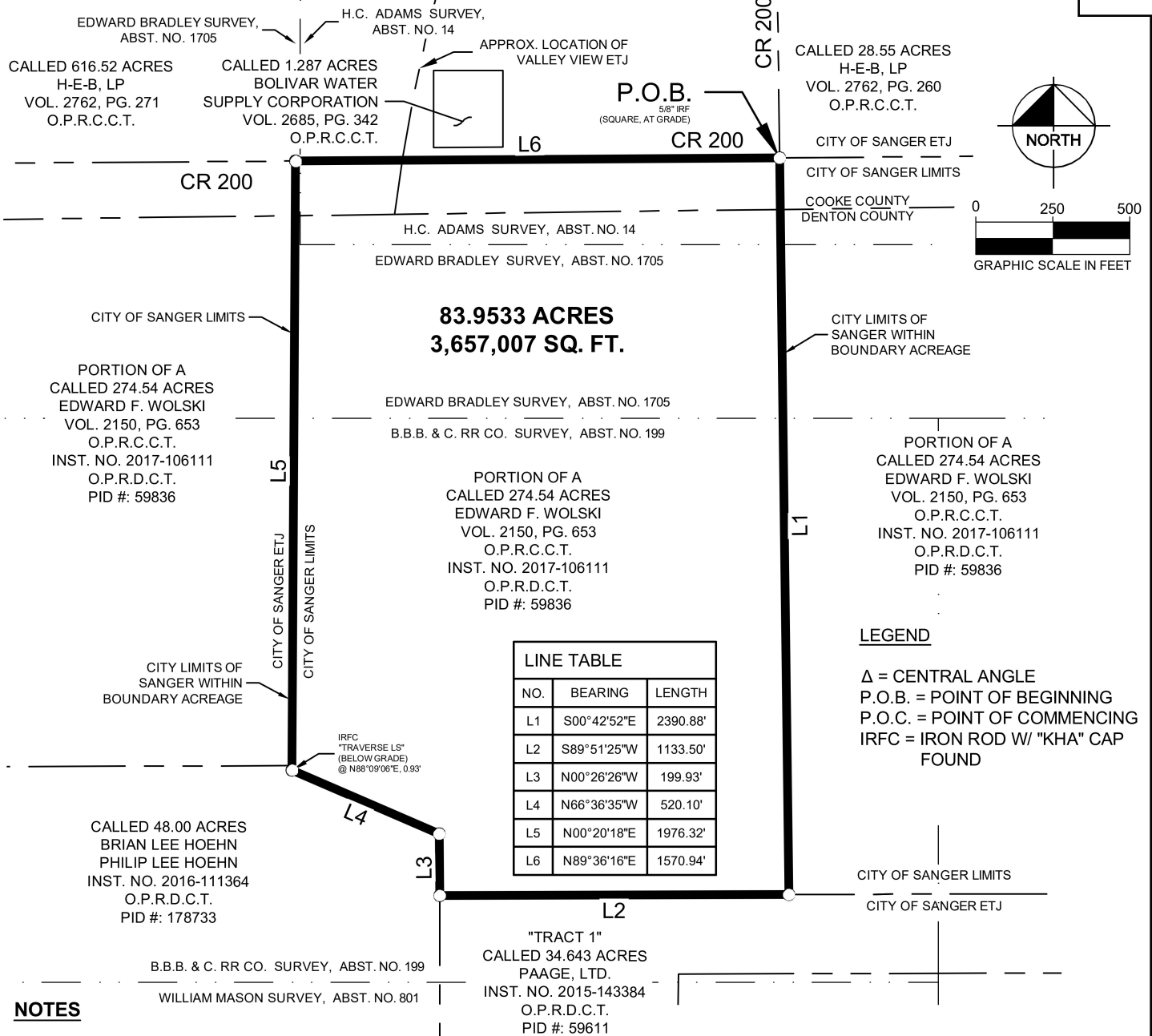
ZONING EXHIBIT
H.C. ADAMS SURVEY,
ABSTRACT NO. 14, EDWARD
BRADLEY SURVEY, ABSTRACT NO.
1705, B.B.B. & C. RR CO. SURVEY,
ABSTRACT NO. 199
CITY OF SANGER,
DENTON & COOKE COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SDH	MCB	5/28/2026	060056500	1 of 95





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: Jeff Landon	Name: Dr. Edward Wolski
Company: Kimley-Horn	Company: N/A
Address: 4800 Overton Plaza, Suite 440	Address: 3109 Triple Crown Ct.
City, State, Zip Fort Worth, Texas 76109	City, State, Zip Denton, Texas 76202
Phone: 817-900-8530	Phone:
Fax:	Fax:
Email: Jeff.Landon@Kimley-Horn.com	Email: drwolski@live.com

Submittal Checklist

☒	Site Plan (for Specific Use Permits Only)
☒	Letter of Intent
☒	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.):

83.95 acres located 800' south of the intersection of CR 200 and CR 256 in the City of Sanger.
Maps address of 200 Country Pl Ln, Valley View, TX 76272

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

Currently Ag zoning. Proposed to be rezoned to I-Industrial District, in conformance with the City's Future Land Use Plan



Owner Signature

7-15-2026

Date



Applicant Signature

7/8/2026

Date

Office Use

Fee
Date

City of Sanger
201 Bolivar Street/PO Box 1729
Sanger, TX 76266
940-458-2059(office) 940-458-2059(home)



201 Bolivar Street/PO Box 1729 * Sanger, TX 76266
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ZONING CHANGE/SUP APPLICATION

A request for rezoning is a proposed amendment to the Official Zoning Map. The zoning district boundaries on the Official Zoning Map can be amended through the adoption of an ordinance by the City Council. A request to rezone property must include the contents listed below. The City of Sanger will act on the request through the process described herein.

SUBMITTAL REQUIREMENTS:

- Letter of Intent
- Site Plan (required for Specific Use Permits only)
- Application form signed by the owner and describing the property
- Application Fee

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

- Zoning Change
 - Up to 5 acres: \$250.00
 - 5+ acres to 25 acres: \$400.00
 - 25+ acres to 50 acres: \$600.00
 - 50+ acres: \$800.00
- Specific Use Permit
 - Flat \$250.00

SUBMITTAL DEADLINES: The deadline for zoning application is 26 days prior to the Planning & Zoning Commission meeting. This provides adequate time to publish and mail the required notices for the public hearings. Meeting dates and deadlines are sometimes adjusted for holidays. Consult the published schedule and city staff for more information.



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ZONING CHANGE REQUEST PROCESS

The process for considering and acting on a request for an amendment to the Official Zoning Map involved the following steps:

1. **Pre-Application Consultation:** A pre-application consultation with the city staff is recommended for all proposed map amendments. Staff can describe the review process and the criteria used for considering proposed map amendments.
2. **Application:** The completed application, letter of intent, description of the property, and application fee should be submitted to the Department of Development Services on or before the deadline.
3. **Public Notification:** State law and the Zoning Ordinance require the public to be notified of the public hearings that the Planning & Zoning Commission and the City Council will conduct on the proposed rezoning. Notice of the public hearing must be published in the newspaper at least fifteen (15) days prior. Notification of the public hearing is also mailed to the owners of the property within 200 feet of the proposed rezoning at least ten (10) days prior.
4. **Planning & Zoning Commission:** The Planning & Zoning Commission will hold at least one (1) public hearing on the proposed rezoning. The applicant is expected to address the Commission to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Commission with comments and questions. City Staff will prepare a report for the Commission and possibly make a recommendation to the Commission. After the public hearing, the Commission will prepare a report making a recommendation to the City Council.
5. **City Council:** The City Council will hold a separate public hearing on the proposed rezoning. The applicant is expected to address the Council to describe the proposed rezoning and answer questions. During the public hearing, anyone in attendance may address the Council with comments and questions. The City Council can approve the proposed rezoning by adopting an ordinance.

SPECIFIC USE PERMIT REQUEST PROCESS

The process for considering and acting on a request for a Specific Use Permit is identical to the process for a zoning change. A site plan is required to be submitted along with the application and letter of intent.



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ZONING CHANGE REQUEST CRITERIA

The Zoning Ordinance sets the following criteria for the consideration of changes to the Official Zoning Map.

In making its determination, the Planning & Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers and other utilities to the area and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unsuitable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. The manner in which other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved, and whether such designation for other areas should also be modified.
6. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

If the Planning & Zoning Commission recommends denial of the proposed amendment to the Official Zoning Map, a $\frac{3}{4}$ majority vote of the City Council is required to approve it (four (4) votes to approve from the five (5) City Council members).

A request that has been denied may be resubmitted at any time, unless it is denied with prejudice, triggering a one (1) year waiting period.

A $\frac{3}{4}$ favorable vote of the City Council can also be required if the proposed change is properly protested by the owner(s) of twenty percent (20%) of the area to be changed or the area within 200 feet of the proposed change.



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SPECIFIC USE PERMIT CRITERIA

In recommending that a Specific Use Permit for the premises under consideration be granted, the Planning & Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of adjacent property and other property in the vicinity of the premises under consideration, and shall make recommendations as to requirements for the paving of streets, alleys and sidewalks, means of access to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings.

In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner guarantee before a certificate of occupancy may be issued by the building inspector for use of the building on such property pursuant to such Specific Use Permit; and such conditions precedent to the granting of the certificate of occupancy.

No Specific Use Permit shall be granted unless the applicant, owner, and grantee of the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Planning & Zoning Commission and City Council. No public hearing is necessary for site plan approval.

The Board of Adjustment shall not have jurisdiction to hear, review, reverse or modify any decision, determination or ruling with respect to the granting, extension, revocation, modification to any other action taken relating to such specific use permit.

Whenever regulations or restrictions imposed by this ordinance are either more or less restrictive than regulations imposed by any governmental authority through legislation, rule, or regulation, the regulations, rules or restrictions which are more restrictive or impose higher standards or requirements shall govern. Regardless of any other provision of this ordinance, no land shall be used and no structure erected or maintained in violation of any State or Federal pollution control or environmental protection law or regulation.



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GUIDELINES FOR LETTER OF INTENT

All rezoning applications should include a Letter of Intent. The Letter of Intent is the applicant's opportunity to describe and justify the proposed zoning change to the City Staff, the Planning & Zoning Commission, the City Council, and the public at large. The Commission and Council will receive copies of the letter prior to the public hearings.

Recommended content for a Letter of Intent:

- Describe the area proposed for rezoning. The description can include any or all of the following:
 - Metes and bounds description, such as a survey
 - Legal description, such as a tract and abstract, or a lot, block, and subdivision
 - Physical address
 - Location (southwest corner of This Street and That Road, across the street from Landmark)
 - Denton Central Appraisal District reference numbers
 - Acreage or square footage of property
 - If only a portion of tract, lot, or property is requested for rezoning, a detailed description of the portion is required.
- Identify the current zoning district the property is within
- Identify the zoning district the applicant is requesting for the property
- Describe the current physical condition of the property, such as existing buildings, parking lots, trees, or unusual features
- Describe the reason(s) why the applicant is requesting a rezoning. Review the criteria the city will use to review requested rezoning's.
- Contact information for the applicant or representative. This can be the owner, the prospective buyer, or someone else designated as point of contact.

GUIDELINES FOR SITE PLAN OF SPECIFIC USE PERMIT REQUESTS

An application for Specific Use Permit (SUP) shall be accompanied by a site plan drawn to scale and showing the general arrangements of the project, together with essential requirements such as:

- | | |
|---|---|
| <ul style="list-style-type: none"> • off-street parking facilities • location and construction of signs • size, height, construction materials and locations of buildings, and uses to be permitted • visual screening such as walls, landscaping, and fences | <ul style="list-style-type: none"> • means of ingress and egress to public streets • the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two (200) hundred feet. |
|---|---|

The Planning & Zoning Commission or City Council may require information, operating data, and expert evaluation concerning the location and function and characteristics of any building or use proposed.



July 15, 2026
City of Sanger
Planning & Zoning Commission and City Council
201 Bolivar Street
Sanger, TX 76266

RE: *Letter of Intent – Zoning Change Application*

To the City of Sanger Planning & Zoning Commission and City Council:

This letter serves as the Letter of Intent for a proposed zoning map amendment on the property described above, comprising approximately 87.541 acres located at the southeast corner of the intersection of Metz Road and County Road 200. The site boundary is further described in the metes and bounds submitted with this Letter.

Current Zoning and Condition: The property is currently zoned Agricultural (A) and is undeveloped, vacant land with a single-family residence and accessory buildings for agricultural use.

Requested Zoning: The applicant requests the property be rezoned from Agricultural (A) to Industrial to allow for industrial use of the site.

Justification: The requested industrial designation is consistent with the City of Sanger Future Land Use Map, which identifies this property for industrial use. The proposed rezoning supports the City's planned growth pattern for the area and represents an appropriate transition from the property's current undeveloped agricultural state to a use consistent with adopted city planning policy.

The applicant respectfully requests favorable consideration of this rezoning request. Please contact the undersigned with any questions or requests for additional information.

Sincerely,

Jeff Landon, P.E. (TX)

Response Form

26SANZON-0013

Part of Property ID: 59813 and Part of Property ID: 59798

In order for your opinion to be counted, please complete and mail this form to:

Development Services Department
Attn: Ramie Hammonds
P.O. Box 1729
Sanger, TX 76266

You may also email a copy to:

Email: rhammonds@sangertexas.org

Project No: 26SANZON-0013/ Part of Property ID: 59813 and Part of Property ID: 59798

Please circle one: ☒ In favor of request ☐ Opposed to request

Comments:

Signature

Printed Name

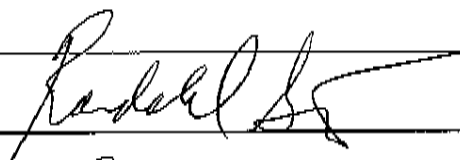
Mailing Address

City, State, Zip

Phone Number

Email Address

Physical Address of Property within 200 feet



RANDALL SMITH

5428 LAKE VICTORIA

FLOWER MOUND, TX 75022

972-333-4258

RASMITH76@VERIZON.NET

59783 + # 59608 - I-35



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 09-30-26 an amendment to Ordinance No, 10-18-24, Exhibit A, Roadway Impact Fees, and setting a new collection rate.

SUMMARY:

- The City engaged Kimley Horn to perform a Roadway Impact Study in 2024 and recommended Roadway Impact Fees.
- City Council set the fee at 100% of the calculation based on service units.
- Cities often adopt this fee at 50%.
- The 100% fees are making some projects not feasible due to cost.
- Staff recommends lowering the fee to 50% of the calculation.
- No other changes are requested.
- The fee study remains valid.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL

ATTACHMENTS:

Ordinance 09-30-26

Exhibit A – Roadway Impact Fee Study

Exhibit B – Collection Rate

Prepared for:

Item 13.



City of Sanger

ROADWAY IMPACT FEE STUDY

July 2024

City of Sanger
Roadway Impact Fee Study



July
2024

Prepared for the City of Sanger

Prepared by:

Kimley»Horn

Kimley-Horn and Associates, Inc.

801 Cherry Street, Suite 1300, Unit 11

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 061322303

© Kimley-Horn and Associates, Inc.



7/12/24

Brandon Forsythe



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1. EXECUTIVE SUMMARY

A. INTRODUCTION

Impact fees are a mechanism for funding the public infrastructure necessitated by new development. Across the country, they are used to fund police and fire facilities, parks, schools, roads, and utilities. In Texas, the legislature has allowed their use for water, wastewater, roadway, and drainage facilities. Historically, they have been used to fund both public water, wastewater, and roadway improvements in the City of Sanger.

In the most basic terms, impact fees are meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs. In the case of roadway impact fees, the infrastructure need is the increased capacity on arterial and collector roadways that serve the overall transportation system. The purpose of the 2024 Roadway Impact Fee Study is to identify the fee per unit of new development necessary to fund these improvements in accordance with the enabling legislation, Chapter 395 of the Texas Local Government Code.

B. IMPACT FEE BASICS

Roadway impact fees are determined by several key variables, each described below in greater detail.

Impact Fee Study

The primary purpose of the 2024 Roadway Impact Fee Study is to determine the maximum impact fee per unit of new development chargeable as allowed by the state law. This determination is not a recommendation; the actual fee amount ultimately assessed is at the discretion of the Sanger City Council, so long as it does not exceed the maximum assessable allowed by law. The study looks at a period of 10 years to project new growth and corresponding capacity needs, as required by state law. The study (and corresponding maximum fees) must be restudied at least every five years. However, the study can be updated at any time to accommodate significant changes in any of the key variables of the impact fee equation.

Service Areas

A service area is a geographic area within which a unique maximum impact fee is determined. All fees collected within the service area must be spent on eligible improvements within the same service area. For roadway impact fees, the service area may not exceed 6 miles. Considering this restriction, the entire corporate boundary of the City of Sanger is proposed to be evaluated as one (1) service area.

Land Use Assumptions

The maximum roadway impact fee determination is required to be based on the projected growth and corresponding capacity needs in a 10-year window. This study considers the years 2024-2034.

To project future development in the 10-year window, growth assumptions were made based on the City of Sanger 2040 Comprehensive plan, parcel data, historical census data, existing and future known development characteristics, and input from City of Sanger staff. Acknowledging that development is ongoing and changing constantly, this study is based on conditions as they were on December 20, 2023.

In order to arrive at a reasonable projection of growth, existing residential and non-residential estimates were obtained using parcel data and aerial survey of existing developments. For the remaining undeveloped areas, assumptions were utilized based upon City of Sanger 2040 Comprehensive Plan, historical growth projections, and known planned developments. Consultation with City staff helped with finalizing the growth assumptions.

Capital Improvements Plan

The Capital Improvements Plan (CIP) is the list of projects eligible for funding through impact fees. Only those capacity improvements included in the City's Future Thoroughfare Plan are included in the CIP. Capacity improvements may include the widening of an existing roadway, addition of lanes, or the construction of a new roadway. Resurfacing or other maintenance activities do not qualify as capacity improvements under impact fee laws in Texas.

The cost of the CIP is one of the fundamental factors in the calculation of the per-unit maximum impact fee. The CIP's cost was calculated through systematic evaluation of each eligible project. The presence of any special conditions (such as the need for significant drainage improvements or railroad crossings) and whether various additional construction costs were applicable (such as construction phase traffic control) were considered. In determining project limits, the team identified roadway segments with uniform need. The team utilized a standard methodology for estimating construction costs. Referencing multiple roadway projects in Sanger's vicinity, uniform costs were determined for the major items of work, additional construction items, and project delivery costs. Chapter 4 provides a listing of the 10-Year CIP in **Table 2** and map of the CIP in **Exhibit 2**. Finally, detailed cost projections by project can be found in **Appendix A**. It should be noted that these cost projections are based on conceptual level planning and are subject to refinement upon final design.

Only the projects listed in the CIP are eligible to utilize impact fee funds. Only the costs associated with providing the additional capacity necessitated by 10 years of growth can be used to calculate the maximum impact fee.



In order to calculate the maximum impact fee, the total cost of the CIP was reduced to account for:

- The portion of new capacity that will address existing needs, and
- The portion of new capacity that will not be necessitated until beyond the 10-year growth window.

A ratio that compares 10 years’ demand for capacity to the net supply of capacity (total new capacity in the CIP minus existing needs) can be calculated. This ratio, which may not exceed 100%, is then applied to the cost of the net capacity supplied. The result is a determination of the costs attributable to the next 10 years’ growth, which is then used to calculate the maximum impact fee in accordance with state law. The result is known as the Cost of the CIP Attributable to New Growth Between 2024-2034 (i.e. recoverable portion of the CIP):

SERVICE AREA:	SANGER
COST OF CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH	\$ 220,690,065

Service Units

The impact fee law defines a service unit as follows: “Service Unit means a standardized measure of consumption attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards and based on historical data and trends applicable to the political subdivision in which the individual unit of development is located during the previous 10 years”

The 2024 Roadway Impact Fee Study defines vehicle-miles as the service unit. Based on the City’s 10-year growth projections, the associated demand (consumption) value in vehicle-miles is as follows:

SERVICE AREA:	SANGER
TOTAL VEH-MI OF NEW DEMAND OVER 10 YEARS	47,852

C. IMPACT FEE CALCULATION

The maximum impact fee allowable in the service area is then calculated by dividing the Cost of the CIP Attributable to New Growth by the projected vehicle-miles of demand in the service area in the above table. The resulting value is multiplied by 50% to account for ad valorem credits

Below is the listing of the 2024 Roadway Impact Fee Study’s Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

SERVICE AREA:	SANGER
MAX ASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI)	\$ 2,305



D. CHAPTER 395 REQUIRED ADOPTION PROCESS

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of roadway impact fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and CIP used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. This CIAC also reviews the roadway impact fee ordinance and provides its findings to the City Council. The composition of the CIAC is required to adequately represent the building and development communities. The City Council then conducts a public hearing on the Land Use Assumptions, CIP, and roadway impact fee ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the CIP at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the roadway impact fee, once in place, and advises the City Council as necessary.

E. COLLECTION AND USE OF ROADWAY IMPACT FEES

Roadway impact fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway impact fees are collected when a building permit is issued. Therefore, funds are not collected until development-impacts are introduced to the transportation system. Funds collected within a service area can be used only within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.



2. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure political subdivisions must follow in order to create and implement impact fees. Chapter 395 defines an Impact Fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.”

Accordingly, the City of Sanger has developed its Land Use Assumptions and Capital Improvements Plan with which to implement roadway impact fees. The City has retained Kimley-Horn and Associates to provide professional transportation engineering services for the 2024 Roadway Impact Fee Study. This report includes details of the roadway impact fee calculation methodology in accordance with Chapter 395, the applicable Land Use Assumptions, development of the Capital Improvements Plan, and refinement of the Land Use / Vehicle-Mile Equivalency Table.

This report introduces and references two of the basic inputs to the roadway impact fee:

1. **Land Use Assumptions**
2. **Capital Improvements Plan**

Information from the Land Use Assumptions and Capital Improvements Plan are used extensively throughout the remainder of the report.

There is a detailed discussion of the methodology for the computation of impact fees. This discussion is broken into three components:

1. **Methodology for Roadway Impact Fees**
2. **Roadway Impact Fee Calculation**
3. **Plan for the Roadway Impact Fee Credit**

The components of the **Methodology for Roadway Impact Fees** include development of:

- Service Area
- Service Units
- Cost Per Service Unit
- Capital Improvements Plan Costing Methodology
- Summary of Capital Improvements Plan
- Service Unit Calculation



The **Roadway Impact Fee Calculation** includes the determination of the:

- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

The **Plan for the Roadway Impact Fee Credit** outlines a 50% reduction of the Capital Improvements Plan as outlined in Chapter 395 of the Texas Local Government Code.

The final chapter of the report is the Conclusion, which presents the findings of the analysis and summarizes the report.

3. LAND USE ASSUMPTIONS

A. PURPOSE AND OVERVIEW

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, which include both residential and non-residential estimates, form the basis for the development of impact fees for roadway facilities.

Reasonable future growth estimates are necessary in order to aid the City of Sanger in establishing the need for roadway projects required to serve future development. In accordance with Chapter 395, Kimley-Horn has compiled the information required to complete the Land Use Assumptions using the following sources:

- City of Sanger 2040 Comprehensive Plan;
- Parcel Data Information from Denton Central Appraisal District;
- Historical Census Data;
- Aerial Overview of City Development Potential; and
- City of Sanger Staff.

The Land Use Assumptions include the following components:

1. **Land Use Assumptions Methodology** – Overview of the general methodology used to generate the land use assumptions.
2. **Impact Fee Service Area** – Determination of the Sanger service area for roadway impact fees.
3. **Data Format** – Discussion into the categorical groupings assumed for roadway impact fees.
4. **10-Year Growth Summary** – Data on residential and non-residential growth within each service area over the next 10 years (2024-2034).
5. **Land Use Assumptions Summary** – Synopsis of the land use assumptions.

B. LAND USE ASSUMPTIONS METHODOLOGY

The residential and non-residential growth projections formulated in this chapter were done using reasonable and generally accepted planning principles. The following factors were considered in developing these projections:

- Character, type, density, and quantity of existing development;
- Known planned developments;
- Location of vacant land;
- Historical population growth; and
- Input from City of Sanger staff.

Existing residential and non-residential data was compiled using parcel data and aerial survey of existing developments. For the remaining undeveloped areas, assumptions were utilized based upon City of Sanger 2040 Comprehensive Plan, historical growth projections, and known planned developments. Consultation with City staff helped with finalizing the growth assumptions.

C. IMPACT FEE SERVICE AREA

According to Chapter 395 of the Local Government Code, a service area refers to the area within the corporate boundaries or extraterritorial jurisdiction of the political subdivision to be served by the capital improvements or facilities specified in the impact fee. Funds collected in the specific service areas must be spent in the service area collected.

The geographic boundary of the proposed impact fee service area for roadway facilities is shown in **Exhibit 1**. The roadway service area covers the entire corporate boundary of the City of Sanger. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of a political subdivision and shall not exceed six (6) miles”

The City of Sanger is proposed to be considered as one (1) service area for roadway impact fee purposes. For roadway facilities, the service area is limited to those areas within the current corporate limits. Therefore, areas within the extraterritorial jurisdiction (ETJ) are excluded from the study.

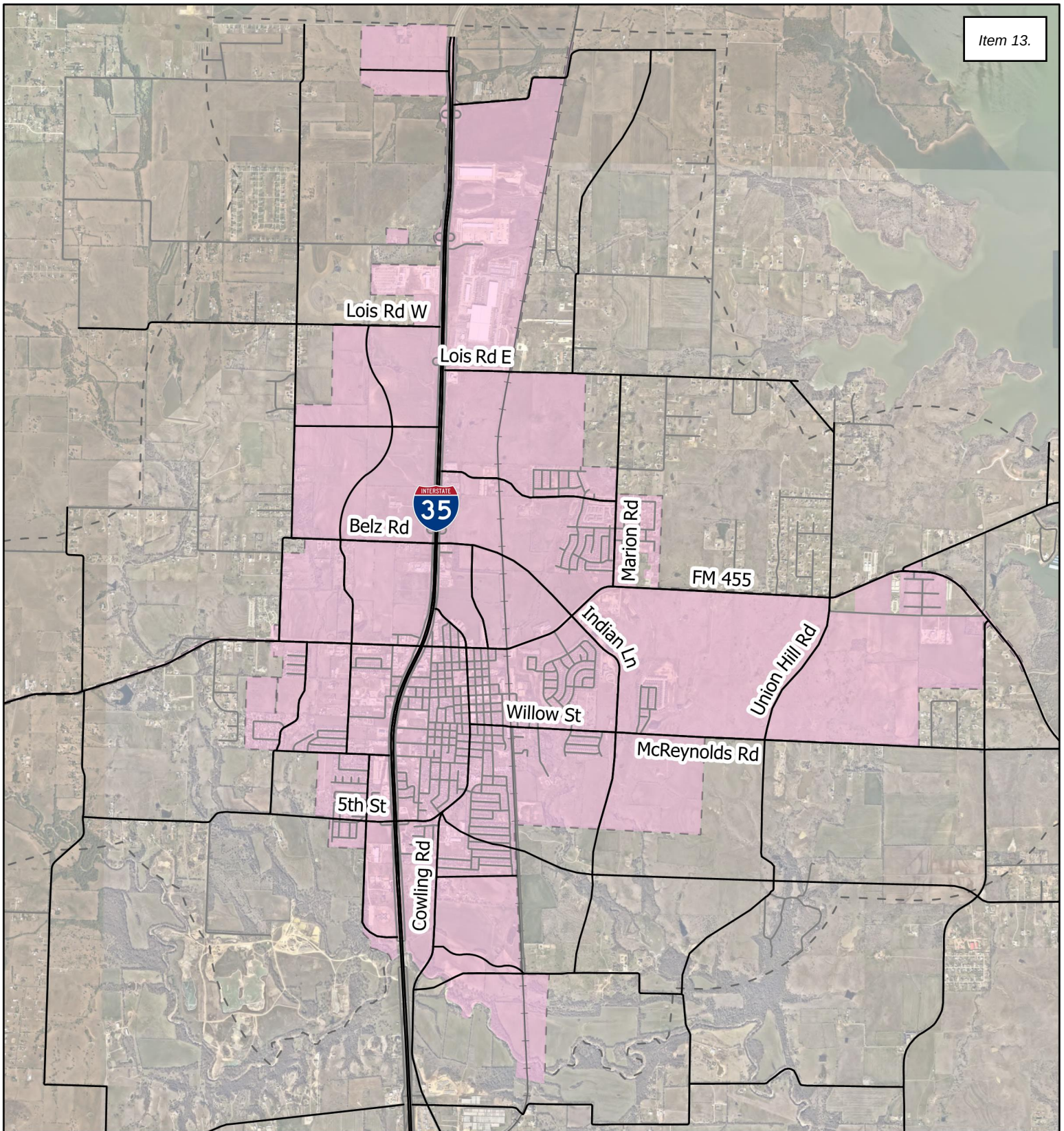
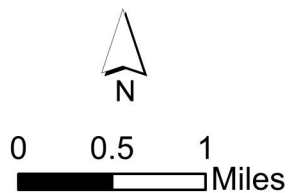


Exhibit 1 Roadway Service Area Map



Legend

- Service Area
- ETJ
- Railroads

- Thoroughfare Plan Network
- Local Roads

D. DATA FORMAT

The residential and non-residential estimates were all compiled in accordance with the following categories and format:

- Residential Units – Number of dwelling units, both single-family and multifamily.
- Non-Residential Units – Square feet of building area based on three (3) different classifications:
 - Basic: Land use activities that produce goods and services, including those that are exported outside the local economy (i.e. manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses).
 - Service: Land use activities which provide personal and professional services such as government and other professional and administrative offices.
 - Retail: Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector (i.e. grocery stores and restaurants).

E 10-YEAR GROWTH SUMMARY

Table 1 summarizes the residential and non-residential 10-year growth projections within the roadway service area. These projections were prepared based upon existing land use, anticipated future land use, and consultation with City staff.

Table 1. Residential and Non-Residential Growth Projections (2024 – 2034)

Condition	Residential (Dwelling Units)		Non-Residential (Square Feet)		
	Single-Family	Multifamily	Basic	Service	Retail
2023 (Existing)	3,228	805	1,113,500	978,500	1,620,000
2033 (3% Annual Growth)	4,338	1,082	1,496,500	1,315,000	2,177,000
Net Growth	1,110	277	383,000	336,500	557,000
Known Planned Developments	2,138	1,160	2,071,000	152,000	608,000
Total Projected Growth	3,248	1,437	2,454,000	488,500	1,165,000



F. LAND USE ASSUMPTIONS SUMMARY

The following is a summary of the land use assumptions for roadway impact fees. The roadway land use assumptions are confined to growth projected within the City Limits. The 10-year (2024-2034) growth projections are:

- Residential
 - Single-Family = 3,248 Dwelling Units
 - Multifamily = 1,437 Dwelling Units
- Non-residential
 - Basic = 2,454,000 ft²
 - Service = 488,500 ft²
 - Retail = 1,165,000 ft²

4. CAPITAL IMPROVEMENTS PLAN

The City has identified the roadway projects needed to accommodate the projected growth within the City. The City of Sanger Future Thoroughfare Plan is the ultimate plan for the infrastructure within the City Limits. Only capacity improvements still needed to build out the Future Thoroughfare Plan to accommodate the expected growth within the next 10 years are included in the Capital Improvements Plan. The Capital Improvements Plan includes arterial and collector roadway facilities and consists of four (4) categories of projects. They are as follows:

- New – Any future roadway identified by the City to be included in the Capital Improvements Plan.
- Widening – Existing roadways not currently built to the ultimate classification in the Future Thoroughfare Plan and must be completely reconstructed.
- 1/3 Widening – Existing roadways that only have one-third of the ultimate cross section to be built.
- Construction – Roadway currently under construction which the City has contributed funds towards.

All the roadway facilities identified are part of the currently adopted Future Thoroughfare Plan. For costing purposes, four-lane divided cross sections are assumed for principal arterial facilities, four-lane undivided cross sections are assumed for minor arterial facilities, and two-lane undivided cross sections are assumed for collector facilities. A thoroughfare's costing assumptions may be assumed with an alternative cross section depending on existing adjacent facilities.

The proposed Capital Improvements Plan is listed in **Table 2** and mapped in **Exhibit 2**. The table shows the length of each project as well as the facility's impact fee classification. The Capital Improvements Plan was developed in conjunction with input from City of Sanger staff and represents those projects that will be needed to accommodate the growth projected in Chapter 3. Land Use Assumptions.



Table 2. Capital Improvements Plan

Service Area	Proj. #	Roadway	Limits	Project Type	Length (mi)	% In Service Area
Sanger	1	North Metz to I-35 Connector	3,030' W of I-35 SBFR to I-35 SBFR	New	0.57	100%
	2	Chisam Rd	I-35 NBFR to 4,375' E of I-35 NBFR	Widening	0.83	100%
	3	Lois Rd W	3,645' W of I-35 SBFR to I-35 SBFR	Widening	0.69	100%
	4	Lois Rd E (1)	I-35 NBFR to 525' E of I-35 NBFR	Widening	0.10	100%
	5	Lois Rd E (2)	525' E of I-35 NBFR to 775' E of I-35 NBFR	New	0.05	100%
	6	Lois Rd E (3)	775' E of I-35 NBFR to 2,255' E of I-35 NBFR	Widening	0.28	100%
	7	South Metz to I-35 Connector	4,935' W of I-35 SBFR to I-35 SBFR	New	0.93	100%
	8	Utility Rd	I-35 NBFR to 1,920' E of I-35 NBFR	Widening	0.36	100%
	9	Belz Rd	Metz Rd to I-35 SBFR	Widening	0.91	100%
	10	Indian Ln (1)	I-35 SBFR to FM 455	New	1.07	100%
	11	Indian Ln (2)	1,290' N of McReynolds Rd to McReynolds Rd	Widening 1/3	0.24	100%
	12	Indian Ln (3)	McReynolds Rd to 3,365' S of McReynolds Rd	New	0.64	100%
	13	FM 455 (1)	FM 2450 to 830' E of Marion Rd	Construction	5.47	100%
	14	FM 455 (2)	830' E of Marion Rd to 2,110' S of FM 2164	Widening	2.84	100%
	15	Willow St	Cowling Rd to Indian Ln	Widening	0.95	100%
	16	McReynolds Rd	Indian Ln to 600' E of PR 6630	Widening	1.08	100%
	17	5th St	Keaton Rd to I-35 SBFR	Widening	0.17	100%
	18	Cowling to Railroad Connector	Cowling Rd to Railroad Ave	New	0.52	100%
	19	Rector Rd	2,730' W of Railroad Ave to Railroad Ave	New	0.52	100%
	20	N Tejas Dr	1,245' S of FM 455 to 1,490' N of Duck Creek Rd	New	0.25	100%
	21	Jennifer Cir (1)	Lois Rd W to Belz Rd	New	1.54	100%
	22	Jennifer Cir (2)	Belz Rd to 1,555' S of Belz Rd	Widening	0.29	100%
	23	Jennifer Cir (3)	1,555' S of Belz Rd to Keith Dr	New	0.13	100%
	24	Keith Dr	Jennifer Cir to FM 455	Widening	0.27	100%
	25	Cowling Rd	5th St to 3,335' S of Cowling to Railroad Connector	Widening	1.06	100%
	26	2nd St	Indian Ln to FM 455	New	0.69	100%
	27	Marion Rd	270' N of Avion Dr to FM 455	Widening	0.60	100%
	28	Union Hill Rd	FM 455 to McReynolds Rd	New	1.04	100%

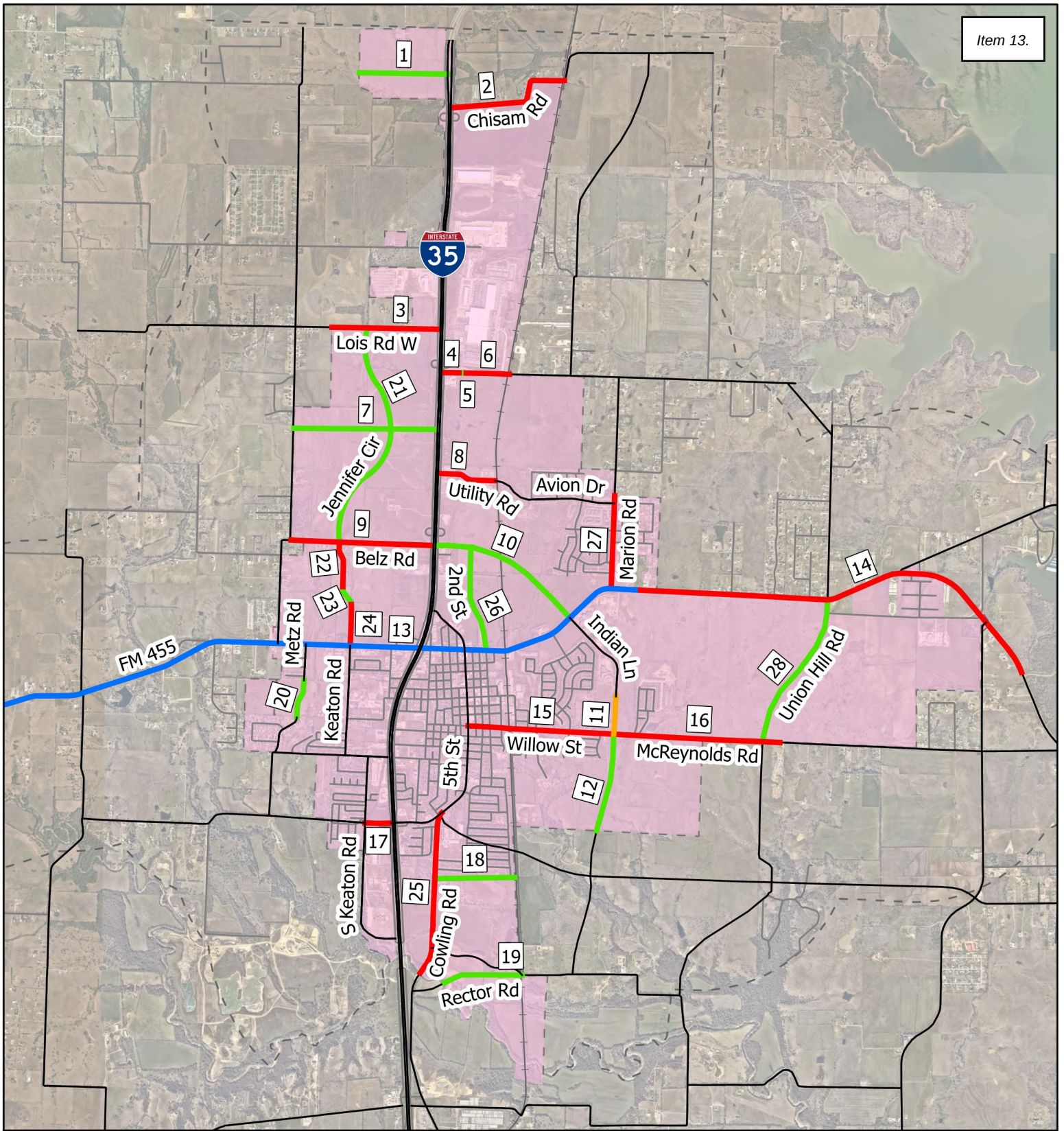
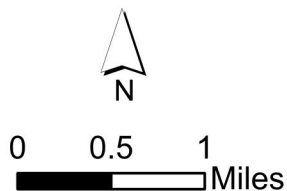


Exhibit 2 Capital Improvements Plan



Legend

- Service Area
- ETJ
- Floodplain
- Railroads
- Local Roads

Project Type

- New
- Widening
- Widening 1/3
- Construction
- Thoroughfare Plan Network

5. METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREA

The one (1) service area used in the 2024 Roadway Impact Fee Study is shown in the previously referenced **Exhibit 1**. This service area covers the entire corporate boundary of the City of Sanger. Chapter 395 of the Texas Local Government Code specifies that “the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles.” The service area in the 2024 Roadway Impact Fee Study is consistent with the specification of Chapter 395 of the Texas Local Government Code.

B. SERVICE UNITS

The “service unit” is a measure of consumption or use of the roadway facilities by new development. In other words, it is the unit of measure used in the 2024 Roadway Impact Fee Study to quantify the supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile as explained below:

- **Vehicle-Mile:** The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length. The PM peak hour is used as the basis for transportation planning and the estimation of trips caused by new development.
- **Total Vehicle-Miles of Supply:** Based on the total length (miles), number of lanes, and capacity (vehicles per hour) (see **Appendix B**).
- **Total Vehicle-Miles of Demand:** Based on the 10-year growth projections. The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The hourly service volumes used in the 2024 Roadway Impact Fee Study are based upon thoroughfare capacity criteria published by the North Central Texas Council of Governments (NCTCOG) and applied to the City of Sanger’s thoroughfare classifications. **Table 3** and **Table 4** show the service volumes as a function of the Impact Fee classification and existing cross sections, respectively.

Table 3. Service Volumes for Proposed Facilities

Roadway Type (Impact Fee Classifications)	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
Principal Arterial	Four-Lane Divided	650
Minor Arterial	Four-Lane Undivided	525
Collector	Two-Lane Undivided	425

Table 4. Service Volumes for Existing Facilities

Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
3U	Three-Lane Undivided	525
2U	Two-Lane Undivided	425
2U-G	Two-Lane Undivided (Gravel or Dirt)	150

C. COST PER SERVICE UNIT

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of roadway impact fees, this is the cost for each vehicle-mile of travel. Thus, it is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel. The cost per service unit is calculated for each service area based on the roadway projects within that service area.

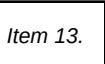
The second component of the cost per service unit is the determination of the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the 10-year period. Chapter 395 requires that roadway impact fees be assessed only to pay for growth projected to occur in the City Limits within the next 10 years. As noted earlier, the units of demand are vehicle-miles of travel.

D. CAPITAL IMPROVEMENTS PLAN COSTING METHODOLOGY

All of the project costs for a facility which serves the overall transportation system are eligible to be included in the Capital Improvements Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "...including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvements Plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the Capital Improvements Plan is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the



length of the project. The costs for location-specific items such as drainage structures and railroad crossings are added to each project as appropriate. The following is a detailed description of the costing worksheet/ methodology for the Capital Improvements Plan. Where actual City contributions to a project's cost are known, the specific cost amounts are utilized in lieu of the conceptual level project cost projections.

Overview of Capital Improvements Plan Costing Worksheets

A specific costing worksheet has been developed for each project (see **Appendix A**). Each worksheet contains project information, construction pay items, construction component allowances, and a summary of costs and allowances. An example costing sheet can be seen below.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 7/10/2024

Project Information

Project Information:		Description:	Project No.	1
Name:	North Metz to I-35 Connector	This project consists of the construction of a new two-lane undivided collector.		
Limits:	3,030' W of I-35 SBFR to I-35 SBFR			
Impact Fee Class:	Collector			
Length (lf):	3,030			
Service Area(s):	Sanger			

Roadway Construction
Pay Items

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	8,060	cy	\$ 40.00	\$ 242,400
203	8" Lime Stabilized Subgrade	11,783	sy	\$ 35.00	\$ 412,417
303	8" 4,000 psi Reinforced Concrete	9,783	sy	\$ 120.00	\$ 1,171,600
403	4" Concrete Sidewalk	30,300	sf	\$ 10.00	\$ 303,000
503	Curb & Gutter	6,060	lf	\$ 30.00	\$ 181,800
603	Topsoil	5,723	sy	\$ 15.00	\$ 85,850
Paving Construction Cost Subtotal:					\$ 2,397,067

Major Construction
Component Allowances

Major Construction Component Allowances ¹ :				
Item Description	Notes	Allowance	Item Cost	
Traffic Control	None Anticipated	0%	\$	-
✓ Pavement Markings/Markers		3%	\$	71,912
✓ Roadway Drainage	Standard Internal System	25%	\$	599,267
✓ Special Drainage Structures	Minor Stream Crossing	-	\$	250,000
✓ Water	Minor Adjustments	5%	\$	119,853
✓ Sewer	Minor Adjustments	5%	\$	119,853
✓ Landscaping and Irrigation		4%	\$	95,883
✓ Illumination	Standard Illumination System	6%	\$	143,824
Other:		0%	\$	-
¹ Allowances based on % of Paving Construction Cost Subtotal		Allowance Subtotal:		
			\$	1,400,592
			Paving and Allowance Subtotal:	\$ 3,797,659
			Construction Contingency:	15% \$ 569,649
			Mobilization	5% \$ 189,883
			Prep ROW	1% \$ 37,977
			Construction Cost TOTAL:	\$ 4,596,000

Project Cost Summary

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,596,000
Engineering/Survey/Testing:		16%	\$ 735,360
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 919,200
Impact Fee Project Cost TOTAL:			\$ 6,251,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- **Project Number** – Identifies each project with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects.
- **Name** – A unique identifier for each project.

- Limits – Represents the beginning and ending location for each project.
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable based on the proposed Future Thoroughfare Plan classification of the roadway. An additional classification is utilized for Indian Lane (2) where a portion of the facility currently exists and the road is only to be partially widened. The following notation is used for this project:
 - “(1/ 3)” for facilities where one additional lane is to be constructed to match the existing, adjacent section of Indian Lane.
- Length (ft) – The distance measured in feet that is used to cost out the project.
- Service Area – Represents the service area where the project is located.
- Description – Used to describe the project type assumed in the costing such as a widening or a new project.

Roadway Construction Pay Items

A typical roadway project consists of several costs, including planning, survey, design engineering, permitting, right-of-way acquisition, construction, and inspection. While the construction cost component of a project may actually consist of hundreds of various pay items, a simplified approach was used for developing the conceptual level project costs. The roadway construction components pay items are listed below:

- | | |
|----------------------------------|----------------------------------|
| • Undersified Roadway Excavation | • Curb & Gutter |
| • Lime-Treated Subgrade | • Topsoil |
| • Reinforced Concrete | • Turn Lanes and Median Openings |
| • Concrete Sidewalk | |

Major Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings, roadway drainage, utility adjustments, landscaping, and illumination.

Lump sum dollar allowances are provided for special drainage structures and railroad crossings where needs are anticipated.

The paving and allowance subtotal is given a fifteen percent (15%) contingency, five percent (5%) mobilization, and either five (5%) or one percent (1%) preparation of right-of-way (ROW) based on whether the project is new or existing to determine the construction cost total.



Project Cost Summary

To determine the total Impact Fee Project Cost, sixteen percent (16%) of the construction cost total is added for engineering, surveying, and testing.

Percentages are also allotted for ROW/ easement acquisition. ROW/ easement acquisition was based on whether the project was an existing alignment or future alignment. For an existing alignment, the ROW/ easement acquisition cost was provided an allotment equal to ten percent (10%) of the construction cost total. For a new alignment, the ROW/ easement acquisition cost was equal to twenty percent (20%) of the construction cost total. The value for ROW/ easement acquisition is an estimated contribution allocation and does not represent actual ROW/ easement acquisition needs. TxDOT facilities and partial widening projects assumed no ROW/ easement acquisition.

The Impact Fee Project Cost Total is the Construction Cost Total plus engineering, surveying, testing, and inspection, plus ROW/ easement acquisition. Based upon discussions with City of Sanger staff, state highway projects were included with a projected City contribution of twenty percent (20%) of the total project cost.

E SUMMARY OF CAPITAL IMPROVEMENTS PLAN

Table 5 provides the Capital Improvements Plan list for the service area with planning level project costs. Individual project cost worksheets are provided in **Appendix A**, Conceptual Level Project Cost Projections. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual project costs are likely to change with time and are dependent on market and economic conditions that cannot be precisely predicted.

The Capital Improvements Plan establishes the list of projects for which Roadway Impact Fees may be utilized. Projects not included in the Capital Improvements Plan are not eligible to receive impact fee funding. The cost projections utilized in this study should not be utilized for the City’s building program or construction CIP.


Table 5. 10-Year Capital Improvements Plan with Conceptual Level Cost Projections

Service Area	Proj. #	Roadway	Limits	Project Type	Length (mi)	% In Service Area	Total Project Cost	Total Cost in Service Area
Sanger	1	North Metz to I-35 Connector	3,030' W of I-35 SBFR to I-35 SBFR	New	0.57	100%	\$ 6,251,000	\$ 6,251,000
	2	Chisam Rd	I-35 NBFR to 4,375' E of I-35 NBFR	Widening	0.83	100%	\$ 10,309,000	\$ 10,309,000
	3	Lois Rd W	3,645' W of I-35 SBFR to I-35 SBFR	Widening	0.69	100%	\$ 11,535,000	\$ 11,535,000
	4	Lois Rd E (1)	I-35 NBFR to 525' E of I-35 NBFR	Widening	0.10	100%	\$ 1,549,000	\$ 1,549,000
	5	Lois Rd E (2)	525' E of I-35 NBFR to 775' E of I-35 NBFR	New	0.05	100%	\$ 745,000	\$ 745,000
	6	Lois Rd E (3)	775' E of I-35 NBFR to 2,255' E of I-35 NBFR	Widening	0.28	100%	\$ 6,333,000	\$ 6,333,000
	7	South Metz to I-35 Connector	4,935' W of I-35 SBFR to I-35 SBFR	New	0.93	100%	\$ 9,509,000	\$ 9,509,000
	8	Utility Rd	I-35 NBFR to 1,920' E of I-35 NBFR	Widening	0.36	100%	\$ 4,448,000	\$ 4,448,000
	9	Belz Rd	Metz Rd to I-35 SBFR	Widening	0.91	100%	\$ 15,788,000	\$ 15,788,000
	10	Indian Ln (1)	I-35 SBFR to FM 455	New	1.07	100%	\$ 19,659,000	\$ 19,659,000
	11	Indian Ln (2)	1,290' N of McReynolds Rd to McReynolds Rd	Widening 1/3	0.24	100%	\$ 725,000	\$ 725,000
	12	Indian Ln (3)	McReynolds Rd to 3,365' S of McReynolds Rd	New	0.64	100%	\$ 6,484,000	\$ 6,484,000
	13	FM 455 (1)	FM 2450 to 830' E of Marion Rd	Construction	5.47	100%	\$ 7,850,949	\$ 7,850,949
	14	FM 455 (2)	830' E of Marion Rd to 2,110' S of FM 2164	Widening	2.84	100%	\$ 11,020,000	\$ 11,020,000
	15	Willow St	Cowling Rd to Indian Ln	Widening	0.95	100%	\$ 18,725,000	\$ 18,725,000
	16	McReynolds Rd	Indian Ln to 600' E of PR 6630	Widening	1.08	100%	\$ 21,576,000	\$ 21,576,000
	17	5th St	Keaton Rd to I-35 SBFR	Widening	0.17	100%	\$ 489,000	\$ 489,000
	18	Cowling to Railroad Connector	Cowling Rd to Railroad Ave	New	0.52	100%	\$ 8,167,000	\$ 8,167,000
	19	Rector Rd	2,730' W of Railroad Ave to Railroad Ave	New	0.52	100%	\$ 8,141,000	\$ 8,141,000
	20	N Tejas Dr	1,245' S of FM 455 to 1,490' N of Duck Creek Rd	New	0.25	100%	\$ 2,545,000	\$ 2,545,000
	21	Jennifer Cir (1)	Lois Rd W to Belz Rd	New	1.54	100%	\$ 16,029,000	\$ 16,029,000
	22	Jennifer Cir (2)	Belz Rd to 1,555' S of Belz Rd	Widening	0.29	100%	\$ 2,965,000	\$ 2,965,000
	23	Jennifer Cir (3)	1,555' S of Belz Rd to Keith Dr	New	0.13	100%	\$ 1,359,000	\$ 1,359,000
	24	Keith Dr	Jennifer Cir to FM 455	Widening	0.27	100%	\$ 2,679,000	\$ 2,679,000
	25	Cowling Rd	5th St to 3,335' S of Cowling to Railroad Connector	Widening	1.06	100%	\$ 19,706,000	\$ 19,706,000
	26	2nd St	Indian Ln to FM 455	New	0.69	100%	\$ 9,052,000	\$ 9,052,000
	27	Marion Rd	270' N of Avon Dr to FM 455	Widening	0.60	100%	\$ 10,573,000	\$ 10,573,000
	28	Union Hill Rd	FM 455 to McReynolds Rd	New	1.04	100%	\$ 16,773,000	\$ 16,773,000
							Project Cost Subtotal	\$ 250,984,949
							Roadway Impact Fee Study Cost	\$ 50,000
							Total Cost	\$ 251,034,949

F. SERVICE UNIT CALCULATION

The basic service unit for the computation of the City of Sanger's roadway impact fee is the vehicle-mile of travel during the PM peak hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the 10-year period.

The growth in vehicle-miles from 2024 to 2034 is based upon projected changes in residential and non-residential growth for the period. These growth projections are discussed in Chapter 3. Land Use Assumptions.

The residential and non-residential statistics in the Land Use Assumptions provide the "independent variables" that are used to calculate the existing (2024) and projected (2034) transportation service units (vehicle-miles) used to establish the roadway impact fee maximum rates within the service area. The roadway demand service units (vehicle-miles) for the service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For the purpose of impact fees, all developed and developable land is categorized as either residential or non-residential. For residential land uses, the number of dwelling units in each service area is multiplied by a transportation demand factor to compute the vehicle-miles of travel that occur during the PM peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The transportation demand factor is discussed in more detail later in this section.

For non-residential land uses, the process is similar. The Land Use Assumptions provide the projected number of building square footages for three (3) categories of non-residential land uses – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industry Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of non-residential trips in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. This characteristic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development, or development modification, that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a transportation demand factor is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for the service area.

The transportation demand factors are aggregate rates derived from three sources – the ITE Trip Generation Manual, 11th Edition, NCTCOG, and open-source data specific to Sanger.

ITEs Trip Generation Manual, 11th Edition provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the transportation demand factor accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics survey conducted by NCTCOG, open-source data specific to Sanger, and other generally accepted planning principles.

The computation of the transportation demand factor is based on the following equation:

$$TDF = T * (1 - P_b) * L_{max}$$

$$\text{where... } L_{max} = \min(L * OD \text{ or } SA_L)$$

Variables

- TDF = Transportation Demand Factor,
- T = Trip Rate (peak hour trips/ unit),
- P_b = Pass-By Discount (% of trips),
- L = Average Trip Length (miles),
- L_{max} = Maximum Trip Length (miles),
- OD = Origin-Destination Reduction (50%)
- SA_L = Maximum Service Area Trip Length

The maximum trip length was limited to six (6) miles based on the maximum trip length within the City Limits. Chapter 395 of the Texas Local Government Code allows for a service area of six (6) miles.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the roadway impact fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Sanger to both residential and non-residential land uses. To avoid counting these trips as both residential and non-residential trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use, and the total trip is only counted once.

Table 6 shows the derivation of the Transportation Demand Factor for the two (2) residential land uses and the three (3) non-residential land use categories. The values utilized for all variables shown in the transportation demand factor equation are also shown in the table.

Table 6. Transportation Demand Factor Calculations

Variable	Residential		Basic	Service	Retail
	Single-Family	Multifamily			
T	0.94	0.51	0.65	1.44	3.40
P _b	0%	0%	0%	0%	29%
L _{max} *	5.17	5.17	6.00	6.00	5.15
TDF	4.86	2.64	3.90	8.64	12.43

The application of the demographic projections and the transportation demand factors are presented in the 10-Year Growth Projections in **Table 7**. This table shows the total growth projected in total vehicle-miles by service area between the years 2024 and 2034. These estimates and projections lead to the Vehicle-Miles of Travel for the 10-year period.

Table 7. 10-Year Growth Projections

2024 - 2034 Growth Projections¹

SERVICE AREA	RESIDENTIAL VEHICLE-MILES					NON-RESIDENTIAL SQUARE FEET ⁵			TRANS. DEMAND FACTOR ⁶			NON-RESIDENTIAL VEHICLE-MILES ¹⁰				TOTAL
	SINGLE- FAMILY UNITS	Trip Rate TDF ²	MULTIFAMILY UNITS	Trip Rate TDF ³	VEHICLE MILES ⁴	BASIC	SERVICE	RETAIL	BASIC ⁷	SERVICE ⁸	RETAIL ⁹	BASIC	SERVICE	RETAIL	TOTAL	VEHICLE MILES ¹¹
		0.94														
				0.51												
SANGER	3,248	4.86	1,437	2.64	19,579	2,454,000	488,500	1,165,000	3.90	8.64	12.43	9,571	4,221	14,481	28,273	47,852

VEHICLE-MILES OF INCREASE (2024 - 2034)

SERVICE AREA	VEH-MILES
SANGER	47,852

Notes:

- ¹ From Chapter 3: Land Use Assumptions
- ² Transportation Demand Factor (from LUVMET) using Single-Family Detached Housing land use and trip generation rate
- ³ Transportation Demand Factor (from LUVMET) using Multifamily Housing (Low-Rise) land use and trip generation rate
- ⁴ Calculated by multiplying TDF by the number of dwelling units
- ⁵ From Chapter 3: Land Use Assumptions
- ⁶ Trip generation rate and Transportation Demand Factors from LUVMET for each land use
- ⁷ 'Basic' corresponds to General Light Industrial land use and trip generation rate
- ⁸ 'Service' corresponds to General Office Building land use and trip generation rate
- ⁹ 'Retail' corresponds to Shopping Center (>150k SF) land use and trip generation rate
- ¹⁰ Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use
- ¹¹ Residential plus non-residential vehicle-mile totals



6. ROADWAY IMPACT FEE CALCULATION

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This chapter presents the maximum assessable impact fee rate calculated for the service area. The maximum assessable impact fee is the sum of the eligible Capital Improvements Plan costs for the service area divided by the growth in travel attributable to new development projected to occur within the 10-year period. A majority of the components of this calculation have been described and presented in previous chapters. The purpose of this section is to document the computation and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed.

Tables 8-9 illustrate the computation of the maximum assessable impact fee. Each row in the tables is numbered to simplify explanation of the calculation. The calculation of the maximum assessable impact fee is shown in **Table 10**.

Table 8. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	<i>Total Vehide-Miles of Capacity Added by the Capital Improvements Plan</i>	The total number of vehide-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – Capital Improvements Plan Service Units of Supply)

Each project identified in the Capital Improvements Plan will add a certain amount of capacity to the City’s roadway network based on its length and classification. This line displays the total amount added within each service area.

2	<i>Total Vehide-Miles of Existing Demand</i>	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – Capital Improvements Plan Service Units of Supply)
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A number of facilities identified in the Capital Improvements Plan have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	<i>Total Vehide-Miles of Existing Deficiencies</i>	Number of vehide-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)
---	--	--

In order to ensure that existing deficiencies on the City’s roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any thoroughfare within the service area that is deficient, even those not identified on the Capital Improvements Plan, will have these additional vehide-miles removed from the calculation.

4	<i>Net Amount of Vehicle-Miles of Capacity Added</i>	A measurement of the amount of vehicle-miles added by the Capital Improvements Plan that will not be utilized by existing demand. (Line 1 – Line 2 – Line 3)
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This calculation identifies the portion of the Capital Improvements Plan (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	<i>Total Cost of the Capital Improvements Plan within the Service Area</i>	The total cost of the Capital Improvements Plan projects within each service area (from Table 5: 10-Year Capital Improvements Plan with Conceptual Level Cost Projections)
---	--	--

This line simply identifies the total cost of all of the roadway projects identified in the service area.

6	<i>Cost of Net Capacity Supplied</i>	The total Capital Improvements Plan cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1) . [(Line 4 / Line 1) * (Line 5)]
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Using the ratio of vehicle-miles added by the Capital Improvements Plan available to serve future growth to the total vehicle-miles added, the total cost of the Capital Improvements Plan is reduced to the amount available for future growth (i.e. excluding existing usage and deficiencies).

7	<i>Cost to Meet Existing Needs and Usage</i>	The difference between the Total Cost of the Capital Improvements Plan within the Service Area (Line 5) and the Cost of the Net Capacity supplied (Line 6) . (Line 5 – Line 6)
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This line is provided for information purposes only – it is to present the portion of the total cost of the Capital Improvements Plan that is required to meet existing demand.

8	<i>Total Vehicle-Miles of New Demand over 10 Years</i>	Based upon the growth projection provided in Chapter 3: Land Use Assumptions , an estimate of the number of new vehicle-miles within the service area over the next ten years (from Table 7)
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This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next 10 years.

9	<i>Percent of Capacity Added Attributable to New Growth</i>	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4) , limited to 100%. This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth. (Line 8 / Line 4) ≤ (100%)
10	<i>Chapter 395 Check</i>	

In order to ensure that the vehicle-miles added by the Capital Improvements Plan do not exceed the amount needed to accommodate growth beyond the 10-year window, a comparison of the two values is performed. If the amount of vehicle-miles added by the Capital Improvements Plan exceeds the growth projected to occur in the next ten years, the Capital Improvements Plan cost is reduced accordingly.



11	<i>Cost of Capacity Added Attributable to New Growth</i>	The result of multiplying the Cost of Net Capacity Supplied (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10). (Line 6 * Line 10)
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This value is the total Capital Improvements Plan project costs (excluding financial costs) that may be recovered through impact fees. This line considers the limitations to impact fees required by the Texas legislature.

12	<i>Pre-Credit Maximum Fee Per Service Unit</i>	Found by dividing the Cost of Capacity Added Attributable to New Growth (Line 11) by the Total Vehicle-Miles of New Demand Over 10 Years (Line 8). (Line 11 / Line 8)
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This value is the total pre-credit maximum fee per service unit that may be recovered through impact fees.

B. PLAN FOR THE ROADWAY IMPACT FEE CREDIT

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

- “(A) a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or
- (B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan...”

The City of Sanger has determined the maximum assessable impact fee per service unit shall be 50% of the total projected cost of implementing the Capital Improvements Plan. Therefore, the Credit Calculation (Line 13) is assumed to be half of the Cost of the Capacity Added Attributable to Growth (Line 11). The sum of these values represents the Recoverable Cost of the Capital Improvements Plan (Line 14). The Maximum Assessable Fee Per Service Unit (Line 15) is then found dividing the Recoverable Cost of the Capital Improvements Plan (Line 14) by the Total Vehicle-Miles of Demand over 10 Years (Line 8). **Table 9** summarizes the additional computations carried out to provide the maximum assessable impact fee.

Table 9. Maximum Assessable Roadway Impact Fee Computation (continued)

Line	Title	Description
13	<i>Credit Calculation</i>	Assumed to be 50% of the Cost of Capacity Added Attributable to New Growth (Line 11) as allowed by Chapter 395. (Line 11 * 50%)
14	<i>Recoverable Cost of Capital Improvements Plan</i>	The sum of the Cost of Capacity Added Attributable to New Growth (Line 11) and the Credit Calculation (Line 13). (Line 11 + Line 13)
15	<i>Maximum Assessable Fee Per Service Unit</i>	Found by dividing the Recoverable Cost of the Capital Improvements Plan (Line 14) by the Total Vehicle-Miles of New Demand Over 10 Years (Line 8). (Line 14 / Line 8)



Table 10 summarizes the calculations walked through in **Tables 8 – 9** and provides the maximum assessable impact fee for the service area.

Table 10. Maximum Assessable Roadway Impact Fee

SERVICE AREA:		SANGER
1	TOTAL VEH-MI OF CAPACITY ADDED BY CIP (FROM CIP UNITS OF SUPPLY, APPENDIX B)	45,591
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP UNITS OF SUPPLY, APPENDIX B)	5,455
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING ROADWAY FACILITIES INVENTORY, APPENDIX C)	56
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	40,080
5	TOTAL COST OF CIP WITHIN SERVICE AREA (FROM TABLE 5)	\$ 251,034,949
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	\$ 220,690,065
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	\$ 30,344,884
8	TOTAL VEH-MI OF NEW DEMAND OVER 10 YEARS (FROM TABLE 7 AND LAND USE ASSUMPTIONS)	47,852
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	119.4%
10	CHAPTER 395 CHECK (IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE)	100.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO NEW GROWTH (LINE 6 * LINE 10)	\$ 220,690,065
12	PRE-CREDIT MAX FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 11 / LINE 8)	\$ 4,611
13	CREDIT CALCULATION (50% OF LINE 11)	\$ (110,345,033)
14	RECOVERABLE COST OF CIP (LINE 11 + LINE 13)	\$ 110,345,032
15	MAXASSESSABLE FEE PER SERVICE UNIT (\$ PER VEH-MI) (LINE 14 / LINE 8)	\$ 2,305



C. SERVICE UNIT DEMAND PER UNIT OF DEVELOPMENT

The roadway impact fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City will utilize the Land Use/ Vehicle-Mile Equivalency Table (LUVMET), presented in **Table 11**. This table lists the predominant land uses that may occur within the City of Sanger. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of local uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, and industrial.

The trip rates presented for each land use are a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the PM peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is the ITE Trip Generation Manual, 11th Edition, the latest edition. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning. However, for land uses not contained within the 11th Edition of the ITE Trip Generation Manual, an alternative service unit demand could be calculated by completing a trip generation study based on the procedure identified in the ITE Trip Generation Handbook.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The trip length values are based on land use, as explained in Section 5.F. Service Unit Calculation.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the Transportation Demand Factor, is used in the impact fee to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 11. Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Truck Terminal*	030	Acres	6.55			6.55	19.33	50%	9.66	6.00	39.30
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	19.33	50%	9.66	6.00	3.90
Industrial Park	130	1,000 SF GFA	0.34			0.34	19.33	50%	9.66	6.00	2.04
Warehousing	150	1,000 SF GFA	0.18			0.18	19.33	50%	9.66	6.00	1.08
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	19.33	50%	9.66	6.00	0.90
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Units	0.94			0.94	10.34	50%	5.17	5.17	4.86
Single-Family Attached Housing	215	Dwelling Units	0.57			0.57	10.34	50%	5.17	5.17	2.95
Multifamily Housing (Low-Rise)	220	Dwelling Units	0.51			0.51	10.34	50%	5.17	5.17	2.64
Mobile Home Park	240	Dwelling Units	0.58			0.58	10.34	50%	5.17	5.17	3.00
Senior Adult Housing - Single-Family	251	Dwelling Units	0.30			0.30	10.34	50%	5.17	5.17	1.55
Senior Adult Housing - Multifamily	252	Dwelling Units	0.25			0.25	10.34	50%	5.17	5.17	1.29
Congregate Care Facility	253	Dwelling Units	0.18			0.18	10.34	50%	5.17	5.17	0.93
Assisted Living	254	Beds	0.24			0.24	10.34	50%	5.17	5.17	1.24
LODGING											
Hotel	310	Rooms	0.59			0.59	5.78	50%	2.89	2.89	1.71
Motel	320	Rooms	0.36			0.36	5.78	50%	2.89	2.89	1.04
RECREATIONAL											
Golf Course	430	Acres	0.28			0.28	12.36	50%	6.18	6.00	1.68
Miniature Golf Course	431	Holes	0.33			0.33	12.36	50%	6.18	6.00	1.98
Golf Driving Range	432	Tees	1.25			1.25	12.36	50%	6.18	6.00	7.50
Movie Theater	445	Movie Screens	13.96			13.96	12.36	50%	6.18	6.00	83.76
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	12.36	50%	6.18	6.00	7.98
Racquet / Tennis Club	491	Tennis Courts	3.82			3.82	12.36	50%	6.18	6.00	22.92
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	12.36	50%	6.18	6.00	15.00
INSTITUTIONAL											
Elementary School	520	Students	0.16			0.16	10.43	50%	5.21	5.21	0.83
Middle School / Junior High School	522	Students	0.15			0.15	10.43	50%	5.21	5.21	0.78
High School	525	Students	0.14			0.14	10.43	50%	5.21	5.21	0.73
Junior / Community College	540	Students	0.11			0.11	10.43	50%	5.21	5.21	0.57
University / College	550	Students	0.15			0.15	10.43	50%	5.21	5.21	0.78
Church	560	1,000 SF GFA	0.49			0.49	10.43	50%	5.21	5.21	2.55
Day Care Center	565	1,000 SF GFA	11.12	44%	C	6.23	10.43	50%	5.21	5.21	32.44
MEDICAL											
Hospital	610	Beds	1.69			1.69	19.49	50%	9.74	6.00	10.14
Nursing Home	620	Beds	0.14			0.14	19.49	50%	9.74	6.00	0.84
Clinic	630	1,000 SF GFA	3.69			3.69	19.49	50%	9.74	6.00	22.14
Animal Hospital / Veterinary Clinic	640	1,000 SF GFA	3.53			3.53	19.49	50%	9.74	6.00	21.18
OFFICE											
General Office Building	710	1,000 SF GFA	1.44			1.44	19.98	50%	9.99	6.00	8.64
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	19.98	50%	9.99	6.00	7.80
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	19.98	50%	9.99	6.00	10.56
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	19.98	50%	9.99	6.00	23.58
Office Park	750	1,000 SF GFA	1.30			1.30	19.98	50%	9.99	6.00	7.80

*Uses data from ITE Trip Generation Manual 8th Edition

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kinley-Horn based on ITE rates for similar categories

C: 2021 Pass-By Tables for ITETripGen Appendices



Table 11 (continued). Land Use / Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev Unit
COMMERCIAL											
Automobile Related											
Automobile Sales (New)	840	1,000 SF GFA	2.42			2.42	11.32	50%	5.66	5.66	13.70
Automobile Sales (Used)	841	1,000 SF GFA	3.75			3.75	11.32	50%	5.66	5.66	21.23
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	C	2.79	11.32	50%	5.66	5.66	15.81
Tire Store	848	1,000 SF GFA	3.75	25%	C	2.81	11.32	50%	5.66	5.66	15.92
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	20%	B	3.88	11.32	50%	5.66	5.66	21.96
Automobile Care Center	942	1,000 SF GFA	3.11			3.11	11.32	50%	5.66	5.66	17.60
Gasoline / Service Station	944	Vehicle Fueling Positions	13.91	57%	C	5.98	1.20	50%	0.60	0.60	3.59
Convenience Store / Gas Station	945	Vehicle Fueling Positions	18.42	56%	C	8.10	1.20	50%	0.60	0.60	4.86
Self-Service Car Wash	947	Wash Stalls	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Automated Car Wash	948	Car Wash Tunnels	77.50	40%	B	46.50	1.20	50%	0.60	0.60	27.90
Dining											
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	C	4.37	9.62	50%	4.81	4.81	21.01
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	C	5.16	9.62	50%	4.81	4.81	24.81
Fast-Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	55%	B	14.94	9.62	50%	4.81	4.81	71.88
Fast-Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	55%	C	14.86	9.62	50%	4.81	4.81	71.49
Fast-Food Restaurant with Drive-Thru Window (No Indoor Seating)	935	Drive-Thru Lanes	59.50	31%	C	41.06	9.62	50%	4.81	4.81	197.47
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	B	11.70	9.62	50%	4.81	4.81	56.26
Other Retail											
Construction Equipment Rental Store	811	1,000 SF GFA	0.99	26%	B	0.73	10.31	50%	5.15	5.15	3.77
Free-Standing Discount Store	815	1,000 SF GFA	4.86	20%	C	3.89	10.31	50%	5.15	5.15	20.02
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	10.31	50%	5.15	5.15	25.02
Shopping Center (>150k)	820	1,000 SF GLA	3.40	29%	C	2.41	10.31	50%	5.15	5.15	12.43
Shopping Plaza (40-150k)	821	1,000 SF GLA	5.19	40%	C	3.11	10.31	50%	5.15	5.15	16.04
Strip Retail Plaza (<40k)	822	1,000 SF GLA	6.59	40%	B	3.95	10.31	50%	5.15	5.15	20.36
Supermarket	850	1,000 SF GFA	8.95	24%	C	6.80	10.31	50%	5.15	5.15	35.03
Convenience Store	851	1,000 SF GFA	49.11	51%	A	24.06	10.31	50%	5.15	5.15	123.93
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	C	1.33	10.31	50%	5.15	5.15	6.84
Toy / Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	10.31	50%	5.15	5.15	18.03
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	10.31	50%	5.15	5.15	7.03
Pharmacy / Drugstore without Drive-Thru Window	880	1,000 SF GFA	8.51	53%	C	4.00	10.31	50%	5.15	5.15	20.60
Pharmacy / Drugstore with Drive-Thru Window	881	1,000 SF GFA	10.25	49%	C	5.23	10.31	50%	5.15	5.15	26.92
SERVICES											
Walk-in Bank	911	1,000 SF GFA	12.13	35%	B	7.88	3.39	50%	1.69	1.69	13.32
Drive-in Bank	912	Drive-in Lanes	27.07	35%	C	17.60	3.39	50%	1.69	1.69	29.74
Hair Salon	918	1,000 SF GFA	1.45	30%	B	1.02	3.39	50%	1.69	1.69	1.72

*Uses data from ITE Trip Generation Manual 8th Edition

Key to Sources of Pass-by Rates:

- A: ITE Trip Generation Handbook 3rd Edition (September 2017)
- B: Estimated by Kimley-Horn based on ITE rates for similar categories
- C: 2021 Pass-By Tables for ITETripGen Appendices

7. SAMPLE CALCULATIONS

The following section details two (2) examples of maximum assessable Roadway Impact Fee calculations.

Example 1:

Development Type - One (1) Unit of Single-Family Housing

Determine Development Unit and Vehide-Miles Per Development Unit	
Step 1	From Table 11 [Land Use / Vehide-Mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.86
Determine Maximum Assessable Impact Fee Per Service Unit (Vehide-Mile)	
Step 2	From Table 10, Line 15 [Maximum Assessable Fee Per Service Unit] Sanger Service Area: \$2,305
Determine Maximum Assessable Impact Fee	
Step 3	Impact Fee = # of Development Units * Veh-Mi Per Development Unit * Max. Fee Per Service Unit Impact Fee = 1 * 4.86 * \$2,305 Maximum Assessable Impact Fee = \$11,202

Example 2:

Development Type - 150,000 Square Foot Home Improvement Superstore

Determine Development Unit and Vehide-Miles Per Development Unit	
Step 1	From Table 11 [Land Use / Vehide-Mile Equivalency Table] Development Type: 150,000 square feet of Home Improvement Superstore Development Units: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 6.84
Determine Maximum Assessable Impact Fee Per Service Unit (Vehide-Mile)	
Step 2	From Table 10, Line 15 [Maximum Assessable Fee Per Service Unit] Sanger Service Area: \$2,305
Determine Maximum Assessable Impact Fee	
Step 3	Impact Fee = # of Development Units * Veh-Mi Per Development Unit * Max. Fee Per Service Unit Impact Fee = 150 * 6.84 * \$2,305 Maximum Assessable Impact Fee = \$2,364,930

8. ADOPTION AND ADMINISTRATION OF ROADWAY IMPACT FEES

A. ADOPTION PROCESS

Chapter 395 of the Texas Local Government Code stipulates a specific process for the adoption of Roadway Impact Fees. A Capital Improvements Advisory Committee (CIAC) is required to review the Land Use Assumptions and Roadway Impact Fee Capital Improvements Plan used in calculating the maximum fee, and to provide the Committee's findings for consideration by the City Council. The CIAC also reviews the calculation and resulting maximum fees and provides its findings to the City Council. The composition of the CIAC is required to adequately represent the building and development communities. The City Council then conducts a public hearing on the roadway impact fee assumptions (Land Use Assumptions and Capital Improvements Plan) and Roadway Impact Fee Ordinance.

Following policy adoption, the CIAC is tasked with advising the City Council of the need to update the Land Use Assumptions or the Capital Improvements Plan at any time within five years of adoption. Finally, the CIAC oversees the proper administration of the impact fee, once in place, and advises the City Council as necessary.

B. COLLECTION AND USE OF ROADWAY IMPACT FEES

Roadway impact fees are assessed when a final plat is recorded. The assessment defines the impact of each unit at the time of platting, according to land use, and may not exceed the maximum impact fee allowed by law. Roadway impact fees are collected when a building permit is issued. Therefore, funds are not collected until development impacts are introduced to the transportation system. Funds collected within a service area can only be used within the same service area. Finally, fees must be utilized within 10 years of collection, or must be refunded with interest.



9. CONCLUSIONS

The City of Sanger has established a process to implement the assessment and collection of roadway impact fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable roadway impact fee that could be assessed by the City of Sanger, as shown in the previously referenced **Table 10**. This document serves as a guide to the assessment of roadway impact fees pertaining to future development, and the City’s need for transportation improvements to accommodate that growth. Following the public hearing process, the City Council may establish an impact fee amount to be collected, up to the calculated maximum and establish the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this analysis are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvements Plan are appropriately incorporated into the development of the maximum assessable roadway impact fee.

Table 12 below lists the 2024 Roadway Impact Fee Study’s Maximum Assessable Impact Fee Per Service Unit (Vehicle-Mile):

Table 12. Maximum Assessable Roadway Impact Fee Per Service Unit (Vehicle-Mile)

Service Area	Maximum Fee Per Service Unit (per Vehicle-Mile)
Sanger	\$2,305



APPENDIX A – CONCEPTUAL LEVEL PROJECT COST PROJECTIONS

City of Sanger - 2024 Roadway Impact Fee Study
Capital Improvements Plan

#	Length (ft)	Impact Fee Class	Project	Limits		Existing Cross Section	Ultimate Cross Section	Status	Percent in Service Area	Total Cost in Service Area
				From	To					
1	3,030	Collector	North Metz to I-35 Connector	3,030' W of I-35 SBFR	I-35 SBFR	None	2U	New	100%	\$ 6,251,000
2	4,375	Collector	Chisam Rd	I-35 NBFR	4,375' E of I-35 NBFR	2U	2U	Widening	100%	\$ 10,309,000
3	3,645	Minor Arterial	Lois Rd W	3,645' W of I-35 SBFR	I-35 SBFR	2U	4U	Widening	100%	\$ 11,535,000
4	525	Minor Arterial	Lois Rd E (1)	I-35 NBFR	525' E of I-35 NBFR	2U	4U	Widening	100%	\$ 1,549,000
5	250	Minor Arterial	Lois Rd E (2)	525' E of I-35 NBFR	775' E of I-35 NBFR	None	4U	New	100%	\$ 745,000
6	1,480	Minor Arterial	Lois Rd E (3)	775' E of I-35 NBFR	2,255' E of I-35 NBFR	2U	4U	Widening	100%	\$ 6,333,000
7	4,935	Collector	South Metz to I-35 Connector	4,935' W of I-35 SBFR	I-35 SBFR	None	2U	New	100%	\$ 9,509,000
8	1,920	Collector	Utility Rd	I-35 NBFR	1,920' E of I-35 NBFR	2U	2U	Widening	100%	\$ 4,448,000
9	4,820	Minor Arterial	Belz Rd	Metz Rd	I-35 SBFR	2U	4U	Widening	100%	\$ 15,788,000
10	5,630	Minor Arterial	Indian Ln (1)	I-35 SBFR	FM 455	None	4U	New	100%	\$ 19,659,000
11	1,290	Minor Arterial (1/3)	Indian Ln (2)	1,290' N of McReynolds Rd	McReynolds Rd	2U	3U	Widening 1/3	100%	\$ 725,000
12	3,365	Collector	Indian Ln (3)	McReynolds Rd	3,365' S of McReynolds Rd	None	2U	New	100%	\$ 6,484,000
13	28,860	Principal Arterial	FM 455 (1)	FM 2450	830' E of Marion Rd	2U	4D	Construction	100%	\$ 7,850,949
14	15,015	Principal Arterial	FM 455 (2)	830' E of Marion Rd	2,110' S of FM 2164	2U	4D	Widening	100%	\$ 11,020,000
15	5,015	Minor Arterial	Willow St	Cowling Rd	Indian Ln	2U	4U	Widening	100%	\$ 18,725,000
16	5,715	Minor Arterial	McReynolds Rd	Indian Ln	600' E of PR 6630	2U	4U	Widening	100%	\$ 21,576,000
17	900	Minor Arterial	5th St	Keaton Rd	I-35 SBFR	2U	4U	Widening	100%	\$ 489,000
18	2,740	Minor Arterial	Cowling to Railroad Connector	Cowling Rd	Railroad Ave	None	4U	New	100%	\$ 8,167,000
19	2,730	Collector	Rector Rd	2,730' W of Railroad Ave	Railroad Ave	None	2U	New	100%	\$ 8,141,000
20	1,320	Collector	N Tejas Dr	1,245' S of FM 455	1,490' N of Duck Creek Rd	None	2U	New	100%	\$ 2,545,000
21	8,105	Collector	Jennifer Cir (1)	Lois Rd W	Belz Rd	None	2U	New	100%	\$ 16,029,000
22	1,555	Collector	Jennifer Cir (2)	Belz Rd	1,555' S of Belz Rd	2U	2U	Widening	100%	\$ 2,965,000
23	705	Collector	Jennifer Cir (3)	1,555' S of Belz Rd	Keith Dr	None	2U	New	100%	\$ 1,359,000
24	1,405	Collector	Keith Dr	Jennifer Cir	FM 455	2U-G	2U	Widening	100%	\$ 2,679,000
25	5,615	Minor Arterial	Cowling Rd	5th St	3,335' S of Cowling to Railroad Connector	2U	4U	Widening	100%	\$ 19,706,000
26	3,630	Collector	2nd St	Indian Ln	FM 455	None	2U	New	100%	\$ 9,052,000
27	3,185	Minor Arterial	Marion Rd	270' N of Avion Dr	FM 455	2U	4U	Widening	100%	\$ 10,573,000
28	5,490	Minor Arterial	Union Hill Rd	FM 455	McReynolds Rd	None	4U	New	100%	\$ 16,773,000
TOTAL										\$ 250,984,949

NOTE: These planning level cost projections listed in this Appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger. These planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	1
Name:	North Metz to I-35 Connector	This project consists of the construction of a new two-lane undivided collector.		
Limits:	3,030' W of I-35 SBFR to I-35 SBFR			
Impact Fee Class:	Collector			
Length (lf):	3,030			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	6,060	cy	\$ 40.00	\$ 242,400
203	8" Lime Stabilized Subgrade	11,783	sy	\$ 35.00	\$ 412,417
303	8" 4,000 psi Reinforced Concrete	9,763	sy	\$ 120.00	\$ 1,171,600
403	4" Concrete Sidewalk	30,300	sf	\$ 10.00	\$ 303,000
503	Curb & Gutter	6,060	lf	\$ 30.00	\$ 181,800
603	Topsoil	5,723	sy	\$ 15.00	\$ 85,850
Paving Construction Cost Subtotal:					\$ 2,397,067
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
	Traffic Control	None Anticipated		0%	\$ -
✓	Pavement Markings/Markers			3%	\$ 71,912
✓	Roadway Drainage	Standard Internal System		25%	\$ 599,267
✓	Special Drainage Structures	Minor Stream Crossing		-	\$ 250,000
✓	Water	Minor Adjustments		5%	\$ 119,853
✓	Sewer	Minor Adjustments		5%	\$ 119,853
✓	Landscaping and Irrigation			4%	\$ 95,883
✓	Illumination	Standard Illumination System		6%	\$ 143,824
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 1,400,592
				Paving and Allowance Subtotal:	\$ 3,797,659
				Construction Contingency:	15% \$ 569,649
				Mobilization	5% \$ 189,883
				Prep ROW	1% \$ 37,977
				Construction Cost TOTAL:	\$ 4,596,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 4,596,000
Engineering/Survey/Testing:		16%	\$ 735,360
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 919,200
Impact Fee Project Cost TOTAL:			\$ 6,251,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	2
Name:	Chisam Rd	This project consists of widening the existing facility to a two-lane undivided collector.		
Limits:	I-35 NBFR to 4,375' E of I-35 NBFR			
Impact Fee Class:	Collector			
Length (lf):	4,375			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	8,750	cy	\$ 40.00	\$ 350,000
203	8" Lime Stabilized Subgrade	17,014	sy	\$ 35.00	\$ 595,486
303	8" 4,000 psi Reinforced Concrete	14,097	sy	\$ 120.00	\$ 1,691,667
403	4" Concrete Sidewalk	43,750	sf	\$ 10.00	\$ 437,500
503	Curb & Gutter	8,750	lf	\$ 30.00	\$ 262,500
603	Topsoil	8,264	sy	\$ 15.00	\$ 123,958
Paving Construction Cost Subtotal:					\$ 3,461,111
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 173,056
✓	Pavement Markings/Markers			3%	\$ 103,833
✓	Roadway Drainage	Standard Internal System		25%	\$ 865,278
✓	Special Drainage Structures	Minor Stream Crossing (2)		-	\$ 500,000
✓	Water	Minor Adjustments		5%	\$ 173,056
✓	Sewer	Minor Adjustments		5%	\$ 173,056
✓	Landscaping and Irrigation			4%	\$ 138,444
✓	Illumination	Standard Illumination System		6%	\$ 207,667
✓	Other:	Railroad Crossing		\$750,000	\$ 750,000
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 3,084,389
				Paving and Allowance Subtotal:	\$ 6,545,500
				Construction Contingency:	15% \$ 981,825
				Mobilization	5% \$ 327,275
				Prep ROW	5% \$ 327,275
				Construction Cost TOTAL:	\$ 8,182,000

Impact Fee Project Cost Summary				
Item Description		Notes:	Allowance	Item Cost
Construction:			-	\$ 8,182,000
Engineering/Survey/Testing:			16%	\$ 1,309,120
ROW/Easement Acquisition:		Existing Alignment	10%	\$ 818,200
Impact Fee Project Cost TOTAL:				\$ 10,309,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	3
Name:	Lois Rd W	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	3,645' W of I-35 SBFR to I-35 SBFR			
Impact Fee Class:	Minor Arterial			
Length (lf):	3,645			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	10,834	cy	\$ 40.00	\$ 433,350
202	10" Lime Stabilized Subgrade	21,263	sy	\$ 40.00	\$ 850,500
302	9" 4,000 psi Reinforced Concrete	19,035	sy	\$ 130.00	\$ 2,474,550
402	4" Concrete Sidewalk	36,450	sf	\$ 10.00	\$ 364,500
502	Curb & Gutter	7,290	lf	\$ 30.00	\$ 218,700
602	Topsoil	7,898	sy	\$ 15.00	\$ 118,463
Paving Construction Cost Subtotal:					\$ 4,460,063
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 223,003
✓	Pavement Markings/Markers			3%	\$ 133,802
✓	Roadway Drainage	Standard Internal System		25%	\$ 1,115,016
✓	Special Drainage Structures	Minor Stream Crossing (2)		-	\$ 500,000
✓	Water	Minor Adjustments		5%	\$ 223,003
✓	Sewer	Minor Adjustments		5%	\$ 223,003
✓	Landscaping and Irrigation			4%	\$ 178,403
✓	Illumination	Standard Illumination System		6%	\$ 267,604
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 2,863,833
				Paving and Allowance Subtotal:	\$ 7,323,896
				Construction Contingency:	15% \$ 1,098,584
				Mobilization	5% \$ 366,195
				Prep ROW	5% \$ 366,195
				Construction Cost TOTAL:	\$ 9,155,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 9,155,000
Engineering/Survey/Testing:		16%	\$ 1,464,800
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 915,500
Impact Fee Project Cost TOTAL:			\$ 11,535,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:Description: Project No. **4**

Name: Lois Rd E (1)
Limits: I-35 NBFR to 525' E of I-35 NBFR
Impact Fee Class: Minor Arterial
Length (lf): 525
Service Area(s): Sanger

This project consists of widening the existing facility to a four-lane undivided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	1,560	cy	\$ 40.00	\$ 62,417
202	10" Lime Stabilized Subgrade	3,063	sy	\$ 40.00	\$ 122,500
302	9" 4,000 psi Reinforced Concrete	2,742	sy	\$ 130.00	\$ 356,417
402	4" Concrete Sidewalk	5,250	sf	\$ 10.00	\$ 52,500
502	Curb & Gutter	1,050	lf	\$ 30.00	\$ 31,500
602	Topsoil	1,138	sy	\$ 15.00	\$ 17,063
Paving Construction Cost Subtotal:					\$ 642,396

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	Construction Phase Traffic Control	5%	\$ 32,120
✓ Pavement Markings/Markers		3%	\$ 19,272
✓ Roadway Drainage	Standard Internal System	25%	\$ 160,599
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 32,120
✓ Sewer	Minor Adjustments	5%	\$ 32,120
✓ Landscaping and Irrigation		4%	\$ 25,696
✓ Illumination	Standard Illumination System	6%	\$ 38,544
Other:		\$0	\$ -
Allowance Subtotal:			\$ 340,470

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 982,866
Construction Contingency:	15%
Mobilization	5%
Prep ROW	5%
Construction Cost TOTAL:	\$ 1,229,000

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction:		-	\$ 1,229,000
Engineering/Survey/Testing:		16%	\$ 196,640
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 122,900

Impact Fee Project Cost TOTAL: \$ 1,549,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	5
Name:	Lois Rd E (2)	This project consists of the construction of a new four-lane undivided arterial.		
Limits:	525' E of I-35 NBFR to 775' E of I-35 NBFR			
Impact Fee Class:	Minor Arterial			
Length (lf):	250			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	743	cy	\$ 40.00	\$ 29,722
202	10" Lime Stabilized Subgrade	1,458	sy	\$ 40.00	\$ 58,333
302	9" 4,000 psi Reinforced Concrete	1,306	sy	\$ 130.00	\$ 169,722
402	4" Concrete Sidewalk	2,500	sf	\$ 10.00	\$ 25,000
502	Curb & Gutter	500	lf	\$ 30.00	\$ 15,000
602	Topsoil	542	sy	\$ 15.00	\$ 8,125
Paving Construction Cost Subtotal:					\$ 305,903
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Traffic Control	None Anticipated	0%	\$	-
✓	Pavement Markings/Markers		3%	\$	9,177
✓	Roadway Drainage	Standard Internal System	25%	\$	76,476
	Special Drainage Structures	None Anticipated	-	\$	-
✓	Water	Minor Adjustments	5%	\$	15,295
✓	Sewer	Minor Adjustments	5%	\$	15,295
✓	Landscaping and Irrigation		4%	\$	12,236
✓	Illumination	Standard Illumination System	6%	\$	18,354
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	146,833
Paving and Allowance Subtotal:				\$	452,736
Construction Contingency:				15%	\$ 67,910
Mobilization				5%	\$ 22,637
Prep ROW				1%	\$ 4,527
Construction Cost TOTAL:				\$	548,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 548,000
Engineering/Survey/Testing:		16%	\$ 87,680
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 109,600
Impact Fee Project Cost TOTAL:			\$ 745,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	6
Name:	Lois Rd E (3)	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	775' E of I-35 NBFR to 2,255' E of I-35 NBFR			
Impact Fee Class:	Minor Arterial			
Length (lf):	1,480			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	4,399	cy	\$ 40.00	\$ 175,956
202	10" Lime Stabilized Subgrade	8,633	sy	\$ 40.00	\$ 345,333
302	9" 4,000 psi Reinforced Concrete	7,729	sy	\$ 130.00	\$ 1,004,756
402	4" Concrete Sidewalk	14,800	sf	\$ 10.00	\$ 148,000
502	Curb & Gutter	2,960	lf	\$ 30.00	\$ 88,800
602	Topsoil	3,207	sy	\$ 15.00	\$ 48,100
Paving Construction Cost Subtotal:					\$ 1,810,944
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	90,547
✓	Pavement Markings/Markers		3%	\$	54,328
✓	Roadway Drainage	Standard Internal System	25%	\$	452,736
✓	Special Drainage Structures	Major Stream Crossing	-	\$	500,000
✓	Water	Minor Adjustments	5%	\$	90,547
✓	Sewer	Minor Adjustments	5%	\$	90,547
✓	Landscaping and Irrigation		4%	\$	72,438
✓	Illumination	Standard Illumination System	6%	\$	108,657
✓	Other:	Railroad Crossing	\$750,000	\$	750,000
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	2,209,801
Paving and Allowance Subtotal:				\$	4,020,745
Construction Contingency:				15%	\$ 603,112
Mobilization				5%	\$ 201,037
Prep ROW				5%	\$ 201,037
Construction Cost TOTAL:				\$	5,026,000

Impact Fee Project Cost Summary				
Item Description		Notes:	Allowance	Item Cost
Construction:			-	\$ 5,026,000
Engineering/Survey/Testing:			16%	\$ 804,160
ROW/Easement Acquisition:		Existing Alignment	10%	\$ 502,600
Impact Fee Project Cost TOTAL:				\$ 6,333,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	7
Name:	South Metz to I-35 Connector	This project consists of the construction of a new two-lane undivided collector.		
Limits:	4,935' W of I-35 SBFR to I-35 SBFR			
Impact Fee Class:	Collector			
Length (lf):	4,935			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	9,870	cy	\$ 40.00	\$ 394,800
203	8" Lime Stabilized Subgrade	19,192	sy	\$ 35.00	\$ 671,708
303	8" 4,000 psi Reinforced Concrete	15,902	sy	\$ 120.00	\$ 1,908,200
403	4" Concrete Sidewalk	49,350	sf	\$ 10.00	\$ 493,500
503	Curb & Gutter	9,870	lf	\$ 30.00	\$ 296,100
603	Topsoil	9,322	sy	\$ 15.00	\$ 139,825
Paving Construction Cost Subtotal:					\$ 3,904,133

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 117,124
✓ Roadway Drainage	Standard Internal System	25%	\$ 976,033
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 195,207
✓ Sewer	Minor Adjustments	5%	\$ 195,207
✓ Landscaping and Irrigation		4%	\$ 156,165
✓ Illumination	Standard Illumination System	6%	\$ 234,248
Other:		\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal		Allowance Subtotal:	\$ 1,873,984

Paving and Allowance Subtotal:	\$ 5,778,117
Construction Contingency:	15% \$ 866,718
Mobilization	5% \$ 288,906
Prep ROW	1% \$ 57,781
Construction Cost TOTAL:	\$ 6,992,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 6,992,000
Engineering/Survey/Testing:		16%	\$ 1,118,720
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,398,400
Impact Fee Project Cost TOTAL:			\$ 9,509,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	8
Name:	Utility Rd	This project consists of widening the existing facility to a two-lane undivided collector.		
Limits:	I-35 NBFR to 1,920' E of I-35 NBFR			
Impact Fee Class:	Collector			
Length (lf):	1,920			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	3,840	cy	\$ 40.00	\$ 153,600
203	8" Lime Stabilized Subgrade	7,467	sy	\$ 35.00	\$ 261,333
303	8" 4,000 psi Reinforced Concrete	6,187	sy	\$ 120.00	\$ 742,400
403	4" Concrete Sidewalk	19,200	sf	\$ 10.00	\$ 192,000
503	Curb & Gutter	3,840	lf	\$ 30.00	\$ 115,200
603	Topsoil	3,627	sy	\$ 15.00	\$ 54,400
Paving Construction Cost Subtotal:					\$ 1,518,933
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 75,947
✓	Pavement Markings/Markers			3%	\$ 45,568
✓	Roadway Drainage	Standard Internal System		25%	\$ 379,733
✓	Special Drainage Structures	Major Stream Crossing		-	\$ 500,000
✓	Water	Minor Adjustments		5%	\$ 75,947
✓	Sewer	Minor Adjustments		5%	\$ 75,947
✓	Landscaping and Irrigation			4%	\$ 60,757
✓	Illumination	Standard Illumination System		6%	\$ 91,136
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 1,305,035
				Paving and Allowance Subtotal:	\$ 2,823,968
				Construction Contingency:	15% \$ 423,595
				Mobilization	5% \$ 141,198
				Prep ROW	5% \$ 141,198
				Construction Cost TOTAL:	\$ 3,530,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 3,530,000
Engineering/Survey/Testing:		16%	\$ 564,800
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 353,000
Impact Fee Project Cost TOTAL:			\$ 4,448,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	9
Name:	Belz Rd	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	Metz Rd to I-35 SBFR			
Impact Fee Class:	Minor Arterial			
Length (lf):	4,820			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	14,326	cy	\$ 40.00	\$ 573,044
202	10" Lime Stabilized Subgrade	28,117	sy	\$ 40.00	\$ 1,124,667
302	9" 4,000 psi Reinforced Concrete	25,171	sy	\$ 130.00	\$ 3,272,244
402	4" Concrete Sidewalk	48,200	sf	\$ 10.00	\$ 482,000
502	Curb & Gutter	9,640	lf	\$ 30.00	\$ 289,200
602	Topsoil	10,443	sy	\$ 15.00	\$ 156,650
Paving Construction Cost Subtotal:					\$ 5,897,806
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 294,890
✓	Pavement Markings/Markers			3%	\$ 176,934
✓	Roadway Drainage	Standard Internal System		25%	\$ 1,474,451
✓	Special Drainage Structures	Minor Stream Crossing (2), Major Stream Crossing		-	\$ 1,000,000
✓	Water	Minor Adjustments		5%	\$ 294,890
✓	Sewer	Minor Adjustments		5%	\$ 294,890
✓	Landscaping and Irrigation			4%	\$ 235,912
✓	Illumination	Standard Illumination System		6%	\$ 353,868
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 4,125,837
				Paving and Allowance Subtotal:	\$ 10,023,643
				Construction Contingency:	15% \$ 1,503,546
				Mobilization	5% \$ 501,182
				Prep ROW	5% \$ 501,182
				Construction Cost TOTAL:	\$ 12,530,000

Impact Fee Project Cost Summary				
Item Description		Notes:	Allowance	Item Cost
Construction:			-	\$ 12,530,000
Engineering/Survey/Testing:			16%	\$ 2,004,800
ROW/Easement Acquisition:		Existing Alignment	10%	\$ 1,253,000
Impact Fee Project Cost TOTAL:				\$ 15,788,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	10
Name:	Indian Ln (1)	This project consists of the construction of a new four-lane undivided arterial.		
Limits:	I-35 SBFR to FM 455			
Impact Fee Class:	Minor Arterial			
Length (lf):	5,630			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	16,734	cy	\$ 40.00	\$ 669,344
202	10" Lime Stabilized Subgrade	32,842	sy	\$ 40.00	\$ 1,313,667
302	9" 4,000 psi Reinforced Concrete	29,401	sy	\$ 130.00	\$ 3,822,144
402	4" Concrete Sidewalk	56,300	sf	\$ 10.00	\$ 563,000
502	Curb & Gutter	11,260	lf	\$ 30.00	\$ 337,800
602	Topsoil	12,198	sy	\$ 15.00	\$ 182,975
Paving Construction Cost Subtotal:					\$ 6,888,931
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Traffic Control	None Anticipated	0%	\$	-
✓	Pavement Markings/Markers		3%	\$	206,668
✓	Roadway Drainage	Standard Internal System	25%	\$	1,722,233
✓	Special Drainage Structures	Major Stream Crossing (2)	-	\$	1,000,000
✓	Water	Minor Adjustments	5%	\$	344,447
✓	Sewer	Minor Adjustments	5%	\$	344,447
✓	Landscaping and Irrigation		4%	\$	275,557
✓	Illumination	Standard Illumination System	6%	\$	413,336
✓	Other:	Railroad Crossing	\$750,000	\$	750,000
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	5,056,687
Paving and Allowance Subtotal:				\$	11,945,617
Construction Contingency:				15%	\$ 1,791,843
Mobilization				5%	\$ 597,281
Prep ROW				1%	\$ 119,456
Construction Cost TOTAL:				\$	14,455,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 14,455,000
Engineering/Survey/Testing:		16%	\$ 2,312,800
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 2,891,000
Impact Fee Project Cost TOTAL:			\$ 19,659,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	11
Name:	Indian Ln (2)	This project consists of the construction of the additional one lane of a three-lane undivided arterial in continuity with the adjacent cross-sections.		
Limits:	1,290' N of McReynolds Rd to McReynolds Rd			
Impact Fee Class:	Minor Arterial (1/3)			
Length (lf):	1,290			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Roadway Excavation	1,003	cy	\$ 40.00	\$ 40,133
204	10" Lime Stabilized Subgrade	1,935	sy	\$ 40.00	\$ 77,400
304	9" 4,000 psi Reinforced Concrete	1,577	sy	\$ 130.00	\$ 204,967
404	4" Concrete Sidewalk	6,450	sf	\$ 10.00	\$ 64,500
504	Curb & Gutter	1,290	lf	\$ 30.00	\$ 38,700
604	Topsoil	1,362	sy	\$ 15.00	\$ 20,425
Paving Construction Cost Subtotal:					\$ 446,125

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
√ Traffic Control	Construction Phase Traffic Control	5%	\$ 22,306
√ Pavement Markings/Markers		3%	\$ 13,384
Roadway Drainage	None Anticipated	0%	\$ -
Special Drainage Structures	Existing Major Stream Crossing	-	\$ -
Water	None Anticipated	0%	\$ -
Sewer	None Anticipated	0%	\$ -
√ Landscaping and Irrigation		4%	\$ 17,845
Illumination	None Anticipated	0%	\$ -
Other:		\$0	\$ -
Allowance Subtotal:			\$ 53,535

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 499,660
Construction Contingency:	15%
Mobilization	5%
Prep ROW	5%
Construction Cost TOTAL:	\$ 625,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 625,000
Engineering/Survey/Testing:		16%	\$ 100,000
ROW/Easement Acquisition:	No ROW Acquisition Costs included	0%	\$ -
Impact Fee Project Cost TOTAL:			\$ 725,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	12
Name:	Indian Ln (3)	This project consists of the construction of a new two-lane undivided collector.		
Limits:	McReynolds Rd to 3,365' S of McReynolds Rd			
Impact Fee Class:	Collector			
Length (lf):	3,365			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	6,730	cy	\$ 40.00	\$ 269,200
203	8" Lime Stabilized Subgrade	13,086	sy	\$ 35.00	\$ 458,014
303	8" 4,000 psi Reinforced Concrete	10,843	sy	\$ 120.00	\$ 1,301,133
403	4" Concrete Sidewalk	33,650	sf	\$ 10.00	\$ 336,500
503	Curb & Gutter	6,730	lf	\$ 30.00	\$ 201,900
603	Topsoil	6,356	sy	\$ 15.00	\$ 95,342
Paving Construction Cost Subtotal:					\$ 2,662,089

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 79,863
✓ Roadway Drainage	Standard Internal System	25%	\$ 665,522
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 133,104
✓ Sewer	Minor Adjustments	5%	\$ 133,104
✓ Landscaping and Irrigation		4%	\$ 106,484
✓ Illumination	Standard Illumination System	6%	\$ 159,725
Other:		\$0	\$ -
Allowance Subtotal:			\$ 1,277,803

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 3,939,892
Construction Contingency:	15%
Mobilization	5%
Prep ROW	1%
Construction Cost TOTAL:	\$ 4,768,000

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction:		-	\$ 4,768,000
Engineering/Survey/Testing:		16%	\$ 762,880
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 953,600
Impact Fee Project Cost TOTAL:			\$ 6,484,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	13
Name:	FM 455 (1)	This project consisted of the City's contribution of the widening to the ultimate section. The overall City contribution was \$7,850,949.		
Limits:	FM 2450 to 830' E of Marion Rd			
Impact Fee Class:	Principal Arterial			
Length (lf):	28,860			
Service Area(s):	Sanger			

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:			
Engineering/Survey/Testing:			\$ 7,850,949
ROW/Easement Acquisition:			
		Impact Fee Project Cost TOTAL:	\$ 7,850,949

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	14
Name:	FM 455 (2)	This project consists of widening the existing facility to a four-lane divided TxDOT arterial.		
Limits:	830' E of Marion Rd to 2,110' S of FM 2164			
Impact Fee Class:	Principal Arterial			
Length (lf):	15,015			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Roadway Excavation	49,216	cy	\$ 40.00	\$ 1,968,633
201	10" Lime Stabilized Subgrade	95,095	sy	\$ 40.00	\$ 3,803,800
301	9" 4,000 psi Reinforced Concrete	85,085	sy	\$ 130.00	\$ 11,061,050
401	4" Concrete Sidewalk	150,150	sf	\$ 10.00	\$ 1,501,500
501	Curb & Gutter	60,060	lf	\$ 30.00	\$ 1,801,800
601	Topsoil	61,728	sy	\$ 15.00	\$ 925,925
701	Turn Lanes and Median Openings	12,588	sy	\$ 170.00	\$ 2,140,017
Paving Construction Cost Subtotal:					\$ 23,202,725

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	Construction Phase Traffic Control	5%	\$ 1,160,136
✓ Pavement Markings/Markers		3%	\$ 696,082
✓ Roadway Drainage	Standard Internal System	25%	\$ 5,800,681
✓ Special Drainage Structures	Minor Stream Crossing (2), Major Stream Crossing (4)	-	\$ 2,500,000
✓ Water	Minor Adjustments	5%	\$ 1,160,136
✓ Sewer	Minor Adjustments	5%	\$ 1,160,136
✓ Landscaping and Irrigation		4%	\$ 928,109
✓ Illumination	Standard Illumination System	6%	\$ 1,392,164
Other:		\$0	\$ -
Allowance Subtotal:			\$ 14,797,444

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 38,000,169
Construction Contingency:	15%
Mobilization	5%
Prep ROW	5%
Construction Cost TOTAL:	\$ 47,501,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 47,501,000
Engineering/Survey/Testing:		16%	\$ 7,600,160
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution):			\$ 11,020,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	15
Name:	Willow St	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	Cowling Rd to Indian Ln			
Impact Fee Class:	Minor Arterial			
Length (lf):	5,015			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	14,906	cy	\$ 40.00	\$ 596,228
202	10" Lime Stabilized Subgrade	29,254	sy	\$ 40.00	\$ 1,170,167
302	9" 4,000 psi Reinforced Concrete	26,189	sy	\$ 130.00	\$ 3,404,628
402	4" Concrete Sidewalk	50,150	sf	\$ 10.00	\$ 501,500
502	Curb & Gutter	10,030	lf	\$ 30.00	\$ 300,900
602	Topsoil	10,866	sy	\$ 15.00	\$ 162,988
Paving Construction Cost Subtotal:					\$ 6,136,410
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	306,820
✓	Pavement Markings/Markers		3%	\$	184,092
✓	Roadway Drainage	Standard Internal System	25%	\$	1,534,102
✓	Special Drainage Structures	Minor Stream Crossing, Major Stream Crossing, Bridge Crossing	-	\$	1,750,000
✓	Water	Minor Adjustments	5%	\$	306,820
✓	Sewer	Minor Adjustments	5%	\$	306,820
✓	Landscaping and Irrigation		4%	\$	245,456
✓	Illumination	Standard Illumination System	6%	\$	368,185
✓	Other:	Railroad Crossing	\$750,000	\$	750,000
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	5,752,297
Paving and Allowance Subtotal:				\$	11,888,707
Construction Contingency:				15%	\$ 1,783,306
Mobilization				5%	\$ 594,435
Prep ROW				5%	\$ 594,435
Construction Cost TOTAL:				\$	14,861,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 14,861,000
Engineering/Survey/Testing:		16%	\$ 2,377,760
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,486,100
Impact Fee Project Cost TOTAL:			\$ 18,725,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	16
Name:	McReynolds Rd	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	Indian Ln to 600' E of PR 6630			
Impact Fee Class:	Minor Arterial			
Length (lf):	5,715			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	16,986	cy	\$ 40.00	\$ 679,450
202	10" Lime Stabilized Subgrade	33,338	sy	\$ 40.00	\$ 1,333,500
302	9" 4,000 psi Reinforced Concrete	29,845	sy	\$ 130.00	\$ 3,879,850
402	4" Concrete Sidewalk	57,150	sf	\$ 10.00	\$ 571,500
502	Curb & Gutter	11,430	lf	\$ 30.00	\$ 342,900
602	Topsoil	12,383	sy	\$ 15.00	\$ 185,738
Paving Construction Cost Subtotal:					\$ 6,992,938
Major Construction Component Allowances**:					
Item Description		Notes	Allowance	Item Cost	
✓	Traffic Control	Construction Phase Traffic Control	5%	\$	349,647
✓	Pavement Markings/Markers		3%	\$	209,788
✓	Roadway Drainage	Standard Internal System	25%	\$	1,748,234
✓	Special Drainage Structures	Major Stream Crossing (2), Bridge Crossing (2)	-	\$	3,000,000
✓	Water	Minor Adjustments	5%	\$	349,647
✓	Sewer	Minor Adjustments	5%	\$	349,647
✓	Landscaping and Irrigation		4%	\$	279,718
✓	Illumination	Standard Illumination System	6%	\$	419,576
	Other:		\$0	\$	-
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal:	\$	6,706,257
				Paving and Allowance Subtotal:	\$ 13,699,194
				Construction Contingency:	15%
					\$ 2,054,879
				Mobilization	5%
					\$ 684,960
				Prep ROW	5%
					\$ 684,960
				Construction Cost TOTAL:	\$ 17,124,000

Impact Fee Project Cost Summary				
Item Description		Notes	Allowance	Item Cost
Construction:			-	\$ 17,124,000
Engineering/Survey/Testing:			16%	\$ 2,739,840
ROW/Easement Acquisition:		Existing Alignment	10%	\$ 1,712,400
Impact Fee Project Cost TOTAL:				\$ 21,576,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	17
Name:	5th St	This project consists of widening the existing facility to a four-lane undivided TxDOT arterial.		
Limits:	Keaton Rd to I-35 SBFR			
Impact Fee Class:	Minor Arterial			
Length (lf):	900			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	2,675	cy	\$ 40.00	\$ 107,000
202	10" Lime Stabilized Subgrade	5,250	sy	\$ 40.00	\$ 210,000
302	9" 4,000 psi Reinforced Concrete	4,700	sy	\$ 130.00	\$ 611,000
402	4" Concrete Sidewalk	9,000	sf	\$ 10.00	\$ 90,000
502	Curb & Gutter	1,800	lf	\$ 30.00	\$ 54,000
602	Topsoil	1,950	sy	\$ 15.00	\$ 29,250
Paving Construction Cost Subtotal:					\$ 1,101,250

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	Construction Phase Traffic Control	5%	\$ 55,063
✓ Pavement Markings/Markers		3%	\$ 33,038
✓ Roadway Drainage	Standard Internal System	25%	\$ 275,313
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 55,063
✓ Sewer	Minor Adjustments	5%	\$ 55,063
✓ Landscaping and Irrigation		4%	\$ 44,050
✓ Illumination	Standard Illumination System	6%	\$ 66,075
Other:		\$0	\$ -
Allowance Subtotal:			\$ 583,663

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 1,684,913
Construction Contingency:	15%
Mobilization	5%
Prep ROW	5%
Construction Cost TOTAL:	\$ 2,107,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,107,000
Engineering/Survey/Testing:		16%	\$ 337,120
ROW/Easement Acquisition:	TxDOT Roadway	0%	\$ -
Impact Fee Project Cost TOTAL (20% City Contribution)			\$ 489,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	18
Name:	Cowling to Railroad Connector	This project consists of the construction of a new four-lane undivided arterial.		
Limits:	Cowling Rd to Railroad Ave			
Impact Fee Class:	Minor Arterial			
Length (lf):	2,740			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	8,144	cy	\$ 40.00	\$ 325,756
202	10" Lime Stabilized Subgrade	15,983	sy	\$ 40.00	\$ 639,333
302	9" 4,000 psi Reinforced Concrete	14,309	sy	\$ 130.00	\$ 1,860,156
402	4" Concrete Sidewalk	27,400	sf	\$ 10.00	\$ 274,000
502	Curb & Gutter	5,480	lf	\$ 30.00	\$ 164,400
602	Topsoil	5,937	sy	\$ 15.00	\$ 89,050
Paving Construction Cost Subtotal:					\$ 3,352,694

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 100,581
✓ Roadway Drainage	Standard Internal System	25%	\$ 838,174
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 167,635
✓ Sewer	Minor Adjustments	5%	\$ 167,635
✓ Landscaping and Irrigation		4%	\$ 134,108
✓ Illumination	Standard Illumination System	6%	\$ 201,162
Other:		\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal			Allowance Subtotal: \$ 1,609,293

Paving and Allowance Subtotal:	\$ 4,961,988
Construction Contingency:	15% \$ 744,298
Mobilization	5% \$ 248,099
Prep ROW	1% \$ 49,620
Construction Cost TOTAL:	\$ 6,005,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 6,005,000
Engineering/Survey/Testing:		16%	\$ 960,800
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,201,000
Impact Fee Project Cost TOTAL:			\$ 8,167,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	19
Name:	Rector Rd	This project consists of the construction of a new two-lane undivided collector.		
Limits:	2,730' W of Railroad Ave to Railroad Ave			
Impact Fee Class:	Collector			
Length (lf):	2,730			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	5,460	cy	\$ 40.00	\$ 218,400
203	8" Lime Stabilized Subgrade	10,617	sy	\$ 35.00	\$ 371,583
303	8" 4,000 psi Reinforced Concrete	8,797	sy	\$ 120.00	\$ 1,055,600
403	4" Concrete Sidewalk	27,300	sf	\$ 10.00	\$ 273,000
503	Curb & Gutter	5,460	lf	\$ 30.00	\$ 163,800
603	Topsoil	5,157	sy	\$ 15.00	\$ 77,350
Paving Construction Cost Subtotal:					\$ 2,159,733
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
	Traffic Control	None Anticipated		0%	\$ -
✓	Pavement Markings/Markers			3%	\$ 64,792
✓	Roadway Drainage	Standard Internal System		25%	\$ 539,933
✓	Special Drainage Structures	Bridge Crossing		-	\$ 1,000,000
✓	Water	Minor Adjustments		5%	\$ 107,987
✓	Sewer	Minor Adjustments		5%	\$ 107,987
✓	Landscaping and Irrigation			4%	\$ 86,389
✓	Illumination	Standard Illumination System		6%	\$ 129,584
✓	Other:	Railroad Crossing		\$750,000	\$ 750,000
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 2,786,672
				Paving and Allowance Subtotal:	\$ 4,946,405
				Construction Contingency:	15% \$ 741,961
				Mobilization	5% \$ 247,320
				Prep ROW	1% \$ 49,464
				Construction Cost TOTAL:	\$ 5,986,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 5,986,000
Engineering/Survey/Testing:		16%	\$ 957,760
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,197,200
Impact Fee Project Cost TOTAL:			\$ 8,141,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	20
Name:	N Tejas Dr	This project consists of the construction of a new two-lane undivided collector.		
Limits:	1,245' S of FM 455 to 1,490' N of Duck Creek Rd			
Impact Fee Class:	Collector			
Length (lf):	1,320			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	2,640	cy	\$ 40.00	\$ 105,600
203	8" Lime Stabilized Subgrade	5,133	sy	\$ 35.00	\$ 179,667
303	8" 4,000 psi Reinforced Concrete	4,253	sy	\$ 120.00	\$ 510,400
403	4" Concrete Sidewalk	13,200	sf	\$ 10.00	\$ 132,000
503	Curb & Gutter	2,640	lf	\$ 30.00	\$ 79,200
603	Topsoil	2,493	sy	\$ 15.00	\$ 37,400
Paving Construction Cost Subtotal:					\$ 1,044,267

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 31,328
✓ Roadway Drainage	Standard Internal System	25%	\$ 261,067
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 52,213
✓ Sewer	Minor Adjustments	5%	\$ 52,213
✓ Landscaping and Irrigation		4%	\$ 41,771
✓ Illumination	Standard Illumination System	6%	\$ 62,656
Other:		\$0	\$ -
		Allowance Subtotal:	\$ 501,248

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		\$ 1,545,515
Construction Contingency:	15%	\$ 231,827
Mobilization	5%	\$ 77,276
Prep ROW	1%	\$ 15,455
Construction Cost TOTAL:		\$ 1,871,000

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 1,871,000
Engineering/Survey/Testing:		16%	\$ 299,360
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 374,200
Impact Fee Project Cost TOTAL:			\$ 2,545,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	21
Name:	Jennifer Cir (1)	This project consists of the construction of a new two-lane undivided collector.		
Limits:	Lois Rd W to Belz Rd			
Impact Fee Class:	Collector			
Length (lf):	8,105			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	16,210	cy	\$ 40.00	\$ 648,400
203	8" Lime Stabilized Subgrade	31,519	sy	\$ 35.00	\$ 1,103,181
303	8" 4,000 psi Reinforced Concrete	26,116	sy	\$ 120.00	\$ 3,133,933
403	4" Concrete Sidewalk	81,050	sf	\$ 10.00	\$ 810,500
503	Curb & Gutter	16,210	lf	\$ 30.00	\$ 486,300
603	Topsoil	15,309	sy	\$ 15.00	\$ 229,642
Paving Construction Cost Subtotal:					\$ 6,411,956

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 192,359
✓ Roadway Drainage	Standard Internal System	25%	\$ 1,602,989
✓ Special Drainage Structures	Minor Stream Crossing	-	\$ 250,000
✓ Water	Minor Adjustments	5%	\$ 320,598
✓ Sewer	Minor Adjustments	5%	\$ 320,598
✓ Landscaping and Irrigation		4%	\$ 256,478
✓ Illumination	Standard Illumination System	6%	\$ 384,717
Other:		\$0	\$ -
Allowance Subtotal:			\$ 3,327,739

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		\$ 9,739,694
Construction Contingency:	15%	\$ 1,460,954
Mobilization	5%	\$ 486,985
Prep ROW	1%	\$ 97,397
Construction Cost TOTAL:		\$ 11,786,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 11,786,000
Engineering/Survey/Testing:		16%	\$ 1,885,760
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 2,357,200
Impact Fee Project Cost TOTAL:			\$ 16,029,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	22
Name:	Jennifer Cir (2)	This project consists of widening the existing facility to a two-lane undivided collector.		
Limits:	Belz Rd to 1,555' S of Belz Rd			
Impact Fee Class:	Collector			
Length (lf):	1,555			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	3,110	cy	\$ 40.00	\$ 124,400
203	8" Lime Stabilized Subgrade	6,047	sy	\$ 35.00	\$ 211,653
303	8" 4,000 psi Reinforced Concrete	5,011	sy	\$ 120.00	\$ 601,267
403	4" Concrete Sidewalk	15,550	sf	\$ 10.00	\$ 155,500
503	Curb & Gutter	3,110	lf	\$ 30.00	\$ 93,300
603	Topsoil	2,937	sy	\$ 15.00	\$ 44,058
Paving Construction Cost Subtotal:					\$ 1,230,178
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 61,509
✓	Pavement Markings/Markers			3%	\$ 36,905
✓	Roadway Drainage	Standard Internal System		25%	\$ 307,544
	Special Drainage Structures	None Anticipated		-	\$ -
✓	Water	Minor Adjustments		5%	\$ 61,509
✓	Sewer	Minor Adjustments		5%	\$ 61,509
✓	Landscaping and Irrigation			4%	\$ 49,207
✓	Illumination	Standard Illumination System		6%	\$ 73,811
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 651,994
				Paving and Allowance Subtotal:	\$ 1,882,172
				Construction Contingency:	15% \$ 282,326
				Mobilization	5% \$ 94,109
				Prep ROW	5% \$ 94,109
				Construction Cost TOTAL:	\$ 2,353,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,353,000
Engineering/Survey/Testing:		16%	\$ 376,480
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 235,300
Impact Fee Project Cost TOTAL:			\$ 2,965,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	23
Name:	Jennifer Cir (3)	This project consists of the construction of a new two-lane undivided collector.		
Limits:	1,555' S of Belz Rd to Keith Dr			
Impact Fee Class:	Collector			
Length (lf):	705			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	1,410	cy	\$ 40.00	\$ 56,400
203	8" Lime Stabilized Subgrade	2,742	sy	\$ 35.00	\$ 95,958
303	8" 4,000 psi Reinforced Concrete	2,272	sy	\$ 120.00	\$ 272,600
403	4" Concrete Sidewalk	7,050	sf	\$ 10.00	\$ 70,500
503	Curb & Gutter	1,410	lf	\$ 30.00	\$ 42,300
603	Topsoil	1,332	sy	\$ 15.00	\$ 19,975
Paving Construction Cost Subtotal:					\$ 557,733
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
	Traffic Control	None Anticipated		0%	\$ -
✓	Pavement Markings/Markers			3%	\$ 16,732
✓	Roadway Drainage	Standard Internal System		25%	\$ 139,433
	Special Drainage Structures	None Anticipated		-	\$ -
✓	Water	Minor Adjustments		5%	\$ 27,887
✓	Sewer	Minor Adjustments		5%	\$ 27,887
✓	Landscaping and Irrigation			4%	\$ 22,309
✓	Illumination	Standard Illumination System		6%	\$ 33,464
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 267,712
				Paving and Allowance Subtotal:	\$ 825,445
				Construction Contingency:	15% \$ 123,817
				Mobilization	5% \$ 41,272
				Prep ROW	1% \$ 8,254
				Construction Cost TOTAL:	\$ 999,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 999,000
Engineering/Survey/Testing:		16%	\$ 159,840
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 199,800
Impact Fee Project Cost TOTAL:			\$ 1,359,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	24
Name:	Keith Dr	This project consists of widening the existing facility to a two-lane undivided collector.		
Limits:	Jennifer Cir to FM 455			
Impact Fee Class:	Collector			
Length (lf):	1,405			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	2,810	cy	\$ 40.00	\$ 112,400
203	8" Lime Stabilized Subgrade	5,464	sy	\$ 35.00	\$ 191,236
303	8" 4,000 psi Reinforced Concrete	4,527	sy	\$ 120.00	\$ 543,267
403	4" Concrete Sidewalk	14,050	sf	\$ 10.00	\$ 140,500
503	Curb & Gutter	2,810	lf	\$ 30.00	\$ 84,300
603	Topsoil	2,654	sy	\$ 15.00	\$ 39,808
Paving Construction Cost Subtotal:					\$ 1,111,511

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	Construction Phase Traffic Control	5%	\$ 55,576
✓ Pavement Markings/Markers		3%	\$ 33,345
✓ Roadway Drainage	Standard Internal System	25%	\$ 277,878
Special Drainage Structures	None Anticipated	-	\$ -
✓ Water	Minor Adjustments	5%	\$ 55,576
✓ Sewer	Minor Adjustments	5%	\$ 55,576
✓ Landscaping and Irrigation		4%	\$ 44,460
✓ Illumination	Standard Illumination System	6%	\$ 66,691
Other:		\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal		Allowance Subtotal:	\$ 589,101

Paving and Allowance Subtotal:		\$	1,700,612
Construction Contingency:	15%	\$	255,092
Mobilization	5%	\$	85,031
Prep ROW	5%	\$	85,031
Construction Cost TOTAL:		\$	2,126,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 2,126,000
Engineering/Survey/Testing:		16%	\$ 340,160
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 212,600
Impact Fee Project Cost TOTAL:			\$ 2,679,000

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City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	25
Name:	Cowling Rd	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	5th St to 3,335' S of Cowling to Railroad Connector			
Impact Fee Class:	Minor Arterial			
Length (lf):	5,615			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	16,689	cy	\$ 40.00	\$ 667,561
202	10" Lime Stabilized Subgrade	32,754	sy	\$ 40.00	\$ 1,310,167
302	9" 4,000 psi Reinforced Concrete	29,323	sy	\$ 130.00	\$ 3,811,961
402	4" Concrete Sidewalk	56,150	sf	\$ 10.00	\$ 561,500
502	Curb & Gutter	11,230	lf	\$ 30.00	\$ 336,900
602	Topsoil	12,166	sy	\$ 15.00	\$ 182,488
Paving Construction Cost Subtotal:					\$ 6,870,576

Major Construction Component Allowances**:			
Item Description	Notes	Allowance	Item Cost
✓ Traffic Control	Construction Phase Traffic Control	5%	\$ 343,529
✓ Pavement Markings/Markers		3%	\$ 206,117
✓ Roadway Drainage	Standard Internal System	25%	\$ 1,717,644
✓ Special Drainage Structures	Bridge Crossing (2)	-	\$ 2,000,000
✓ Water	Minor Adjustments	5%	\$ 343,529
✓ Sewer	Minor Adjustments	5%	\$ 343,529
✓ Landscaping and Irrigation		4%	\$ 274,823
✓ Illumination	Standard Illumination System	6%	\$ 412,235
Other:		\$0	\$ -
Allowance Subtotal:			\$ 5,641,405

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		\$ 12,511,982
Construction Contingency:	15%	\$ 1,876,797
Mobilization	5%	\$ 625,599
Prep ROW	5%	\$ 625,599
Construction Cost TOTAL:		\$ 15,640,000

Impact Fee Project Cost Summary			
Item Description	Notes:	Allowance	Item Cost
Construction:		-	\$ 15,640,000
Engineering/Survey/Testing:		16%	\$ 2,502,400
ROW/Easement Acquisition:	Existing Alignment	10%	\$ 1,564,000
Impact Fee Project Cost TOTAL:			\$ 19,706,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	26
Name:	2nd St	This project consists of the construction of a new two-lane undivided collector.		
Limits:	Indian Ln to FM 455			
Impact Fee Class:	Collector			
Length (lf):	3,630			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Roadway Excavation	7,260	cy	\$ 40.00	\$ 290,400
203	8" Lime Stabilized Subgrade	14,117	sy	\$ 35.00	\$ 494,083
303	8" 4,000 psi Reinforced Concrete	11,697	sy	\$ 120.00	\$ 1,403,600
403	4" Concrete Sidewalk	36,300	sf	\$ 10.00	\$ 363,000
503	Curb & Gutter	7,260	lf	\$ 30.00	\$ 217,800
603	Topsoil	6,857	sy	\$ 15.00	\$ 102,850
Paving Construction Cost Subtotal:					\$ 2,871,733

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 86,152
✓ Roadway Drainage	Standard Internal System	25%	\$ 717,933
✓ Special Drainage Structures	Minor Stream Crossing, Bridge Crossing	-	\$ 1,250,000
✓ Water	Minor Adjustments	5%	\$ 143,587
✓ Sewer	Minor Adjustments	5%	\$ 143,587
✓ Landscaping and Irrigation		4%	\$ 114,869
✓ Illumination	Standard Illumination System	6%	\$ 172,304
Other:		\$0	\$ -
Allowance Subtotal:			\$ 2,628,432

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 5,500,165
Construction Contingency:	15%
Mobilization	5%
Prep ROW	1%
Construction Cost TOTAL:	\$ 6,656,000

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction:		-	\$ 6,656,000
Engineering/Survey/Testing:		16%	\$ 1,064,960
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 1,331,200
Impact Fee Project Cost TOTAL:			\$ 9,052,000

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The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	27
Name:	Marion Rd	This project consists of widening the existing facility to a four-lane undivided arterial.		
Limits:	270' N of Avion Dr to FM 455			
Impact Fee Class:	Minor Arterial			
Length (lf):	3,185			
Service Area(s):	Sanger			

Roadway Construction Cost Projection					
No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	9,467	cy	\$ 40.00	\$ 378,661
202	10" Lime Stabilized Subgrade	18,579	sy	\$ 40.00	\$ 743,167
302	9" 4,000 psi Reinforced Concrete	16,633	sy	\$ 130.00	\$ 2,162,261
402	4" Concrete Sidewalk	31,850	sf	\$ 10.00	\$ 318,500
502	Curb & Gutter	6,370	lf	\$ 30.00	\$ 191,100
602	Topsoil	6,901	sy	\$ 15.00	\$ 103,513
Paving Construction Cost Subtotal:					\$ 3,897,201
Major Construction Component Allowances**:					
Item Description		Notes		Allowance	Item Cost
✓	Traffic Control	Construction Phase Traffic Control		5%	\$ 194,860
✓	Pavement Markings/Markers			3%	\$ 116,916
✓	Roadway Drainage	Standard Internal System		25%	\$ 974,300
✓	Special Drainage Structures	Minor Stream Crossing, Major Stream Crossing		-	\$ 750,000
✓	Water	Minor Adjustments		5%	\$ 194,860
✓	Sewer	Minor Adjustments		5%	\$ 194,860
✓	Landscaping and Irrigation			4%	\$ 155,888
✓	Illumination	Standard Illumination System		6%	\$ 233,832
	Other:			\$0	\$ -
**Allowances based on % of Paving Construction Cost Subtotal				Allowance Subtotal:	\$ 2,815,517
				Paving and Allowance Subtotal:	\$ 6,712,718
				Construction Contingency:	15% \$ 1,006,908
				Mobilization	5% \$ 335,636
				Prep ROW	5% \$ 335,636
				Construction Cost TOTAL:	\$ 8,391,000

Impact Fee Project Cost Summary				
Item Description		Notes:	Allowance	Item Cost
Construction:			-	\$ 8,391,000
Engineering/Survey/Testing:			16%	\$ 1,342,560
ROW/Easement Acquisition:		Existing Alignment	10%	\$ 839,100
Impact Fee Project Cost TOTAL:				\$ 10,573,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.

City of Sanger
2024 Roadway Impact Fee Study
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated:

7/10/2024

Project Information:		Description:	Project No.	28
Name:	Union Hill Rd	This project consists of the construction of a new four-lane undivided arterial.		
Limits:	FM 455 to McReynolds Rd			
Impact Fee Class:	Minor Arterial			
Length (lf):	5,490			
Service Area(s):	Sanger			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Roadway Excavation	16,318	cy	\$ 40.00	\$ 652,700
202	10" Lime Stabilized Subgrade	32,025	sy	\$ 40.00	\$ 1,281,000
302	9" 4,000 psi Reinforced Concrete	28,670	sy	\$ 130.00	\$ 3,727,100
402	4" Concrete Sidewalk	54,900	sf	\$ 10.00	\$ 549,000
502	Curb & Gutter	10,980	lf	\$ 30.00	\$ 329,400
602	Topsoil	11,895	sy	\$ 15.00	\$ 178,425
Paving Construction Cost Subtotal:					\$ 6,717,625

Major Construction Component Allowances:**

Item Description	Notes	Allowance	Item Cost
Traffic Control	None Anticipated	0%	\$ -
✓ Pavement Markings/Markers		3%	\$ 201,529
✓ Roadway Drainage	Standard Internal System	25%	\$ 1,679,406
✓ Special Drainage Structures	Minor Stream Crossing	-	\$ 250,000
✓ Water	Minor Adjustments	5%	\$ 335,881
✓ Sewer	Minor Adjustments	5%	\$ 335,881
✓ Landscaping and Irrigation		4%	\$ 268,705
✓ Illumination	Standard Illumination System	6%	\$ 403,058
Other:		\$0	\$ -
Allowance Subtotal:			\$ 3,474,460

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:	\$ 10,192,085
Construction Contingency:	15%
Mobilization	5%
Prep ROW	1%
Construction Cost TOTAL:	\$ 12,333,000

Impact Fee Project Cost Summary

Item Description	Notes	Allowance	Item Cost
Construction:		-	\$ 12,333,000
Engineering/Survey/Testing:		16%	\$ 1,973,280
ROW/Easement Acquisition:	New Roadway Alignment	20%	\$ 2,466,600
Impact Fee Project Cost TOTAL:			\$ 16,773,000

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Sanger.

The planning level cost projections shall not supersede the City's design standards or the determination of the City Engineer for a specific project.



APPENDIX B— CAPITAL IMPROVEMENTS PLAN SERVICE UNITS OF SUPPLY

City of Sanger - 2024 Roadway Impact Fee Study

Capital Improvements Plan Units of Supply

7/11/2024

PROJECT ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL COST IN SERVICE AREA
1	North Metz to I-35 Connector	3,030' W of I-35 SBFR to I-35 SBFR	0.57	2	Collector	New	100%	425	485	0	485	\$ 6,251,000
2	Chisam Rd	I-35 NBFR to 4,375' E of I-35 NBFR	0.83	2	Collector	16	100%	425	706	13	692	\$ 10,309,000
3	Lois Rd W	3,645' W of I-35 SBFR to I-35 SBFR	0.69	4	Minor Arterial	42	100%	525	1,449	29	1,420	\$ 11,535,000
4	Lois Rd E (1)	I-35 NBFR to 525' E of I-35 NBFR	0.10	4	Minor Arterial	288	100%	525	210	29	181	\$ 1,549,000
5	Lois Rd E (2)	525' E of I-35 NBFR to 775' E of I-35 NBFR	0.05	4	Minor Arterial	New	100%	525	105	0	105	\$ 745,000
6	Lois Rd E (3)	775' E of I-35 NBFR to 2,255' E of I-35 NBFR	0.28	4	Minor Arterial	148	100%	525	588	41	547	\$ 6,333,000
7	South Metz to I-35 Connector	4,935' W of I-35 SBFR to I-35 SBFR	0.93	2	Collector	New	100%	425	791	0	791	\$ 9,509,000
8	Utility Rd*	I-35 NBFR to 1,920' E of I-35 NBFR	0.36	2	Collector	100	100%	425	306	36	270	\$ 4,448,000
9	Belz Rd*	Metz Rd to I-35 SBFR	0.91	4	Minor Arterial	200	100%	525	1,911	182	1,729	\$ 15,788,000
10	Indian Ln (1)	I-35 SBFR to FM 455	1.07	4	Minor Arterial	New	100%	525	2,247	0	2,247	\$ 19,659,000
11	Indian Ln (2)	1,290' N of McReynolds Rd to McReynolds Rd	0.24	1	Minor Arterial (1/3)	N/A	100%	525	126	0	126	\$ 725,000
12	Indian Ln (3)	McReynolds Rd to 3,365' S of McReynolds Rd	0.64	2	Collector	New	100%	425	544	0	544	\$ 6,484,000
13	FM 455 (1)	FM 2450 to 830' E of Marion Rd	5.47	4	Principal Arterial	580	100%	650	14,222	3,173	11,049	\$ 7,850,949
14	FM 455 (2)	830' E of Marion Rd to 2,110' S of FM 2164	2.84	4	Principal Arterial	434	100%	650	7,384	1,233	6,151	\$ 11,020,000
15	Willow St	Cowling Rd to Indian Ln	0.95	4	Minor Arterial	226	100%	525	1,995	215	1,780	\$ 18,725,000
16	McReynolds Rd	Indian Ln to 600' E of PR 6630	1.08	4	Minor Arterial	124	100%	525	2,268	134	2,134	\$ 21,576,000
17	5th St	Keaton Rd to I-35 SBFR	0.17	4	Minor Arterial	286	100%	525	357	49	308	\$ 489,000
18	Cowling to Railroad Connector	Cowling Rd to Railroad Ave	0.52	4	Minor Arterial	New	100%	525	1,092	0	1,092	\$ 8,167,000
19	Rector Rd	2,730' W of Railroad Ave to Railroad Ave	0.52	2	Collector	New	100%	425	442	0	442	\$ 8,141,000
20	N Tejas Dr	1,245' S of FM 455 to 1,490' N of Duck Creek Rd	0.25	2	Collector	New	100%	425	213	0	213	\$ 2,545,000
21	Jennifer Cir (1)	Lois Rd W to Belz Rd	1.54	2	Collector	New	100%	425	1,309	0	1,309	\$ 16,029,000
22	Jennifer Cir (2)*	Belz Rd to 1,555' S of Belz Rd	0.29	2	Collector	100	100%	425	247	29	218	\$ 2,965,000
23	Jennifer Cir (3)	1,555' S of Belz Rd to Keith Dr	0.13	2	Collector	New	100%	425	111	0	111	\$ 1,359,000
24	Keith Dr*	Jennifer Cir to FM 455	0.27	2	Collector	100	100%	425	230	27	203	\$ 2,679,000
25	Cowling Rd	5th St to 3,335' S of Cowling to Railroad Connector	1.06	4	Minor Arterial	140	100%	525	2,226	148	2,078	\$ 19,706,000
26	2nd St	Indian Ln to FM 455	0.69	2	Collector	New	100%	425	587	0	587	\$ 9,052,000
27	Marion Rd	270' N of Avion Dr to FM 455	0.60	4	Minor Arterial	196	100%	525	1,260	118	1,142	\$ 10,573,000
28	Union Hill Rd	FM 455 to McReynolds Rd	1.04	4	Minor Arterial	New	100%	525	2,184	0	2,184	\$ 16,773,000
								SUBTOTAL	45,591	5,455	40,136	\$ 250,984,949

*Existing peak hour volumes assumed based on road context and development access

Roadway Impact Fee Study Cost \$ 50,000

TOTAL COST \$ 251,034,949



APPENDIX C – EXISTING ROADWAY FACILITIES INVENTORY

City of Sanger - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

7/11/2024

ROADWAY	FROM	TO	LENGTH (ft)	LENGTH (mi)	EXISTING LANES		EXISTING SECTION	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
					NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
5th St	I-35 NBFR	FM 455	1,755	0.33	1	1	2U	107	107	100%	425	425	141	141	36	36	105	105		
5th St	FM 455	Willow St	2,610	0.49	1	1	2U	188	188	100%	425	425	210	210	93	93	117	117		
5th St	Willow St	Cowling Rd	3,335	0.63	1	1	2U	47	47	100%	425	425	268	268	30	30	238	238		
5th St	Cowling Rd	I-35 SBFR	1,835	0.35	1	1	2U	439	439	100%	425	425	148	148	153	153	-5	-5	5	5
5th St	Keaton Rd	I-35 SBFR	900	0.17	1	1	2U	143	143	100%	425	425	72	72	24	24	48	48		
Avion Dr*	Utility Rd	Marion Rd	2,970	0.56	1	1	2U	50	50	100%	425	425	239	239	28	28	211	211		
Belz Rd*	Metz Rd	Jennifer Cir	1,660	0.31	1	1	2U	100	100	100%	425	425	134	134	31	31	103	103		
Belz Rd*	Jennifer Cir	I-35 SBFR	3,160	0.60	1	1	2U	100	100	100%	425	425	254	254	60	60	194	194		
Chisam Rd	I-35 NBFR	4,375' E of I-35 NBFR	4,375	0.83	1	1	2U	8	8	100%	425	425	352	352	7	7	345	345		
Cowling Rd	5th St	Cowling to Railroad Connector	2,275	0.43	1	1	2U	70	70	100%	425	425	183	183	30	30	153	153		
Cowling Rd	Cowling to Railroad Connector	3,335' S of Cowling to Railroad Connector	3,335	0.63	1	1	2U	70	70	100%	425	425	268	268	44	44	224	224		
Duck Creek Rd	Keaton Rd (W)	Keaton Rd (E)	810	0.15	1	1	2U	214	214	100%	425	425	65	65	33	33	32	32		
Duck Creek Rd	Keaton Rd (E)	I-35 SBFR	675	0.13	1	1	2U	152	152	100%	425	425	54	54	19	19	35	35		
FM 455	FM 2450	Metz Rd	15,885	3.01	1	1	2U	227	227	100%	425	425	1,279	1,279	683	683	596	596		
FM 455	Metz Rd	N Tejas Dr	965	0.18	1	1	2U	216	216	100%	425	425	78	78	39	39	39	39		
FM 455	N Tejas Dr	Keith Dr	1,525	0.29	1	1	2U	216	216	100%	425	425	123	123	62	62	61	61		
FM 455	Keith Dr	I-35	2,400	0.45	1	1	2U	457	457	100%	425	425	193	193	208	208	-15	-15	15	15
FM 455	I-35	5th St	1,535	0.29	1	1	2U	455	455	100%	425	425	124	124	132	132	-8	-8	8	8
FM 455	5th St	2nd St	755	0.14	1	1	2U	385	385	100%	425	425	61	61	55	55	6	6		
FM 455	2nd St	Indian Ln	3,180	0.60	1	1	2U	385	385	100%	425	425	256	256	232	232	24	24		
FM 455	Indian Ln	Marion Rd	1,790	0.34	1	1	2U	391	391	100%	425	425	144	144	133	133	11	11		
FM 455	Marion Rd	830' E of Marion Rd	830	0.16	1	1	2U	231	231	100%	425	425	67	67	36	36	31	31		
FM 455	830' E of Marion Rd	FM 2164	12,905	2.44	1	1	2U	231	231	100%	425	425	1,039	1,039	565	565	474	474		
FM 455	FM 2164	2,110' S of FM 2164	2,110	0.40	1	1	2U	127	127	100%	425	425	170	170	51	51	119	119		
Indian Ln	FM 455	1,290' N of McReynolds Rd	3,375	0.64	1	1	3U	47	47	100%	525	525	336	336	30	30	306	306		
Indian Ln	1,290' N of McReynolds Rd	McReynolds Rd	1,290	0.24	1	1	2U	47	47	100%	425	425	104	104	11	11	93	93		
Jennifer Cir*	Belz Rd	1,555' S of Belz Rd	1,555	0.29	1	1	2U	50	50	100%	425	425	125	125	15	15	110	110		
Keaton Rd	FM 455	Duck Creek Rd	3,755	0.71	1	1	2U	114	114	100%	425	425	302	302	81	81	221	221		
Keaton Rd	Duck Creek Rd	5th St	2,280	0.43	1	1	2U	135	135	100%	425	425	184	184	58	58	126	126		
Keith Dr*	Jennifer Cir	FM 455	1,405	0.27	1	1	2U-G	50	50	100%	150	150	40	40	13	13	27	27		
Lois Rd W	3,645' W of I-35 SBFR	I-35 SBFR	3,645	0.69	1	1	2U	21	21	100%	425	425	293	293	14	14	279	279		
Lois Rd E	I-35 NBFR	525' E of I-35 NBFR	525	0.10	1	1	2U	144	144	100%	425	425	42	42	14	14	28	28		
Lois Rd E	775' E of I-35 NBFR	2,255' E of I-35 NBFR	1,480	0.28	1	1	2U	74	74	100%	425	425	119	119	21	21	98	98		
Marion Rd	270' N of Avion Dr	Avion Dr	270	0.05	1	1	2U	68	68	100%	425	425	22	22	3	3	19	19		
Marion Rd*	Avion Dr	FM 455	2,915	0.55	1	1	2U	100	100	100%	425	425	235	235	55	55	180	180		
McReynolds Rd	Indian Ln	PR 6630	5,115	0.97	1	1	2U	61	61	100%	425	425	412	412	59	59	353	353		
McReynolds Rd	PR 6630	600' E of PR 6630	600	0.11	1	1	2U	69	69	100%	425	425	48	48	8	8	40	40		
Metz Rd	545' N of FM 455	FM 455	545	0.10	1	1	2U	27	27	100%	425	425	44	44	3	3	41	41		
N Tejas Dr*	FM 455	1,245' S of FM 455	1,245	0.24	1	1	2U	50	50	100%	425	425	100	100	12	12	88	88		
S Keaton Rd*	5th St	1,150' S of 5th St	1,150	0.22	1	1	2U	50	50	100%	425	425	93	93	11	11	82	82		
Tejas Dr*	1,490' N of Duck Creek Rd	Duck Creek Rd	1,490	0.28	1	1	2U	50	50	100%	425	425	120	120	14	14	106	106		
Utility Rd*	I-35 NBFR	1,920' E of I-35 NBFR	1,920	0.36	1	1	2U	50	50	100%	425	425	155	155	18	18	137	137		
Willow St	Cowling Rd	Indian Ln	5,015	0.95	1	1	2U	113	113	100%	425	425	404	404	107	107	297	297		
SUBTOTAL			113,150	21.43																
TOTAL													9,100	9,100	3,331	3,331	5,769	5,769	28	28
													18,200		6,662		11,538		56	

*Existing peak hour volumes assumed based on road context and development access

EXHIBIT B

Roadway Impact Fee Collection Rate

Residential Fee Per Service Unit	\$922 00
Nonresidential Fee Per Service Unit	\$806 75

EXHIBIT B

Roadway Impact Fee Collection Rate

Residential Fee Per Service Unit	\$461.00
Nonresidential Fee Per Service Unit	\$403.38



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on Resolution No. 2026-10 accepting a petition to create the Triple T Ranch Public Improvement District within the extraterritorial jurisdiction of the City of Sanger, Texas, calling a public hearing; and authorizing the issuance of notice regarding the public hearing.

SUMMARY:

- This property is currently identified as Triple T Ranch.
- The property requesting a Public Improvement District is currently owned by Triple "T" Farms, LTD.
- The property is contiguous to the City of Sanger.
- The property will be utilized as a single-family development.
- The property is located within the extraterritorial jurisdiction of the City of Sanger.
- Pursuant to Chapter 372 of the Texas Local Government Code, a public hearing is required on the advisability of the proposed improvements, the estimated costs, the boundaries of the proposed district, the proposed method of assessment, and the apportionment of costs between the district and the City.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends the City Council adopt Resolution No. 2026-10 accepting the Petition for creation of the Triple T Ranch Public Improvement District and Calling Public Hearing, and authorizing city staff to publish and mail notice of the public hearing in accordance with Section 372.009 of the Texas Local Government Code.

ATTACHMENTS:

Resolution No. 2026-10 - Resolution Accepting PID Creation Petition and Calling Public Hearing, with Petition, Legal Description, Map, and Notice of Public Hearing

**CITY OF SANGER, TEXAS
RESOLUTION NO. 2026-10**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, ACCEPTING A PETITION TO CREATE THE TRIPLE T RANCH PUBLIC IMPROVEMENT DISTRICT; CALLING FOR A PUBLIC HEARING UNDER SECTION 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE TRIPLE T RANCH PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SANGER, TEXAS; TO CONSIDER THE FEASIBILITY AND ADVISABILITY OF ESTABLISHING THE DISTRICT; AUTHORIZING AND DIRECTING THE PUBLICATION AND MAILING OF NOTICES OF THE PUBLIC HEARING; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 372 of the Texas Local Government Code (the "**Act**") authorizes the creation of public improvement districts; and

WHEREAS, on July 29, 2026, an owner of real property delivered to the City of Sanger, Texas (the "**City**") a petition for the property described in Exhibit A thereto (the "**Petition**", which is attached as **Exhibit A** and incorporated herein for all purposes) meeting the requirements of the Act and indicating: (i) the owner of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owner of more than fifty percent (50%) of the area of all taxable real property liable for assessment has executed the Petition requesting that the City Council create the Triple T Ranch Public Improvement District (the "**District**"); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment under the proposal; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2. City staff reviewed the Petition and determined that same complied with the requirements of the Act and the City Council accepts the Petition. The Petition is filed with the office of the City Secretary and is available for public inspection.

Section 3. The City Council calls a public hearing to be scheduled at or after 7:00 p.m. on September 21, 2026, to be held at the regular meeting place of the City Council in the Sanger Historical Church located at 403 North 7th Street, Sanger, Texas, 76266, on the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs between the District and the City. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

Section 4. The City Council hereby authorizes and directs the City Secretary to do the following on or before September 5, 2026, in accordance with the Act: (1) publish notice of the public hearing in a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the proposed District is to be located or in which the improvements are to be undertaken; and (2) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the tax rolls.

Section 5. If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Section 6. This Resolution shall be in full force and effect from and after the date of its passage, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SANGER
THIS THE 8TH DAY OF SEPTEMBER, 2026.**

CITY OF SANGER, TEXAS

GARY BILYEU, MAYOR

ATTEST:

KELLY EDWARDS, CITY SECRETARY

EXHIBIT A

PETITION FOR CREATION

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF SANGER, TEXAS

This petition (the "Petition") is submitted and filed with the City Secretary of the City of Sanger, Texas (the "City"), by Triple "T" Farms, Ltd., a Texas limited partnership (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the City create a public improvement district (the "District") to include property owned by the Owner and located within the extraterritorial jurisdiction of the City (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of the Act that are necessary for the development of the Property, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, geothermal water conveyance, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (7) payment of expenses incurred in the establishment, administration and operation of the District; and (8) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Improvements. The Owner estimates that the total cost of the Authorized Improvements is \$75,500,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full or in part (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including principal and interest). If paid in annual installments, such installments must be paid in amounts necessary to meet annual costs for the Authorized

Improvements and must continue for a period necessary to retire any indebtedness incurred to pay the costs of the Authorized Improvements.

Section 5. Proposed Apportionment of Cost between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The persons signing this Petition request the establishment of the District.

Section 8. Advisory Body. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City in support of the creation of the District by the City Council as herein provided. The undersigned requests that the City Council grant its consent as above stated.

EXECUTED, on this the 29th day of July, 2026.

OWNER:

TRIPLE "T" FARMS, LTD.,
a Texas limited partnership

By: 

Name: Gary Hazlewood

Title: President

EXHIBIT A
Metes and Bounds Description of the Property

387.515 ACRES
 IN THE R. BEBEE SURVEY, A-29, AND
 THE J. MORTON SURVEY, A-792,
 DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE R. BEBEE SURVEY, ABSTRACT NUMBER 29 AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 23.298 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2007-57890 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, BEING ALL OF A CALLED 138.124 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRIPLE "T" FARMS, LTD. AS RECORDED IN DOCUMENT NUMBER 2021-146798 OF SAID REAL PROPERTY RECORDS, BEING ALL OF A CALLED 31.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WON-YOUNG KIM AND YOUN SOO LEE AS RECORDED IN DOCUMENT NUMBER 2021-158059 OF SAID REAL PROPERTY RECORDS, AND BEING A PART OF A CALLED 249-343/1000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HWY 377 PARTNERS, LTD. AS RECORDED IN DOCUMENT NUMBER 2005-128287 OF SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1190, AT THE SOUTHWEST CORNER OF SAID 23.298 ACRE TRACT AND AT THE SOUTHEAST CORNER OF A CALLED 23.191 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HOMEQWEST HOMEBUYERS, INC. AS RECORDED IN DOCUMENT NUMBER 2006-145419 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 01 DEGREES 04 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID 23.298 ACRE TRACT AND EAST LINE OF SAID 23.191 ACRE TRACT, A DISTANCE OF 1511.99 FEET TO AN IRON PIPE FOUND FOR CORNER IN THE SOUTH LINE OF SAID 138.124 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 23.298 ACRE TRACT COMMON TO THE NORTHEAST CORNER OF SAID 23.191 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 138.124 ACRE TRACT, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. NORTH 78 DEGREES 19 MINUTES 14 SECONDS WEST A DISTANCE OF 294.33 FEET TO AN IRON PIPE FOUND FOR CORNER;
2. SOUTH 67 DEGREES 28 MINUTES 45 SECONDS WEST A DISTANCE OF 122.01 FEET TO AN IRON PIPE FOUND FOR CORNER;
3. SOUTH 04 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 321.40 FEET TO AN IRON PIPE FOUND FOR CORNER;
4. SOUTH 37 DEGREES 54 MINUTES 04 SECONDS WEST A DISTANCE OF 196.69 FEET TO AN IRON PIPE FOUND FOR CORNER;
5. SOUTH 06 DEGREES 57 MINUTES 22 SECONDS WEST A DISTANCE OF 414.62 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

EXHIBIT A
Metes and Bounds Description of the Property

6. NORTH 86 DEGREES 09 MINUTES 21 SECONDS WEST A DISTANCE OF 129.04 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 23.191 ACRE TRACT;
7. NORTH 85 DEGREES 21 MINUTES 32 SECONDS WEST A DISTANCE OF 488.53 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
8. NORTH 85 DEGREES 26 MINUTES 04 SECONDS WEST A DISTANCE OF 105.80 FEET TO A 3/8-INCH IRON ROD FOUND FOR CORNER;
9. NORTH 85 DEGREES 48 MINUTES 50 SECONDS WEST A DISTANCE OF 346.50 FEET TO A 3-INCH IRON PIPE FOUND FOR CORNER;
10. NORTH 85 DEGREES 25 MINUTES 06 SECONDS WEST A DISTANCE OF 690.24 FEET TO A MAG NAIL FOUND FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS UNION HILL ROAD AND AT THE SOUTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE NORTH 00 DEGREES 49 MINUTES 40 SECONDS EAST, WITH THE WEST LINE OF SAID 138.124 ACRE TRACT AND ALONG OF SAID UNION HILL ROAD, A DISTANCE OF 2239.33 FEET TO A MAG NAIL FOUND FOR CORNER, AT THE NORTHWEST CORNER OF SAID 138.124 ACRE TRACT;

THENCE SOUTH 88 DEGREES 11 MINUTES 34 SECONDS EAST, WITH THE NORTH LINE OF SAID 138.124 ACRE TRACT, A DISTANCE OF 1563.65 FEET TO AN IRON ROD FOUND FOR CORNER, AT THE SOUTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE WEST LINE OF SAID 249-343/1000 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 30 MINUTES 14 SECONDS EAST A DISTANCE OF 1260.80 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
2. NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST A DISTANCE OF 702.64 FEET TO A PK NAIL SET FOR CORNER IN OR NEAR THE CENTER OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS LAKE RAY ROBERTS DRIVE, AT THE NORTHWEST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

1. SOUTH 88 DEGREES 38 MINUTES 50 SECONDS EAST, ALONG SAID LAKE RAY ROBERTS DRIVE, A DISTANCE OF 491.39 FEET TO A CAPPED IRON ROD SET (LABELED 4857, TYPICAL) FOR CORNER;
2. NORTH 31 DEGREES 23 MINUTES 59 SECONDS EAST, PASSING EN ROUTE AT A DISTANCE OF 34.38 FEET A 5/8-INCH IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 463.72 FEET TO A 100-D NAIL FOUND FOR CORNER;
3. NORTH 04 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 219.51 FEET TO A 100-D NAIL FOUND FOR CORNER;

EXHIBIT A
Metes and Bounds Description of the Property

4. NORTH 41 DEGREES 44 MINUTES 26 SECONDS EAST A DISTANCE OF 781.37 FEET TO A 100-D NAIL FOUND FOR CORNER;
5. NORTH 21 DEGREES 18 MINUTES 10 SECONDS EAST A DISTANCE OF 426.20 FEET TO A 100-D NAIL FOUND FOR CORNER;
6. NORTH 77 DEGREES 20 MINUTES 09 SECONDS EAST A DISTANCE OF 512.68 FEET TO A 100-D NAIL FOUND FOR CORNER;
7. NORTH 40 DEGREES 31 MINUTES 58 SECONDS EAST A DISTANCE OF 1044.05 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 49 MINUTES 43 SECONDS EAST A DISTANCE OF 304.44 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE EAST LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

1. SOUTH 10 DEGREES 50 MINUTES 17 SECONDS EAST A DISTANCE OF 739.41 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
2. SOUTH 35 DEGREES 04 MINUTES 19 SECONDS WEST A DISTANCE OF 823.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
3. SOUTH 77 DEGREES 42 MINUTES 42 SECONDS EAST A DISTANCE OF 471.53 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
4. SOUTH 31 DEGREES 26 MINUTES 47 SECONDS EAST A DISTANCE OF 332.31 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
5. SOUTH 41 DEGREES 11 MINUTES 29 SECONDS WEST A DISTANCE OF 689.91 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
6. SOUTH 77 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 825.07 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
7. SOUTH 00 DEGREES 59 MINUTES 56 SECONDS WEST A DISTANCE OF 316.43 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
8. SOUTH 88 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 240.70 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER, AT THE NORTHWEST CORNER OF USA TRACT NO. 521-2 AS RECORDED IN VOLUME 6, PAGE 139 OF SAID REAL PROPERTY RECORDS;
9. SOUTH 46 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 468.03 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
10. SOUTH 17 DEGREES 53 MINUTES 16 SECONDS EAST A DISTANCE OF 468.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;
11. SOUTH 24 DEGREES 34 MINUTES 33 SECONDS WEST A DISTANCE OF 334.70 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHWEST CORNER OF SAID USA TRACT NO. 521-2;
12. SOUTH 77 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 452.29 FEET TO A WOOD FENCE CORNER POST FOR CORNER;
13. SOUTH 29 DEGREES 46 MINUTES 36 SECONDS WEST A DISTANCE OF 291.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

EXHIBIT A
Metes and Bounds Description of the Property

14. SOUTH 01 DEGREES 26 MINUTES 06 SECONDS WEST A DISTANCE OF 66.91 FEET TO A CAPPED IRON ROD FOUND FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 249-343/1000 ACRE TRACT;

THENCE WITH THE SOUTH LINE OF SAID 249-343/1000 ACRE TRACT AND ALONG OR NEAR A FENCE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 88 DEGREES 27 MINUTES 42 SECONDS WEST A DISTANCE OF 37.27 FEET TO A CAPPED IRON ROD SET FOR CORNER;
2. NORTH 87 DEGREES 54 MINUTES 41 SECONDS WEST A DISTANCE OF 399.58 FEET TO A CAPPED IRON ROD SET FOR CORNER;
3. NORTH 87 DEGREES 23 MINUTES 23 SECONDS WEST A DISTANCE OF 60.20 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE NORTHEAST CORNER OF SAID 31.20 ACRE TRACT;

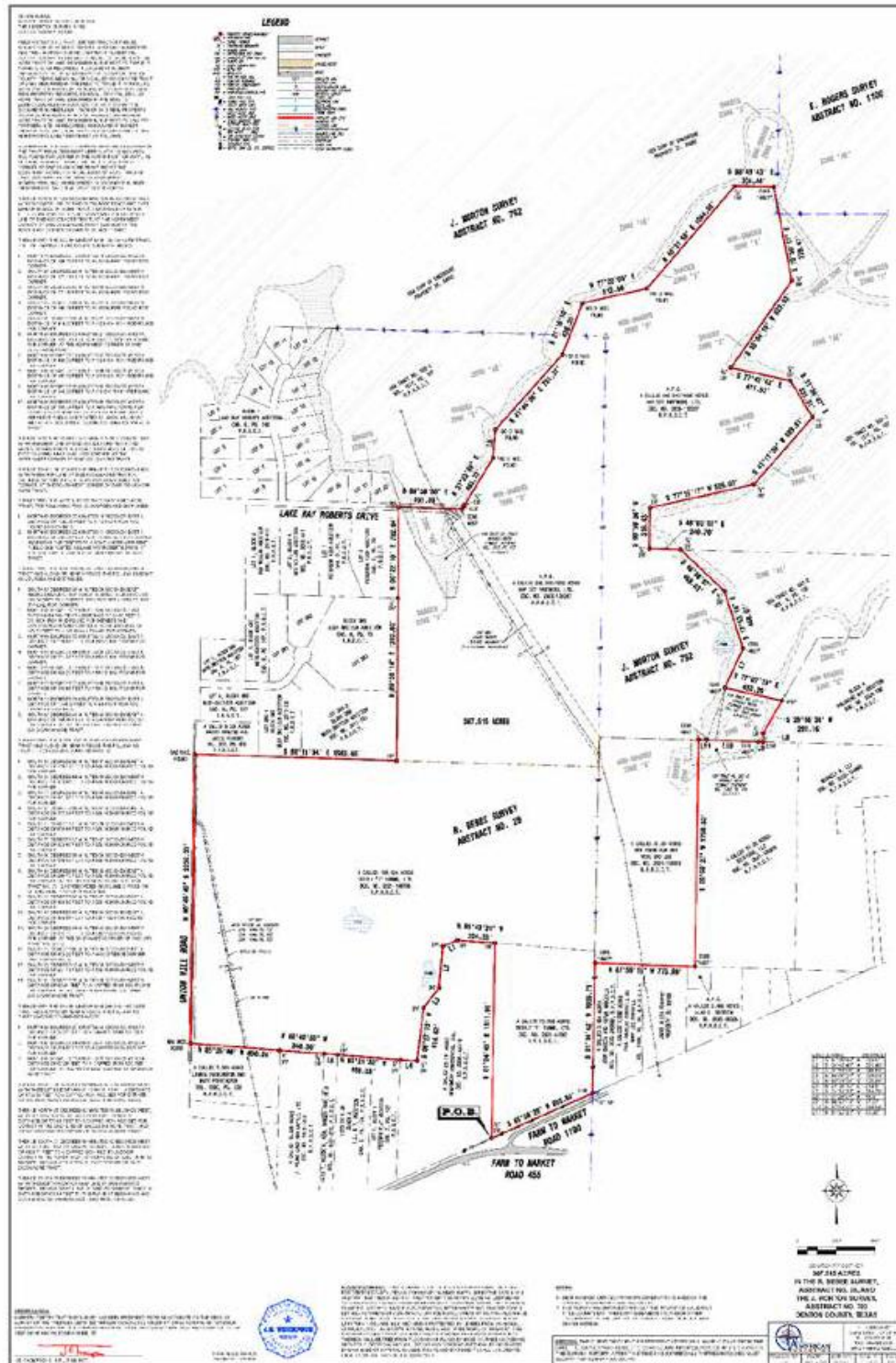
THENCE SOUTH 00 DEGREES 59 MINUTES 27 SECONDS WEST, WITH THE EAST LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 1759.53 FEET TO A CAPPED IRON ROD SET FOR CORNER, AT THE SOUTHEAST CORNER OF SAID 31.20 ACRE TRACT;

THENCE NORTH 87 DEGREES 59 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF SAID 31.20 ACRE TRACT, A DISTANCE OF 773.89 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID 23.298 ACRE TRACT AND AT THE SOUTHWEST CORNER OF SAID 31.20 ACRE TRACT;

THENCE SOUTH 01 DEGREES 14 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 1009.71 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND AT THE SOUTHEAST CORNER OF SAID 23.298 ACRE TRACT;

THENCE SOUTH 65 DEGREES 58 MINUTES 26 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET 1190 AND SOUTH LINE OF SAID 23.298 ACRE TRACT, A DISTANCE OF 855.84 FEET TO THE PLACE OF BEGINNING AND CONTAINING 387.515 ACRES OF LAND, MORE OR LESS.

EXHIBIT B **Depiction of the Property**



Triple T Ranch PID Creation Petition

Exhibit B

2192.013\1092785.3

Resolution Accepting PID Petition and Calling Public Hearing

Exhibit A Page 7

2192.013\1092786.3

**CITY OF SANGER, TEXAS
NOTICE OF PUBLIC HEARING REGARDING
THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council of the City of Sanger, Texas ("City"), will hold a public hearing to accept public comments and discuss the petition (the "Petition"), filed by Triple "T" Farms, Ltd., a Texas limited partnership (the "Petitioner"), requesting that the City create the Triple T Ranch Public Improvement District (the "District") to include property owned by the Petitioner (the "Property").

Time and Place of the Hearing. The public hearing will start at or after 7:00 p.m. on September 21, 2026 at the regular meeting place of the City Council of the City in the Sanger Historical Church located at 403 North 7th Street, Sanger, Texas, 76266.

General Nature of the Proposed Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code, as amended (the "Act"), that are necessary for the development of the Property assessed, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, geothermal water conveyance, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (5) above authorized by the Act, including similar off-site projects that provide a benefit to the Property assessed; (7) payment of expenses incurred in the establishment, administration and operation of the District; and (8) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit on the Property assessed.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, including eligible costs related to the establishment, administration and operation of the District and expenses associated with financing Authorized Improvements is \$75,500,000.

Proposed District Boundaries. The District is proposed to include approximately 387.515 acres of land generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190 and south of Lake Ray Roberts Drive; and as more particularly described by a metes and bounds description available at Sanger City Hall located at 502 Elm Street, Sanger, Texas 76266 and available for public inspection during regular business hours.

Proposed Method of Assessment. City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs of the Authorized Improvements on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest), and certain assessments may be paid in annual installments (including interest and debt). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments and must continue for a period necessary to retire the indebtedness issued to finance or refinance those Authorized Improvements (including interest).

Proposed Apportionment of Cost between the District and City. City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the Authorized Improvements from other funds available to it as developer of the District.



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action to accept the written request for annexation from Triple T Farms, LLC for approximately 387 acres of land in the R. BEBEE SURVEY, A-29 and the J. MORTON SURVEY, A-792, generally located east of Union Hill Road, west of Jones Road, north of Farm to Market Road 1190, and south of Lake Ray Roberts Drive, and call a City Council annexation public hearing to be held on October 5, 2026.

SUMMARY:

- This property is currently identified as Triple T.
- The property requesting annexation is currently owned by the Triple T Farm, LLC.
- Cities are allowed to annex properties that are contiguous to their boundaries.
- The property will be developed as a residential development.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map
Survey





CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 09-25-26, Approving the Property Tax Roll.

SUMMARY:

- The Texas Property Tax Code, Section 26.09 (e) requires that the City Council approve the tax roll as submitted by the Assessor.
- The Denton County Appraisal District provided the Certified Estimates on July 22, 2026.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 09-25-26.

ATTACHMENTS:

- Ordinance 09-25-26
- 2026 Certified Totals for Sanger

CITY OF SANGER, TEXAS

ORDINANCE No. 09-25-26

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, APPROVING THE 2026 TAX ROLL FOR THE CITY OF SANGER, TEXAS; 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 Denton Central Appraisal District certifies the tax roll for each entity in Denton County on an annual basis; and

WHEREAS, the Denton Central Appraisal District has provided a Certified Tax Roll for the Tax year 2026 to be used in the development of the Fiscal Year 2026-2027 Budget for the purpose of providing municipal services to the citizens of Sanger; and

WHEREAS, the City Council of the City of Sanger desires to formally adopt the Certified Tax Roll pursuant to Section 26.09(e) of the Texas Property Tax Code; and

WHEREAS, the City Council finds that 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. The City Council hereby accepts and approves the tax roll presented by Denton Central Appraisal District.

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. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas on this 8th day of September 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

APPRAISAL TOTALS

7-22-2026

Run ID: 2325

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (4,670)	(Count) (54)	(Count) (4,724)
Land HS Value	250,580,154	3,209,469	253,789,623
Land NHS Value	263,428,323	1,920,418	265,348,741
Land Ag Market Value	159,437,635	0	159,437,635
Land Timber Market Value	0	0	0
Total Land Value	673,446,112	5,129,887	678,575,999
Improvement HS Value	685,340,725	8,593,983	693,934,708
Improvement NHS Value	465,181,613	12,441	465,194,054
Total Improvement	1,150,522,338	8,606,424	1,159,128,762
Market Value	1,823,968,450	13,736,311	1,837,704,761
BUSINESS PERSONAL PROPERTY	(392)	(0)	(392)
Market Value	176,234,431	0	176,234,431
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (5,062)	(Total Count) (54)	(Total Count) (5,116)
TOTAL MARKET	2,000,202,881	13,736,311	2,013,939,192
Ag Productivity	317,433	0	317,433
Ag Loss (-)	159,120,202	0	159,120,202
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,841,082,679	13,736,311	1,854,818,990
	99.3%	0.7%	100.0%
HS CAP Limitation Value (-)	8,279,714	79,449	8,359,163
CB CAP Limitation Value (-)	18,725,274	1,920,287	20,645,561
NET APPRAISED VALUE	1,814,077,691	11,736,575	1,825,814,266
Total Exemption Amount	332,905,792	170,000	333,075,792
NET TAXABLE	1,481,171,899	11,566,575	1,492,738,474
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,481,171,899	11,566,575	1,492,738,474
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,481,171,899	11,566,575	1,492,738,474

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$10,296,118.84 = 1,492,738,474 * (0.689747 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	17,286,439	618	150,000	5	17,436,439	623
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	660,000	25	0	0	660,000	25
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	423,282	22	20,000	1	443,282	23
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	18,418,887	55	0	0	18,418,887	55
DVHS-Prorated	1,207,468	5	0	0	1,207,468	5
DVHSS	1,117,650	4	0	0	1,117,650	4
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	39,113,726	729	170,000	6	39,283,726	735
Disabled Veterans Exemptions						
DV1	66,000	9	0	0	66,000	9
DV2	69,000	10	0	0	69,000	10
DV3	166,000	17	0	0	166,000	17
DV3S	10,000	1	0	0	10,000	1
DV4	600,000	85	0	0	600,000	85
DV4S	36,000	4	0	0	36,000	4
Subtotal for Disabled Veterans Exemptions	947,000	126	0	0	947,000	126
Special Exemptions						
FR	11,991,895	3	0	0	11,991,895	3
Subtotal for Special Exemptions	11,991,895	3	0	0	11,991,895	3
Absolute Exemptions						
Exempt UD	8,240	1	0	0	8,240	1
EX-XG	229,097	1	0	0	229,097	1
EX-XG-PRORATED	0	0	0	0	0	0
EX-XL	9,405,677	6	0	0	9,405,677	6
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	3,609,568	13	0	0	3,609,568	13
EX-XN-PRORATED	0	0	0	0	0	0
EX-XV	252,981,639	282	0	0	252,981,639	282
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	70,374	1	0	0	70,374	1
Subtotal for Absolute Exemptions	266,304,595	304	0	0	266,304,595	304

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Other Exemptions						
Animal Feed Held For Sale	54,281	1	0	0	54,281	1
BPPEX	9,235,409	231	0	0	9,235,409	231
BPPEX-AL	1,046,529	23	0	0	1,046,529	23
BPPEX-TU	2,203,347	114	0	0	2,203,347	114
BPPEX-UD	2,009,010	23	0	0	2,009,010	23
Subtotal for Other Exemptions	14,548,576	392	0	0	14,548,576	392
Total:	332,905,792	1,554	170,000	6	333,075,792	1,560

New Value

Total New Market Value: \$177,914,343

Total New Taxable Value: \$70,609,686

JETI	Chapter 313	TIF/TIRZ
New Market Value: \$0	New Market Value: \$0	New Market Value: \$0
New Taxable Value: \$0	New Taxable Value: \$0	New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XN	11.252 Motor vehicles leased for personal use	13	0
EX-XV	Other Exemptions (including public property, reli...	7	260,205
Absolute Exemption Value Loss:		20	260,205

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AFHS	Animal Feed Held For Sale	1	54,281
BPPEX	BPPEX	197	9,078,964
BPPEX-AL	BPPEX- Split EX Between Related Business Entities	21	921,529
BPPEX-TU	BPPEX- Split EX For Leasing or Multi-location	67	2,083,159
DV1	Disabled Veterans 10% - 29%	2	10,000
DV2	Disabled Veterans 30% - 49%	2	7,500
DV3	Disabled Veterans 50% - 69%	3	32,000
DV4	Disabled Veterans 70% - 100%	10	96,000
DVHS	Disabled Veteran Homestead	4	1,401,175
OV65	Over 65	12	330,000
OV65S	OV65 Surviving Spouse	1	30,000
Partial Exemption Value Loss:		320	14,044,608
Total NEW Exemption Value			14,304,813

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			14,304,813

New Special Use (Ag/Timber)

	Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

	Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	2,062	296,114	9,518	298,000	0	282,786	291,689
A & E	2,074	296,034	9,463	298,000	0	282,633	291,689

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
54	13,736,311	10,812,571	10,121,201

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,263		6,238,742	897,173,767	849,000,384
B	Multifamily Residential	75		23,666,238	84,325,567	82,780,348
C1	Vacant Lots and Tracts	283		0	44,644,273	42,685,268
D1	Qualified Open-Space Land	103	3,645.43	0	159,437,635	317,163
D2	Farm or Ranch Improvements on Qualified	18		0	1,213,766	1,111,112
E	Rural Land,Not Qualified for Open-Space Land	58		0	43,518,194	42,268,519
F1	Commercial Real Property	180		33,616,945	304,841,121	291,276,666
F2	Industrial Real Property	1		0	700,000	700,000
J1	Water Systems	1		0	74,100	0
J2	Gas Distribution Systems	1		0	7,275,200	7,150,200
J3	Electric Companies (including Co-ops)	3		0	3,180,255	2,930,251
J4	Telephone Companies (including Co-ops)	13		0	2,588,156	1,601,776
J5	Railroads	3		0	1,199,290	949,290
J7	Cable Companies	4		0	2,856,940	2,666,410
L1	Commercial Personal Property	338		115,118	146,809,190	123,052,687
L2	Industrial and Manufacturing Personal Property	5		0	1,543,983	1,052,673
M1	Mobile Homes	213		206,505	5,545,130	5,203,156
O	Residential Inventory	270		7,073,546	20,162,637	19,963,188
S	Special Inventory	8		0	7,011,809	6,462,808
XG	Primarily Performing Charitable Functions (§11.	1		0	229,097	0
XL	Organizations Providing Economic	6		531,871	9,405,677	0
XN	Motor Vehicles Leased for Personal Use (§11.	13		0	3,609,568	0
XV	Other Totally Exempt Properties (including	282		106,224,225	252,857,526	0
Totals:			3,645.43	177,673,190	2,000,202,881	1,481,171,899

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	40		69,696	11,139,844	10,344,935
B	Multifamily Residential	1		0	433,146	433,146
C1	Vacant Lots and Tracts	9		0	609,928	409,382
E	Rural Land,Not Qualified for Open-Space Land	1		0	439,290	46,599
F1	Commercial Real Property	1		0	882,526	108,000
M1	Mobile Homes	2		0	1,200	28
O	Residential Inventory	1		171,457	230,377	224,485
Totals:			0	241,153	13,736,311	11,566,575

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,303		6,308,438	908,313,611	859,345,319
B	Multifamily Residential	76		23,666,238	84,758,713	83,213,494
C1	Vacant Lots and Tracts	292		0	45,254,201	43,094,650
D1	Qualified Open-Space Land	103	3,645.43	0	159,437,635	317,163
D2	Farm or Ranch Improvements on Qualified	18		0	1,213,766	1,111,112
E	Rural Land,Not Qualified for Open-Space Land	59		0	43,957,484	42,315,118
F1	Commercial Real Property	181		33,616,945	305,723,647	291,384,666
F2	Industrial Real Property	1		0	700,000	700,000
J1	Water Systems	1		0	74,100	0
J2	Gas Distribution Systems	1		0	7,275,200	7,150,200
J3	Electric Companies (including Co-ops)	3		0	3,180,255	2,930,251
J4	Telephone Companies (including Co-ops)	13		0	2,588,156	1,601,776
J5	Railroads	3		0	1,199,290	949,290
J7	Cable Companies	4		0	2,856,940	2,666,410
L1	Commercial Personal Property	338		115,118	146,809,190	123,052,687
L2	Industrial and Manufacturing Personal Property	5		0	1,543,983	1,052,673
M1	Mobile Homes	215		206,505	5,546,330	5,203,184
O	Residential Inventory	271		7,245,003	20,393,014	20,187,673
S	Special Inventory	8		0	7,011,809	6,462,808
XG	Primarily Performing Charitable Functions (§11.	1		0	229,097	0
XL	Organizations Providing Economic	6		531,871	9,405,677	0
XN	Motor Vehicles Leased for Personal Use (§11.	13		0	3,609,568	0
XV	Other Totally Exempt Properties (including	282		106,224,225	252,857,526	0
Totals:			3,645.43	177,914,343	2,013,939,192	1,492,738,474

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	430420	WAL-MART PROPERTY TAX	\$88,079,993	\$78,244,242
2	452333	WAL-MART STORES EAST, LP	\$56,985,061	\$56,985,061
3	1793901	CROSSMAR TEXAS INDUSTRIAL 1 LLC &	\$28,964,342	\$28,964,342
4	1886331	GS SANGER OWNER LP	\$29,100,000	\$28,015,426
5	1885065	SANGER RETAIL LTD	\$27,892,457	\$27,892,457
6	1743988	MPG TEXAS 2 LLC & HATCHEDEGG LLC	\$25,100,000	\$25,100,000
7	974844	RAMAR LAND CORPORATION	\$22,000,000	\$22,000,000
8	741821	MACCAMP LTD	\$20,090,000	\$20,090,000
9	1927891	CROSSMAR TEXAS INDUSTRIAL II LLC	\$15,815,680	\$15,815,680
10	1826315	R & L TRANSFER INC	\$11,893,241	\$11,768,241
11	1836169	PNK T1 LLC	\$8,514,360	\$8,514,360
12	1935372	ELADA DEVELOPMENT LLC	\$13,610,525	\$8,392,805
13	1791963	STONEWOOD RANCH LLC	\$16,467,480	\$7,654,710
14	777575	Atmos Energy Mid-Tex Distribution	\$7,275,200	\$7,150,200
15	1788545	MYA HOTELS LLC & DMG INVESTMENTS	\$6,790,767	\$6,790,767
16	1025322	M&G SANGER REAL ESTATE LLC	\$6,566,874	\$6,566,874
17	1923760	RANDALL'S FOOD & DRUGS LP	\$6,397,575	\$6,272,575
18	1932510	HSM SANGER LP	\$5,881,354	\$5,881,354
19	260098	SPRINGER FAMILY RENTALS LLC	\$5,945,851	\$5,822,183
20	832881	WAL-MART PROPERTY TAX	\$6,858,164	\$5,545,127
Total			\$410,228,924	\$383,466,404



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 09-26-26, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2026, and ending September 30, 2027, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

SUMMARY:

- This Ordinance adopts the 2026-2027 Official Budget of the City.
- Budget workshops open to the public were held during City Council meetings on July 6, 2026, and July 20, 2026.
- The 2026-2027 proposed budget was filed with the City Secretary and made available on the City's website for public inspection.
- In accordance with both the City Charter and the Texas Local Government Code Sec. 102.006, the City published the required public notice in The Denton Record-Chronicle and posted the notice on the City's website.
- Public hearings on the proposed budget were held on August 10 and August 17, 2026.
- This Ordinance also approves the City's Investment Policy for the coming year. No changes have been made to the Investment Policy.

FISCAL INFORMATION:

- Adopting the 2026-2027 budget will provide funding for City operations for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 09-26-26.
- **A RECORD VOTE OF THE CITY COUNCIL IS REQUIRED FOR THIS ITEM.**

ATTACHMENTS:

- Ordinance 09-26-26
- 2026-2027 Proposed Budget

CITY OF SANGER, TEAS
ORDINANCE No. 09-26-26

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, ADOPTING THE BUDGET PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, PROVIDING FOR THE INTRA- AND INTER-DEPARTMENT AND FUND TRANSFERS, PROVIDING FOR UNEXPECTED REVENUES SUCH AS GRANTS, DONATIONS, AND INSURANCE PROCEEDS, PROVIDING FOR AN EFFECTIVE DATE, AND PROVIDING FOR APPROVAL OF THE INVESTMENT POLICY.

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

WHEREAS, pursuant to the laws of the State of Texas and the City Charter, the budget covering proposed expenditures for the fiscal year beginning October 1, 2026, and ending September 30, 2027, was filed with the City Secretary; and

WHEREAS, budget workshops were conducted by the City Council on the proposed budget at which time the proposed budget was fully considered; and

WHEREAS, in accordance with the provisions of the City Charter and the Local Government Code, the City Council of the City of Sanger, Texas published notices of public hearings on the budget and conducted public hearings in accordance with City Charter and state statutes; and

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act," requires the City to review its investment policy and investment strategies not less than annually; and

WHEREAS, the Public Funds Investment Act requires the governing body to adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument shall record any changes made to either the investment policy or investment strategies; and

WHEREAS, the attached City of Sanger Investment Policy is in compliance with the Public Funds Investment Act and requires no changes to either the investment policy or investment strategies; and

WHEREAS, The City has implemented Governmental Accounting Standards Board Statement 54, Fund Balance Reporting and Governmental Fund Type Definitions (GASB 54) and Fund balance categories under GASB 54 are Nonspendable and Spendable and classifications under the Spendable category are Restricted, Committed, Assigned, and Unassigned and these classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance; and

WHEREAS, the City Council finds that 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 the City Council adopts the budget for the City of Sanger, Texas, a copy of which is on file in the office of the City Secretary and which hereinafter referred to as the "Budget" for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

SECTION 2. That the budget presented by the City Council and reviewed during the public hearing is hereby approved and adopted for the Fiscal Year 2026-2027.

General Fund	\$ 19,317,640
Debt Service Fund	\$ 1,602,120
Enterprise Fund	\$ 18,580,112
Internal Service Fund	\$ 4,081,210
44 Fund	\$ 616,700
4B Fund	\$ 355,450
Capital Projects Fund	\$ 6,594,986
Enterprise Capital Projects Fund	\$ 2,350,000
Special Revenue Funds	\$ 487,600

SECTION 3. That the City Manager be authorized to make intra and inter-department fund transfers during the fiscal year as becomes necessary in order to avoid over expenditure of any department's total budget.

SECTION 4. That the City Manager be authorized to increase the budget for items received during the year that have a corresponding revenue and expenditure such as Grants, Donations, and Insurance Proceeds received for property damage.

SECTION 5. That the City Manager be authorized to sign contracts up to \$99,999.99 for services and projects authorized in the budget.

SECTION 6. That the City of Sanger has complied with the requirements of the Public Funds Investment Act and the City Council has reviewed the investment policy and investment strategies and there are no changes to either the investment policy or investment strategies.

SECTION 7. In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly unassigned fund balance. When it is appropriate for fund balance to be assigned, the City Council hereby delegates the authority to the City Manager. The following fund balances are committed: Equipment Replacement Funds, Library Building Expansion Funds, Beautification Board Funds, all Donated Funds, and Capital Projects Funds.

SECTION 8. 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 9. 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.

SECTION 10. The City Council of the City of Sanger, Texas met in a public meeting on September 8, 2026, and adopted this ordinance with a majority vote as follows:

Council Member Marissa Barrett	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Mark Bulger	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Josh Burrus	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Margie Tisdale	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Victor Gann	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____

PASSED AND APPROVED by the City Council of the City of Sanger, Texas on this 8th day of September 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

FISCAL YEAR
2026-2027

PROPOSED
BUDGET



This budget will raise more revenue from property taxes than last year's budget by an amount of \$531,967, which is a 5.45 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$487,028.

Tax Rate	2026-2027	2025-2026
Property Tax Rate	\$ 0.689747 / \$100	\$ 0.689747 / \$100
No New Revenue Tax Rate	\$ 0.686583 / \$100	\$ 0.669556 / \$100
No New Revenue Maintenance & Operations Tax Rate	\$ 0.576619 / \$100	\$ 0.555313 / \$100
Voter Approval Tax Rate	\$ 0.704539 / \$100	\$ 0.691010 / \$100
Debt Rate	\$ 0.106528 / \$100	\$ 0.116262 / \$100
De Minimis Rate	\$ 0.716674 / \$100	\$ 0.706515 / \$100

	Current Year Debt	Total Outstanding Debt
Outstanding municipal debt obligations (principal & interest)	\$ 1,600,369	\$ 22,413,585

The information below is in accordance with Section 140.0045 of the Local Government Code as amended by HB 1495 of the 86th Texas Legislature:

Fiscal Year	Legislative Lobbying	Legal Public Notices
2024-2025 Actual	\$0	\$6,269
2025-2026 Estimated	\$0	\$4,154
2026-2027 Budget	\$0	\$7,000

CITY OF SANGER, TEXAS

ANNUAL BUDGET

OCTOBER 1, 2026 – SEPTEMBER 30, 2027

SUBMITTED TO
THE MAYOR AND CITY COUNCIL
AUGUST 17, 2026

GARY BILYEU

Mayor

MARISSA NEWTON

Council Member, Place 1

MARK BULGER

Council Member, Place 2

JOSH BURRUS

Council Member, Place 3

MARGIE TISDALE

Council Member, Place 4

VICTOR GANN

Council Member, Place 5

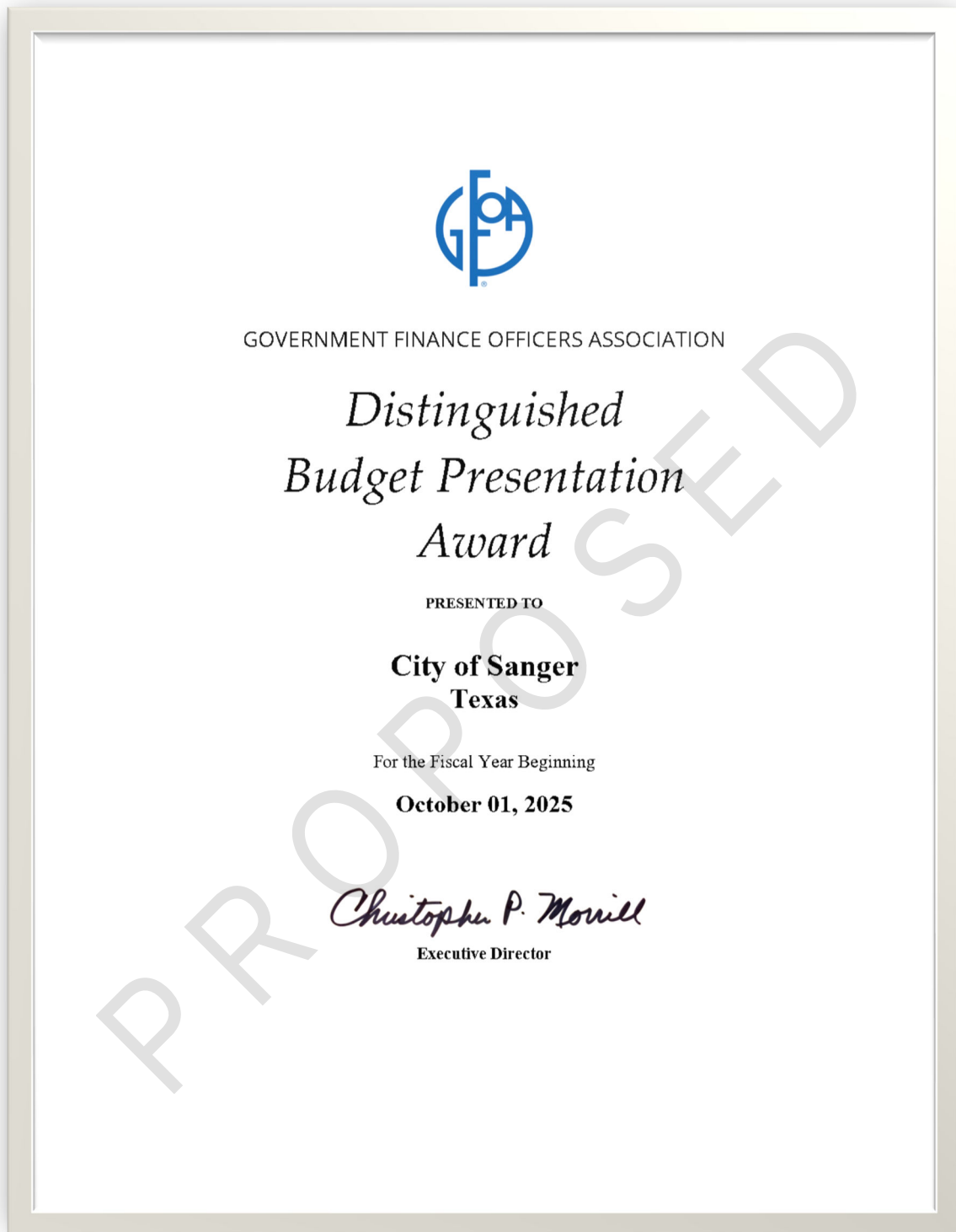
JOHN NOBLITT

City Manager

CLAYTON GRAY

Chief Financial Officer

DISTINGUISHED BUDGET PRESENTATION AWARD



The Government Finance Officers Association of the United States and Canada (GFOA) presented the Distinguished Budget Presentation Award to the City of Sanger, Texas, for its Annual Budget for the fiscal year beginning October 1, 2025. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, financial plan, operations guide, and communications device. This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

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PROPOSED

PROPOSED

INTRODUCTION

BUDGET MESSAGE

August 17, 2026

Introduction

We are pleased to present the FY 2026-2027 Budget for the City of Sanger.

The City of Sanger's budget is one of our most important tools for planning and providing the services our community relies on. It helps the City Council and staff make thoughtful decisions about how to use public funds to support residents, improve neighborhoods, and strategic planning. Like all cities, Sanger faces tough choices—there are always more needs than resources. That's why we take a careful, balanced approach to budgeting, making sure we prepare for current conditions while also thinking ahead.

Sanger is in a time of strong and steady growth. We're seeing more building activity—both homes and businesses—and more interest in larger developments, like residential subdivisions and mixed-use projects. As the city grows, we remain committed to delivering the high-quality services our community expects, while making sure our growth is sustainable and our financial practices stay responsible.

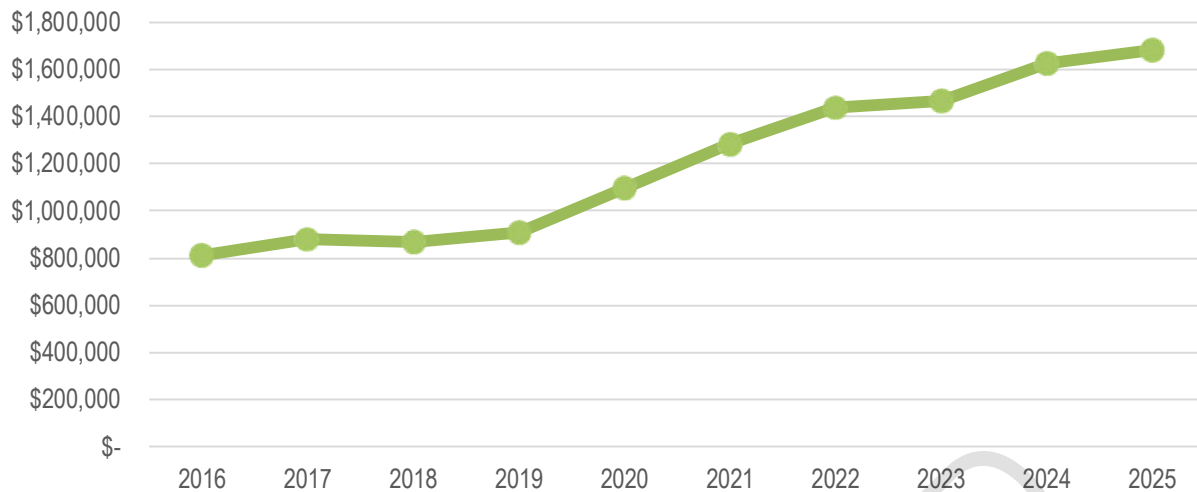
This message is meant to help you understand how the budget works and the environment in which it was created. It follows the same general structure as in past years, highlighting the key parts of this year's budget. We also include a SWOT analysis—an overview of the City's strengths, weaknesses, opportunities, and challenges in the year ahead. Finally, we explain where the City's money comes from and how it is spent. Whether you're familiar with city finances or new to the topic, this message is designed to give you a clearer picture of how your city works for you—and how we're planning for a strong future together.

Current Conditions

The city has seen an improvement in supply chain issues, which is a positive indicator for the next fiscal year. However, inflation rates and possible legislative changes impacting city funding could dynamically change future forecasts. Inflation rates tend to impact not only the City's purchasing power but also lending rates. Legislative changes that may go into effect in the new fiscal year will continue to be monitored, as they could dramatically impact project timelines and costs through 2027 and beyond.

The housing market is still strong in Sanger. Demand continues to be high due to the area's location and the increase and convenience of available amenities. Additional residents add to several revenue streams but also increase the need for services, which often negates revenue gains. Sales tax in FY 2025-2026 should end the year close to projections. For FY 2026-2027 we are projecting General Fund Sales Tax Revenues of \$2,175,000.

General Fund Sales Tax Ten Year History



New residential and commercial construction and increased valuations are reflected in an anticipated increase in the property tax base. As always, we take a conservative approach to budgeting revenues.

We continue our commitment to quality growth with the capital projects scheduled for this year. A major focus is the Street and Utility Maintenance Program (SUMP), which is progressing on schedule with Marion Road substantially designed and right-of-way acquisitions being completed on Belz. Public Safety improvements continue to be a priority for Sanger. In addition, significant community investments—including renovations at the Sanger Community Center, improvements at Miracle Field, and Porter Park Phase II—underscore the city's commitment to enhancing both safety and quality of life for residents.

FY 2026- 2027 Budget Highlights

Capital Equipment

To request departmental capital expenditures, city department directors will complete a request form for each requested expenditure. During individual and group budget meetings, these requests are reviewed along with supporting documentation and options to the request. All capital requests are reviewed to determine if they are in sync with City Council goals and the city's strategic plan. The departmental capital request forms selected for funding are included in the Appendix of this document.

The proposed budget includes the following Capital Equipment.

Department	Category	Description	Amount
Police	Vehicles	Toyota Camry	\$ 40,399
Police	Vehicles	Toyota Camry	\$ 40,399
Police	Vehicles	Chevrolet Traverse	\$ 50,272
Police	Vehicles	Chevrolet Tahoe	\$ 91,244
Police	Vehicles	Chevrolet Tahoe	\$ 91,244
Police	Vehicles	Chevrolet Tahoe	\$ 91,244
Police	Vehicles	Chevrolet Tahoe	\$ 91,244
Fire	Vehicles	Type I Engine NTX Spartan	\$ 1,520,500
Fire	Equipment	LifePak 15 V4 The Lucas	\$ 148,739
Streets	Vehicles	Ford Supercab F250 Flatbed	\$ 92,228
Streets	Vehicles	Ford Supercab F250 Flatbed	\$ 62,845
Streets	Capital Improvements	Equipment Storage Building	\$ 64,600
Streets	Capital Improvements	Solar Powered School Crossing System	\$ 17,028
Streets	Equipment	Linedriver Attachment for Striping	\$ 15,935
Parks	Equipment	72" Zero Turn Mower	\$ 20,250
Library	Capital Improvements	Storage Building	\$ 10,861
Water	Equipment	Cellular Communications for SCADA System	\$ 27,200
H R	Equipment	Laserfiche HR Employee Application	\$ 13,500
Total			\$2,489,732

Internal Service Fund

Some departments have responsibilities in both the General Fund and Enterprise Fund. To both increase transparency and assist operational efficiency, we have placed those departments in an Internal Service Fund (ISF). This allows us to present a single budget for each department better reflecting that department's true budget. It also streamlines the purchasing process. For accounting purposes, these departments are allocated to the funds on a monthly basis so that each fund's true cost can be reflected in the audit.

Personnel

We continue to make improvements to our compensation and benefits plan so that we can both attract and maintain competent staff members. The City engaged Public Sector Personnel Consultants to prepare a compensation study and on June 3, 2024, the City Council adopted a new salary schedule based on that study's results. The new schedule makes adjustments to positions that are currently below market grade. The personnel review system uses a weighted measure to award this percentage at 2%, 4%, and 6% levels depending upon performance. In the current economic climate, it is imperative that we stay competitive on wages and benefits to keep from continually losing good employees to other cities.

To support Sanger's growth, the City is expanding its workforce to maintain excellent customer service across all departments and enhance existing services. The primary goal is to ensure the community remains safe and clean for all residents. The City is adding two positions to the Police Department—an additional CID Sergeant and a Community Police Officer—and three Firefighter/Paramedic positions to the Fire Department to enhance public safety and better serve our growing community. In addition, we are adding an additional Maintenance Worker in the Streets Department and an Assistant Library Director in the Library to better serve the needs of our citizens.

Operating Expenses

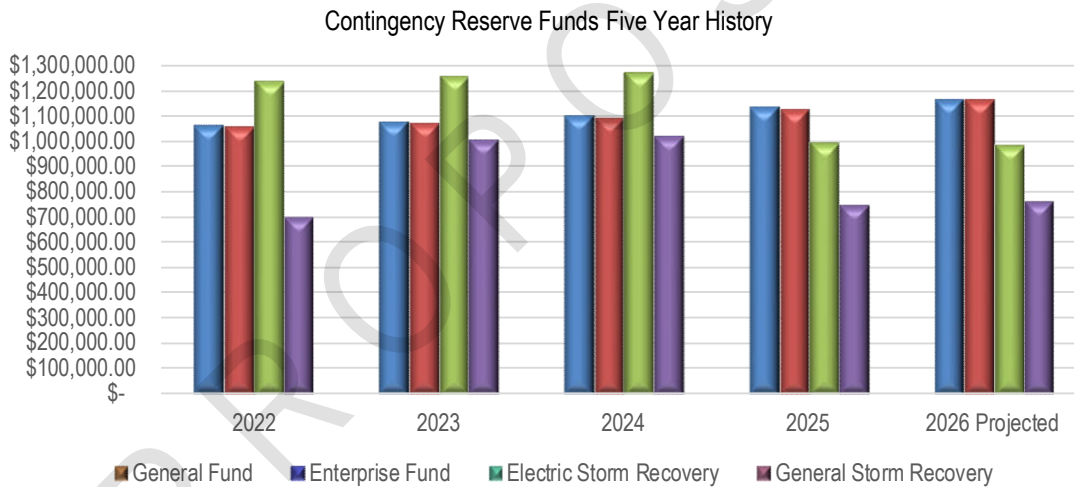
We do not directly control many of our operating expenses like health care costs and the price of fuel. Absorbing these costs can leave very little extra money left for the expansion of services. Any proposed increases in operating costs must be accompanied by written justification from the department head. All of the department heads have done a good job in their proposed budgets of keeping operating expenses in check.

Capital Projects

This year, the City is continuing several key capital projects, including the Street and Utility Maintenance Program (SUMP) and electric system upgrades designed to improve reliability and redundancy. The City remains committed to expanding water and wastewater capacity to meet increasing demand. Additional details can be found in the City's Five-Year Capital Plan included in this document.

Reserve

In 2014, the City reached its goal of increasing emergency reserves to \$2,000,000. In addition to these reserves, the city has two funds that account for reserves explicitly earmarked for recovery from storm damage. In total, contingency reserves across the General, Enterprise, Electric Storm Recovery, and General Storm Recovery Funds now total \$4,000,000.



	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026 Projected</u>
General Fund	\$ 1,063,637.00	\$ 1,078,335.00	\$ 1,098,248.00	\$ 1,132,815.00	\$ 1,163,907.00
Enterprise Fund	1,057,580.00	1,073,800.00	1,092,101.00	1,127,148.00	1,165,302.00
General Storm Recovery	700,000.00	1,005,367.00	1,020,506.00	748,619.00	760,731.00
Electric Storm Recovery	1,234,785.00	1,255,941.00	1,270,261.00	996,018.00	983,466.00
Totals	\$ 4,056,002.00	\$ 4,413,443.00	\$ 4,481,116.00	\$ 4,004,600.00	\$ 4,073,406.00

SWOT Analysis

A SWOT analysis is a look at the city's Strengths, Weaknesses, Opportunities and Threats (SWOT). It is intended to give the reader a strategic perspective of current and future issues. These issues have an effect on both revenues and expenditures.

Strengths

The local economy remains strong as indicated by the steady increase in construction. The unemployment rate has adjusted in Denton County and remains lower than the state average. The area continues to see a large influx of new residents each year, and this trend is expected to continue for the foreseeable future. Sanger's location is one of its greatest strengths and something we continue to aggressively market.

Rail and Interstate access and developable industrial land also top the list of Sanger's strengths. Commercial interest in industrial property has picked up in the last year. We continue to proactively recruit retailers and other businesses.

Another asset is the quality of life enjoyed by the citizens of Sanger. Sanger residents have access to all the amenities of the metroplex while enjoying life in a quiet, small-town atmosphere. Access to Lake Ray Roberts is also a quality-of-life asset and an economic boost for Sanger. The sports park has been a tremendous quality of quality of life for our citizens as well. It is well-used and has been well-received by the citizens. It has also been a tremendous advertising tool for Sanger. In 2014, we added a splash park to replace our obsolete swimming pool, another quality-of-life improvement for our citizens to enjoy. In 2018 the 4B board funding allowed the installation of shade structures to cover the bleachers at Porter Park. In 2019 the Board provided grant funding for a community project that involved building an event pavilion at Porter Park.

Sanger Electric is another strength enjoyed by the City of Sanger. This revenue not only supports the Enterprise Fund but the Storm Recovery Fund as well.

Sanger also enjoys having both a 4A and 4B economic development board. Each of these boards generates over \$1M annually in revenue. These monies have allowed Sanger to compete economically and make the quality-of-life improvements as mentioned above. 4B funds are currently being used to pay for the debt service on the Porter Sports Complex and other projects.

Emergency reserve funds are also a strength. Eventually, every city faces some type of disaster. Be it a tornado, flood, ice storm or another disaster, two things are certain: the city will need money for the recovery efforts, and traditional revenue sources will be negatively impacted at the same time. Having these funds on hand will help us recover as quickly as possible without destroying us financially.

Weaknesses

Cities in Texas are largely dependent on property taxes to fund their general revenue operations. In Sanger, approximately 45% of general fund operating revenues come from property tax. The weakness here is that almost three quarters of the market value of property in Sanger comes from residential improvements. Demand for service is much higher for residential properties than for commercial properties. This means that in practice residences rarely pay the full amount in property tax for the services they receive from the city. Commercial properties, however, typically generate more property tax than they require in services. Growing our commercial property tax base is essential to providing quality service to our customers while limiting the property tax burden on our residents. Recruiting more industrial and commercial development continues to be a priority.

Another weakness is median home prices in Sanger. High demand for homes and a short supply of available properties continues raising average home prices across the state. The most recent report supplied by the Denton County Appraisal District reveals that the average home value in Denton County is \$541,289. The same report values the average home in Sanger at \$298,284. The lower values result in a much lower tax income per property than in other areas. We need to diversify our housing mix to include houses in higher price ranges that generate higher property taxes. This will also help alleviate the tax burden on families with lower incomes and those with fixed incomes. The Council has established benchmarks that are helping to alleviate this weakness. As a result, we are seeing our average valuation increase. We will continue to proactively encourage this trend at the staff and Council levels to eliminate this weakness.

Another weakness that stifles growth is the fact that as the city limit has expanded, areas have been added that are not within Sanger's water supply Certificate of Convenience and Necessity. (CCN). Because the water supply corporation that serves these areas does not provide fire protection, development is severely limited. In recent years, legislation has alleviated this to some extent by providing a mechanism to transfer the CCN. However, the issue remains a hindrance to growth due to the costs associated with the transfer.

The increase in requests for special districts, such as Municipal Utility Districts (MUDs), continues to flood our region. The ease at which these districts can be created has reduced the City's leverage for mutually beneficial development agreements that would bring many of these districts into the City's taxing jurisdiction. Instead, these districts tend to fall outside our municipal boundaries but require high expenditure services, primarily fire and emergency medical services, subsidized by Sanger's General Fund.

Opportunities

Industrial Development

Sanger is uniquely located to service both North Texas and Southern Oklahoma and has hundreds of acres of developable land with both interstate highway and rail access. Sanger must capitalize on these industrial prospects and aggressively market its strengths. To do this will require additional investment in infrastructure to ensure that industrial sites are "shovel ready" when companies are ready to move. To that end, the city has extended water and wastewater lines to potential industrial sites along I-35 to entice industrial development.

Residential Development

This year, the city has issued 142 single-family residential permits so far. Several new phases of existing developments are underway or have residential lots that have just been released for construction. Staff and Council continue to encourage a greater mix in housing, and we are still seeing those efforts pay off. Homes in higher price ranges generate higher property taxes but typically require the same number of services as homes of less appraised value. This allows the city to provide services at a lower tax rate, saving everyone on their property taxes. The average home value in Sanger is approximately \$298,284. At that value, a home will generate approximately \$2,057 in city property tax each year. In comparison, a \$450,000 home generates approximately \$3,104 at the same tax rate. Simply put, higher-priced homes translate into lower property taxes and increased services for everyone.

Commercial Development

Commercial development continues to progress at a steady pace. Sanger is experiencing some commercial growth and should see more as the IH-35 and FM-455 construction projects work towards final completion. The good news is that Sanger has plenty of developable commercial property. We have invested heavily in bringing utilities to these sites so that they are ready for development. The city must continue to promote commercial development, especially development that generates both property and sales tax.

Threats

High inflation rates will be our biggest threat this fiscal year. Currently, it is very difficult to project the long-term impacts on the economy. It is imperative that we monitor it closely and stay ahead of any economic downturn.

One threat that bears close watch is the increased cost of health insurance. We typically do not know until late in the budget process if we will face an increase this year or not, but a double digit percentage increase over 10% is likely.

A growing concern on the horizon is a legislative push to restrict city and county spending. Texas Governor Greg Abbott is leading the effort, proposing limits on local budget growth by tying spending increases to inflation and population growth. Supporters argue that unchecked local spending drives up property tax bills. Still, local officials and critics caution that these constraints could severely impact fast-growing communities already facing mounting service demands. The proposed caps could force cuts to essential services such as Public Safety and delay major infrastructure projects. A bill in the Texas House would require voter approval for any spending that exceeds the proposed limits. Staff believes this could be the biggest threat to our ability to maintain adequate service levels due to our rapid growth and capital cost associated with such growth.

Understanding the Municipal Budget

This section is intended to give the reader an overview of how the budget works. Municipal budgets are governed by Federal and State Statutes and local regulations. The intent here is not to explain every requirement for municipal budgeting but to discuss generally how the budget works.

The city operates six major funds. They are the General Fund, Enterprise Fund, 4A Economic Development Fund, 4B Economic Development Fund, Debt Service Fund, and Capital Improvement Funds. These funds are explained in detail below. The city's fiscal year runs from October 1st through September 30th each year. The budget process begins in the spring of each year internally. Budget workshops are held during the summer of each year with the city Council and economic development boards. Public hearings are also held on the budget. The budget must be approved and next year's property tax rate set before October 1st each year.

One important point to make is that revenue numbers in the budget are estimates of what we think will be collected next year. Projected revenues are not sitting in the city's bank account on October 1st waiting to be used. If revenues do not meet projections, then expenditures must be curtailed to meet those shortfalls. If revenues exceed projections, then excess fund balances at the end of the year can be used to build up reserves, do capital projects or supplant next year's revenues.

Strategic Goals

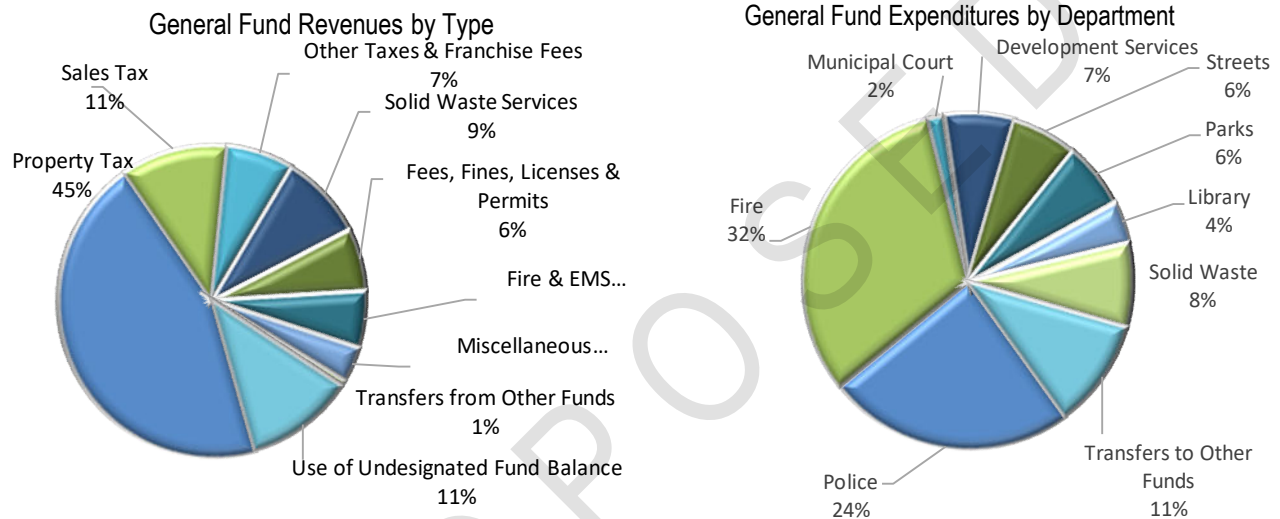
The City's budget is developed within the framework of the City Council's Strategic Plan, which includes seven strategic goals that guide Sanger's continued growth and development. Each department establishes goals and objectives aligned with these priorities, and departmental performance measures are monitored to ensure progress on key initiatives.

This budget also includes targeted investments that directly support the Strategic Plan. For example, an additional Sergeant and an Officer positions are being added in the Police Department and three Firefighter/Paramedic positions are being added to the Fire Department. In addition, this budget funds the acquisition of seven new Police vehicles and a new Fire Engine. These are significant investments that advance the goal of maintaining a safe and well-prepared community. Additional details can be found in the "City Council Strategic Plan" section and in each department's overview.

General Fund

The General Fund is the fund used to finance the operations of the general government. The General Fund includes Public Safety, a portion of Public Works, Community Services, Sanitation, and a portion of Administrative and Support Services. Public Safety includes Police, Municipal Court, Animal Control, Code Enforcement, Fire and Ambulance departments. Sanitation is solid waste, which is contracted out to a third-party operator. Community Services include Development Services and the Library. The Park and Recreation and Street departments are shown on their own to more clearly show the portion of the general fund spent on these departments. Transfer to Other Funds consists of a transfer to the Internal Service Fund.

General Fund revenues come from a myriad of sources including property tax, sales tax, court fees, Fire and EMS revenues and franchise fees. By far, the largest revenue stream is property tax. Due to the growth and appreciation of property values, Sanger has enjoyed increasing property taxes over the last twelve years.

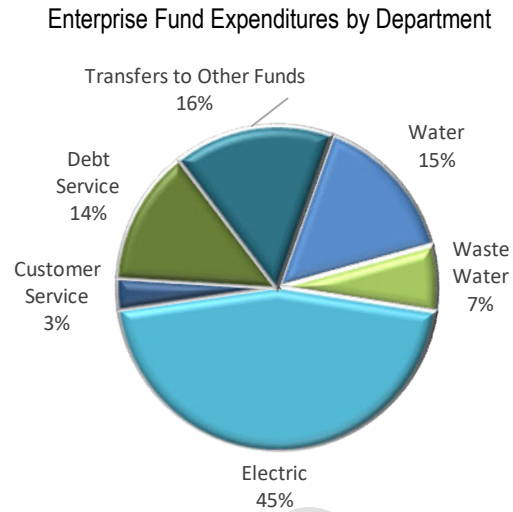
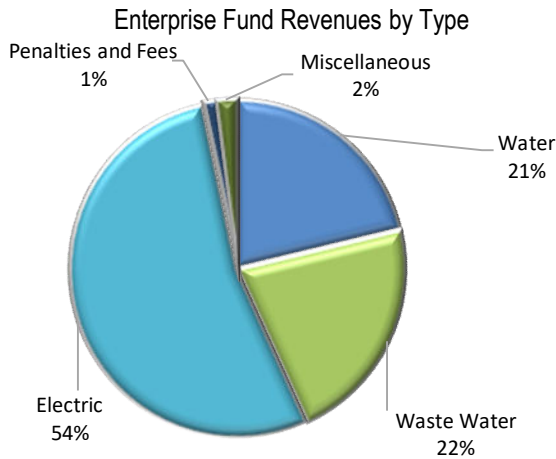


Enterprise Fund

The Enterprise Fund is made up of utility departments including Water, Wastewater, and Electric. Expenditures include daily operations of the utilities, capital improvements, debt service on bonds for capital improvements as well as transfers to the Internal Service Fund and the Enterprise Capital Projects Fund.

One increase we have to absorb in the electric utility is the increase in transmission and congestion costs we pay. These costs are regulated by the Electric Reliability Council of Texas (ERCOT) and are used partially to help pay for new transmission lines from West Texas to other parts of the State.

The city engaged NewGen Strategies & Solutions, an independent consulting firm, several years ago to make recommendations for rates for the next five years. Council responded to the recommendations by adjusting utility billing rates and plans to follow NewGen's recommendations. In 2025, the City engaged NewGen once again to update the City's rate study. This year's budget is based on their recommended utility rates.



Internal Service Fund

The Internal Service Fund includes departments with responsibilities in both the General and Enterprise Funds. The Internal Service Fund allows us to show the department's entire budget in one place, making it more transparent and easier to manage. The departments include Non-Departmental costs, City Council, Administration, City Secretary, Public Works, Finance, Human Resources, Marketing, and Facilities Maintenance. Instead of having a separate budget for each fund, those departments have a single budget in the Internal Service Fund. This makes it easier for the reader to see the true cost of the department without having to look in two different places. It also streamlines cost allocation internally.

Economic Development Funds

Under Texas Law, certain municipal governments can establish Economic Development Corporations for the purposes of attracting economic development and other limited purposes. These corporations are overseen by boards appointed by the City Council. Sanger is one of the few Cities that has both a 4A and 4B Economic Development Corporation. Both of these corporations receive revenues from a separate ½ cent sales tax. This sales tax generates over \$1,000,000 each year for each of the corporations.

Thanks to these two boards the City of Sanger has been able to provide economic development incentives and make park and recreation improvements that it simply could not afford otherwise. While these funds can only be used for limited purposes, having them frees up revenues for other purposes.

Debt Service Fund and Capital Projects Funds

Long-term, property tax-funded debt is paid from the Debt Service Fund. The Capital Projects Funds are where expenditures on Capital Projects are paid. (There are separate funds for General Capital Projects and Enterprise Capital Projects.) Both debt service and capital projects funds serve as internal service funds used for accounting purposes.

Hotel/Motel Tax Fund

The expenditure of hotel occupancy tax (HOT) funds is tightly regulated by state law. To ensure that these funds are spent appropriately, they are placed in a separate fund and not commingled with the General Fund.

Strategic Planning

The City's Comprehensive Plan contains several strategic goals that guide budgeting through a program of strategic planning for results. Each year, these goals help determine items included in the annual budget. Each Department identified in this budget references the specific comprehensive plan goals that are supported by the operations of that department. A few of these are discussed below for the current year.

Street Network - Several years ago, the City developed a multi-year plan to improve aged streets in the City. The 2026-2027 Phase of this plan is included in the budget, providing \$716,764 for street improvements.

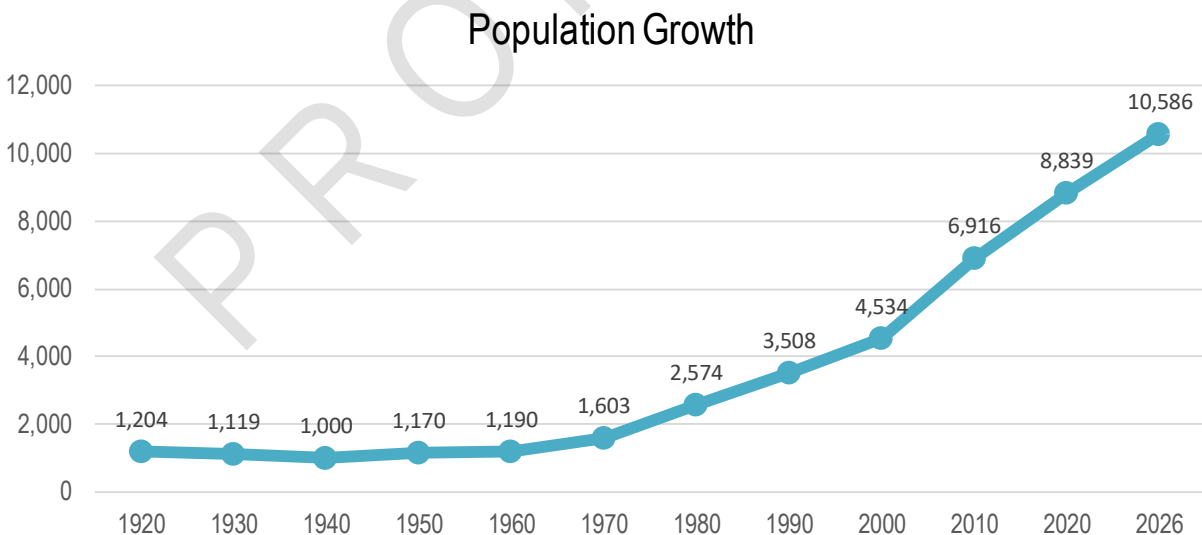
Quality of Life – The budgets of several departments, including Police, Fire, Parks and Administration incorporate the goal of maintaining and improving upon the existing quality of life and rural atmosphere of Sanger.

Looking Toward the Future

The Dallas-Fort Worth area continues to add new residents each year. According to the U.S. Census Bureau population estimates, six of the US counties with the largest population growth are located in Texas. We believe this makes Sanger a prime candidate for growth as the DFW area continues to attract new businesses and residents.

The northern cities of the DFW area continue to see much growth, and many people are choosing to live in a northern suburb and drive south for work. Easy access via I-35 makes Sanger an excellent choice for people looking to live in a smaller community. The Texas Department of Transportation estimates that 75,000 vehicles travel through Sanger on I-35 every day.

Sanger has grown from a railroad stop established in the 1880s into a thriving community that offers residents the best of both worlds: big-city opportunities combined with small-town charm. Sanger's population has more than doubled in the past 20 years, growing from 4,534 in 2000 to an estimated 10,586 in 2026.



Sanger continues to attract strong interest from both residential and commercial developers. In recent years, the community has welcomed new additions such as QuikTrip, Starbucks, and Tom Thumb Grocery. Several new businesses, including Whataburger and Panda Express, are expected to open in the coming months. The City also receives near-daily inquiries from major industrial employers, reflecting Sanger's growing appeal as a regional hub.

The combination of the population growth of the DFW area, Sanger's ideal position for commuters who want to live in a smaller community, and new business ventures in Sanger point to a bright future for our city.

Conclusion

This budget document fully complies with the "Annual Budget" requirements outlined in the City's Financial Management Policy, included in the appendix of this document. The fiscal condition of the City remains strong, supported by our continued commitment to conservative financial practices that position Sanger well for the future. This budget reflects that philosophy by maintaining a disciplined approach that protects our long-term stability while advancing key improvements to community amenities, infrastructure, and the maintenance of existing assets.

Financial information, including current and historical budget documents, is available to the public on the City's website at <https://www.sangertexas.org/177/Financial-Transparency>.

I want to extend my sincere appreciation to Chief Financial Officer Clayton Gray for his leadership throughout the development of this budget and for providing the detailed historical data that informs our financial planning. I also want to thank all Department Heads and their dedicated staffs for their professionalism and teamwork. Their efforts have enabled us to navigate the significant challenges of recent years while continuing to deliver the highest level of service to our community.

Finally, I want to thank the Mayor and City Council for your ongoing guidance and support. As always, staff looks forward to working closely with you and with the community in the coming year as we implement this budget and continue advancing Sanger's shared vision for the future.

Respectfully submitted,

John Noblitt
City Manager

STRATEGIC PLANNING FOR RESULTS



CITY COUNCIL STRATEGIC PLAN

In 2023, the Sanger City Council adopted a plan to provide guidance for the future which included a specific set of strategic goals, which are tangible directives to guide the development of the City. These seven goals are general statements of the community's desired ultimate physical, social, economic, and environmental status. These strategic goals and strategies set the standard with respect to the community's desired quality of life.



SANGER 2040 COMPREHENSIVE PLAN

The City worked with a third-party consultant to prepare a comprehensive plan tailored to Sanger's vision and goals over the next 20 to 30 years.

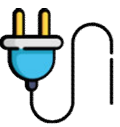
View the plan here: <https://tx-sanger.civicplus.com/DocumentCenter/View/180/Sanger-Comprehensive-Plan-PDF>



LONG-RANGE FINANCIAL PLANNING

CONSIDERATION OF GROWTH FACTORS FROM THE PAST TEN YEARS

The City's long-range financial operating financial planning model takes into consideration a number of factors affecting the city's continued growth. Key growth indicators affecting both revenue and expenses are presented below, indicating the increase over ten years from 2015 through 2025.

	Factor	2015	2025	2035 Estimated
	Population - Denton County continues to see record numbers of new residents each year	6,916	10,071	18,128
	Number of Residential Housing Units - The increasing population drives the development of new neighborhoods.	2,194	3,282	5,908
	Number of Electric Utility Accounts - New construction in Sanger Electric's service area increases the number of customers	2,614	2,806	5,051
	Number of Water Utility Accounts - - New construction in Sanger Electric's service area increases the number of customers	2,596	3,631	6,536
	Number of Waste Water Utility Accounts - - New construction in Sanger Electric's service area increases the number of customers	2,478	3,454	6,217
	Number of Property Tax Parcels - As land is developed, the number of both residential and commercial parcels increase each year	3,847	4,865	8,757
	Taxable Property Valuation - A continued strong real estate market and market demand continue to increase property values	\$ 431,459,694	\$1,373,407,440	\$3,433,518,600
	Property Tax Revenues - As both the number of parcels and valuations rise each year, property tax revenues increase	\$ 2,817,529	\$ 7,061,026	\$ 14,122,052
	Sales Tax Revenues - Growth of commercial enterprises combined with an increasing population result in higher sales taxes	\$ 1,358,531	\$ 3,388,067	\$ 8,470,168
	I-35 Estimated Daily Traffic Count - Interstate 35 runs through Sanger, bringing many visitors each day through our city	56,742	75,443	113,165

ASSUMPTIONS FOR REVENUE FORECASTING

An increasing population will lead to increased revenues in the following areas:

- **Charges for Services** – An increased number of customers for electric, water, and wastewater services. The City has engaged NewGen Strategies and Solutions to determine and forecast electric, water, and waste water rates. The most recent rate study was performed in 2025 and goes through 2030.
- **Property Taxes** – As the city grows, open land is divided into individual parcels for development. Continued high demand for new construction (both residential and commercial) result in increasing property tax revenues. The Texas State Senate passed Senate Bill 2 in 2019, making sweeping changes to the taxing process. The law restricts the amount of property tax increase allowed each year, which can greatly hinder a growing community like Sanger. The City works closely with the Denton Central Appraisal District and the Denton County Tax Assessor/Collector each year in updating revenue forecasts.
- **Sales Taxes** – The combination of a growing population and an increased number of commercial enterprises result in increased sales tax revenues for Sanger. The City works closely with our Economic Development department to understand how new businesses coming to Sanger will affect sales tax revenues. For instance, the Sanger's first Starbucks and first QT store opened in 2023. A new Tom Thumb grocery store opened in December 2025. Once road construction is complete on I-35 and FM 455 through the City, more businesses are expected to open along those throughfares.
- **Fines, Fees, Licenses & Permits** – Combined licenses, fees, fines, and permits historically account for about ten percent of the General Fund revenues. Increased population, development, density, and road traffic are factors affecting the growth of these revenue areas.

ASSUMPTIONS FOR EXPENDITURE FORECASTING

- **Salaries & Benefits** – The City considers employees the most important of all assets. The City recently engaged Public Sector Personnel Consultants to prepare a compensation study. On June 3, 2024, the City Council adopted a new salary schedule based on that study's results. The latest schedule made adjustments to positions that were below market grade. In addition to these adjustments, this budget includes a 4% allotment for raises during the year. The City participates in the Texas Municipal Retirement System, offering a 2:1 matching ratio to employee contributions.
- **Supplies & Materials** – As Sanger grows, operations will demand that the consumption of supplies and materials increase accordingly. While these items are typically estimated to increase five percent each year, the current period of high post-Covid inflation have resulted in much higher prices in some categories. We continue to monitor costs, searching for the most cost-efficient means of obtaining the necessary items for operations.
- **Maintenance & Operations** – Overall, maintenance and operations costs are assumed to increase at a rate of five percent each year. The combined effects of the COVID-19 pandemic and inflation have resulted in much higher prices in some categories, and the City is exploring cost-efficient means of providing necessary items.
- **Capital Expenditures** – As Sanger grows, there is a need for new capital expenditures – including new streets, expanding utility systems, and other infrastructure to maintain the current levels of service offered to the citizens and businesses in our city. The City's Capital Improvement Plan is updated each year to give the most accurate forecast of needs over the next five years.

FIVE-YEAR PROJECTIONS FOR THE GENERAL AND ENTERPRISE FUNDS

Item 17.

- The five-year financial projections presented on the following pages include the actual operating results for Fiscal Year 2024–2025 and the projected results for Fiscal Year 2025–2026.
- The Fiscal Year 2026–2027 budget is presented as the first year of the projection, with Years 2 through 5 estimated using assumptions specific to each revenue and expenditure category. These assumptions were developed based on:
 - An analysis of three-year and ten-year historical trends for each revenue and expenditure category.
 - Consideration of current economic conditions and projected growth within the City of Sanger, Denton County, and the State of Texas.
 - Anticipated future operational needs, including additional staffing and capital investment requirements.
- These projections serve as a long-range planning tool to evaluate the City's financial outlook beyond the current budget year and to help ensure Sanger is financially prepared to support the significant growth anticipated in the coming years.



GENERAL FUND FIVE-YEAR PROJECTION

	2024-2025	2025-2026	2026-2027
	Actual	Estimated	Budget
Beginning Fund Balance	19,301,247	18,750,144	17,286,349
Revenues			
Property Tax	7,526,421	8,099,159	8,643,220
Sales Tax	1,682,822	2,153,433	2,175,000
Other Taxes and Franchise Fees	1,078,069	1,280,297	1,345,431
Solid Waste Services	1,258,807	1,414,252	1,727,500
Licenses & Permits	1,841,657	1,494,807	1,110,000
Fines & Forfeitures	138,644	175,544	145,122
Fire & EMS	1,104,079	1,039,547	1,151,617
Interest Income	491,621	365,234	360,000
Miscellaneous Income	580,387	357,569	337,881
Intefund Transfers	395,000	95,000	130,000
Use of Undesignated Fund Balance	-	-	2,191,869
Total Revenues	16,097,507	16,474,842	19,317,640
Expenditures			
Salaries & Benefits	7,233,850	7,608,013	9,943,400
Supplies & Materials	517,438	558,951	1,252,487
Maintenance & Operations	686,158	547,161	766,253
Contract Services	2,208,373	1,927,392	2,671,925
Utilities	74,080	68,751	80,650
Capital Expenditures	3,179,032	414,231	2,449,042
Court Costs	50,340	42,858	48,278
Grant Expenses	202,368	1,200,000	65,000
Transfers Out	2,496,971	5,571,280	2,040,605
Total Expenses	16,648,610	17,938,637	19,317,640
Net Revenues Over (Under) Expenditures	(551,103)	(1,463,795)	-
Ending Fund Balance	18,750,144	17,286,349	17,286,349

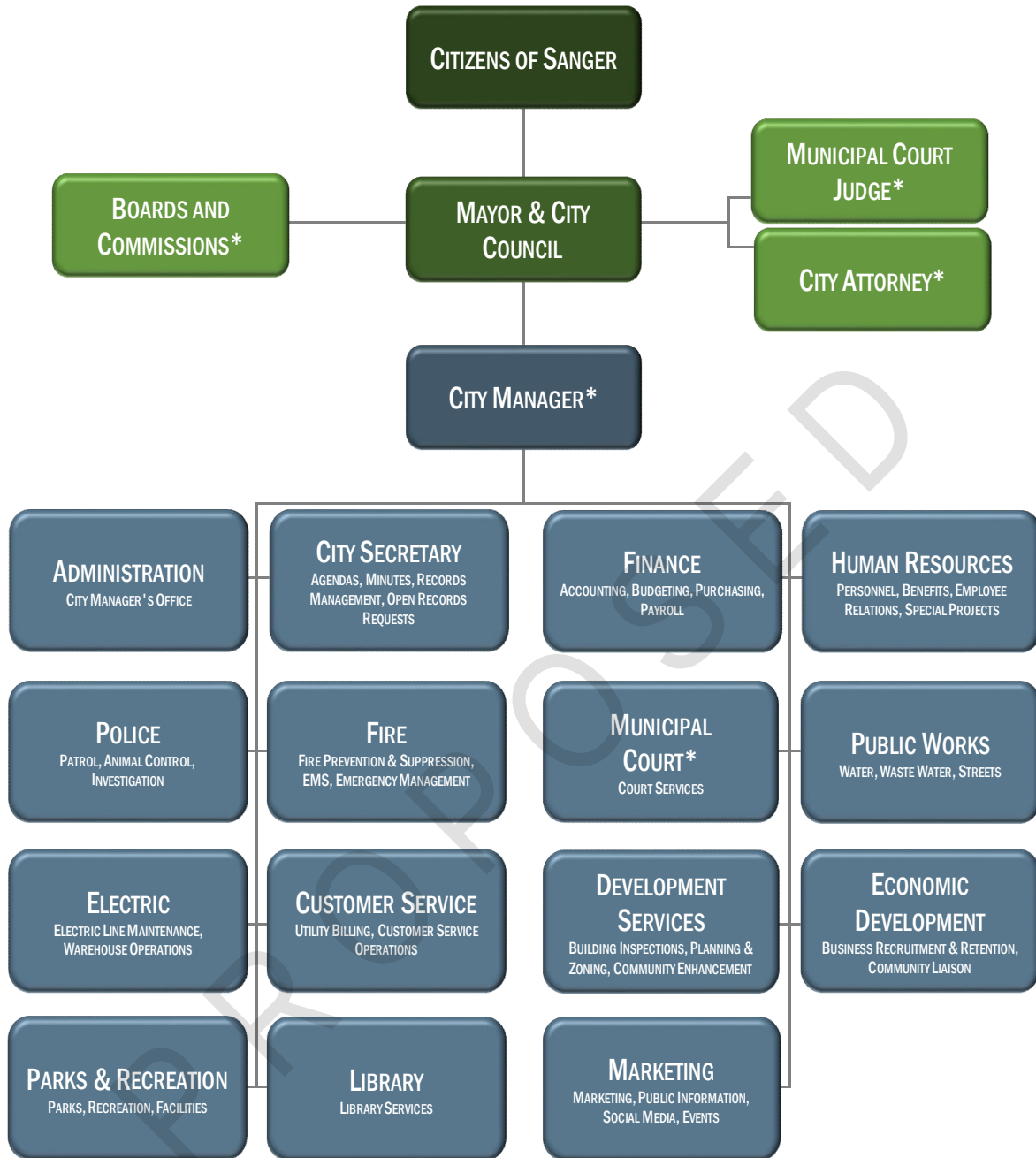
	Projection %	Year 2 2027-2028	Year 3 2028-2029	Year 4 2029-2030	Year 5 2030-2031
Beginning Fund Balance		17,286,349	17,288,209	17,303,961	17,348,320
Revenues					
Property Tax	11%	9,593,974	10,649,311	11,820,735	13,121,016
Sales Tax	5%	2,283,750	2,397,938	2,517,835	2,643,727
Other Taxes and Franchise Fees	6%	1,426,157	1,511,726	1,602,430	1,698,576
Solid Waste Services	7%	1,848,425	1,977,815	2,116,262	2,264,400
Licenses & Permits	3%	1,143,300	1,177,599	1,212,927	1,249,315
Fines & Forfeitures	5%	152,378	159,997	167,997	176,397
Fire & EMS	6%	1,220,714	1,293,957	1,371,594	1,453,890
Interest Income	3%	370,800	381,924	393,382	405,183
Miscellaneous Income	7%	361,533	386,840	413,919	442,893
Intefund Transfers	3%	133,900	137,917	142,055	146,317
Use of Undesignated Fund Balance	2%	2,235,706	2,280,420	2,326,028	2,372,549
Total Revenues		20,770,637	22,355,444	24,085,164	25,974,263
Expenditures					
Salaries & Benefits	9%	10,838,306	11,813,754	12,876,992	14,035,921
Supplies & Materials	5%	1,315,111	1,380,867	1,449,910	1,522,406
Maintenance & Operations	6%	812,228	860,962	912,620	967,377
Contract Services	5%	2,805,521	2,945,797	3,093,087	3,247,741
Utilities	5%	84,683	88,917	93,363	98,031
Capital Expenditures	10%	2,693,946	2,963,341	3,259,675	3,585,643
Court Costs	4%	50,209	52,217	54,306	56,478
Grant Expenses	3%	66,950	68,959	71,028	73,159
Transfers Out	3%	2,101,823	2,164,878	2,229,824	2,296,719
Total Expenses		20,768,777	22,339,692	24,040,805	25,883,475
Net Revenues Over (Under) Expenditures		1,860	15,752	44,359	90,788
Ending Fund Balance		17,288,209	17,303,961	17,348,320	17,439,108

ENTERPRISE FUND FIVE-YEAR PROJECTION

	2024-2025	2025-2026	2026-2027
	Actual	Estimated	Budget
Beginning Fund Balance	19,560,763	22,074,855	25,514,447
Revenues			
Water	3,008,960	3,552,000	3,946,573
Waste Water	2,892,557	3,500,000	4,070,751
Electric	9,252,816	9,759,000	9,945,788
Penalties and Fees	240,422	236,000	240,000
Interest Income	220,882	200,000	125,000
Miscellaneous	204,294	191,038	252,000
Transfers In	300,000	-	-
Total Revenues	16,119,931	17,438,038	18,580,112
Expenditures			
Salaries & Benefits	2,168,369	2,211,268	2,542,800
Supplies & Materials	169,573	183,398	325,990
Maintenance & Operations	6,285,276	6,637,086	8,830,480
Contract Services	433,894	148,262	1,016,800
Utilities	310,421	281,313	329,700
Capital Expenses	-	129,625	27,200
Debt Service	2,121,798	2,207,485	2,523,207
Transfers Out	2,116,508	2,200,009	2,983,935
Total Expenses	13,605,839	13,998,446	18,580,112
Net Revenues Over (Under) Expenditures	2,514,092	3,439,592	-
Ending Fund Balance	22,074,855	25,514,447	25,514,447

	Projection %	Year 2 2027-2028	Year 3 2028-2029	Year 4 2029-2030	Year 5 2030-2031
Beginning Fund Balance		25,514,447	25,545,110	25,603,332	25,685,074
Revenues					
Water	7%	4,222,833	4,518,431	4,834,721	5,173,151
Waste Water	7%	4,355,704	4,660,603	4,986,845	5,335,924
Electric	7%	10,641,993	11,386,933	12,184,018	13,036,899
Penalties and Fees	6%	254,400	269,664	285,844	302,995
Interest Income	3%	128,750	132,613	136,591	140,689
Miscellaneous	7%	269,640	288,515	308,711	330,321
Transfers In	0%	-	-	-	-
Total Revenues		19,873,320	21,256,759	22,736,730	24,319,979
Expenditures					
Salaries & Benefits	9%	2,771,652	3,021,101	3,293,000	3,589,370
Supplies & Materials	5%	342,290	359,405	377,375	396,244
Maintenance & Operations	8%	9,536,918	10,299,871	11,123,861	12,013,770
Contract Services	5%	1,067,640	1,121,022	1,177,073	1,235,927
Utilities	5%	346,185	363,494	381,669	400,752
Capital Expenses	10%	29,920	32,912	36,203	39,823
Debt Service	6%	2,674,599	2,835,075	3,005,180	3,185,491
Transfers Out	3%	3,073,453	3,165,657	3,260,627	3,358,446
Total Other Uses		19,842,657	21,198,537	22,654,988	24,219,823
Net Revenues Over (Under) Expenditures		30,663	58,222	81,742	100,156
Ending Fund Balance		25,545,110	25,603,332	25,685,074	25,785,230

ORGANIZATIONAL CHART



**City Manager, City Attorney, Municipal Court Judge, Municipal Court Clerk, Boards & Commissions are appointed by City Council*

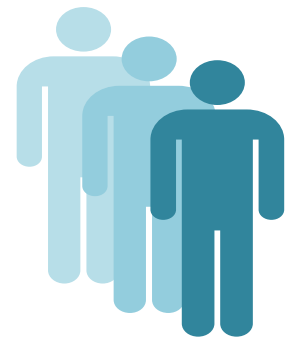
AUTHORIZED PERSONNEL

	Fund & Department	2024-25	2025-26	2026-27
General	Police	24.0	24.0	26.0
	Fire	23.0	23.0	26.0
	Municipal Court	4.0	4.0	4.0
	Development Services	6.0	7.0	7.0
	Streets	6.0	6.0	7.0
	Parks	6.4	6.4	6.4
	Library	8.0	8.0	9.0
	General Fund Totals	77.4	78.4	85.4
Enterprise	Water	9.0	9.0	9.0
	Waste Water	3.0	3.0	3.0
	Electric	8.0	8.0	8.0
	Customer Service	3.0	3.0	3.0
	Enterprise Fund Totals	23.0	23.0	23.0
Internal Service	Administration	2.0	3.0	2.0
	City Secretary	1.0	1.0	1.0
	Public Works Administration	3.0	3.0	4.0
	Finance	4.0	4.0	4.0
	Human Resources	2.0	2.0	2.0
	Marketing	1.0	1.0	1.0
	Facilities	0.6	0.6	0.6
	Internal Service Fund Totals	13.6	14.6	14.6
4A	Economic Development	1.0	1.0	1.0
	4A Fund Totals	1.0	1.0	1.0
4B	Economic Development	1.0	1.0	1.0
	4B Fund Totals	1.0	1.0	1.0
	Total Authorized Personnel	116.0	118.0	125.0

NOTE: Detailed position information is presented with each Department in the budget.

The following seven positions are new this year:

- Police – Sergeant (CID) and a Community Police Officer
- Fire– Three (3) Firefighter/Paramedics
- Streets – One Maintenance Worker
- Library – Assistant Library Director



BUDGET CALENDAR

BUDGET CALENDAR FY 2026-2027	
Date	Item
February 13, 2026	Budget materials are distributed to all city departments. Department directors begin working on their requested budget, departmental goals, and long-range plans.
March 9, 2026 - March 12, 2026	The City Manager and the Chief Financial Officer meet individually with department directors for a mid-year budget review.
March 31, 2026	The City Manager, Chief Financial Officer and department directors meet to review individual departmental requested budget, discuss long-range financial plans and goal-setting.
April 1, 2026 - July 15, 2026	A preliminary budget is prepared. The City Manager continues working with directors on goal-setting and long-range planning for departments and the City as a whole.
July 6, 2026	The first City Council budget workshop is held.
July 17, 2026	The proposed budget is filed with City Secretary and is provided to the City Council.
July 20, 2026	The second City Council budget workshop is held.
July 25, 2026	The Denton County Chief Appraiser Certifies the city's tax roll.
August 3, 2026	No-New-Revenue and Voter-Approval Tax Rates are submitted to the City Council. The City Council approves a proposed tax rate. A Public Hearing is held on the proposed Budget.
August 17, 2026	A Public Hearing is held on the proposed Tax Rate. The City Council votes on approval of the city's Tax Roll. The City Council votes on the adoption of the annual budget. The City Council votes on levying a tax rate.
Various dates	The City Council may amend the annual budget by ordinance at any point during the year

THE BUDGET PROCESS

The City of Sanger's fiscal year begins on October 1st and ends on September 30th of the following calendar year. This fiscal year establishes both the budget year and the accounting year.

The foundation of the City's budget is the City Council's Strategic Plan (see "City Council Strategic Plan" later in this section). This plan provides staff with guidance to ensure the budget and capital improvement plan support and advance the organization's established goals. The City Manager informs department directors of the organization-wide goals that Council has set, and works with directors in setting departmental goals that support these higher-level strategic plans.

The budget is developed at a departmental level. In February, the Chief Financial Officer develops worksheets that detail expenditures for the past four years, year-to-date balances, and projected totals through the end of the current fiscal year. These worksheets are distributed to individual departments for review and completion. Each department prepares an estimate for their projected totals through the end of the fiscal year and estimates for the upcoming year. For any increases or additions of new items to the budget, departments will document the justification for the requested increases. Once the departments have completed the worksheets, they are returned with any supporting documentation to the Finance Director. The City Manager and the Chief Financial Officer meet with each Department Director individually to review the budget worksheets. The City Manager and all City Directors meet an entire day to review each department's budget requests for the coming year. Directors work with the City Manager during individual and group meetings to identify long-range planning and goal-setting. As the budget process progresses, the City Manager works with departments to focus on these goals and plans to ensure they align with the City's overall goals.

Concurrently with the development of the budget is the creation and refinement of the City's five-year Capital Improvement Plan. This plan is reviewed in light of the City's strategic goals, and items may be added, removed, or planned for a different time period. The City Manager works with the City Council, City staff and outside consultants in developing the plan.

Revenues are projected based on historical trends, the current economic climate, and expected future trends. Personnel expenses are prepared based on the current year and adjusted as necessary for staffing changes or changes in the cost of benefits. Utility expenses are projected based on the current and prior years, modified where applicable due to utility rate changes or changes to City facilities. During the budget process, it is essential to consider the present, past, and future. Current conditions for this budget include the number of utility customers the City serves, the staffing level required to provide services to citizens, and how the post-Covid period of high inflation has affected the City's operating costs. The past holds valuable information, including historical trends of sales tax revenues and the rate of change in property values for property tax projections. Future considerations include the number of new houses expected to be built in the next twelve months, the number and size of businesses scheduled to open soon, and planned development along the I-35 corridor that runs through Sanger. To help prepare for the future, this budget contains a five-year projected budget for the General Fund.

The departmental budget worksheets are combined with revenues, personnel, and utility expenses to prepare a working budget, which the City Manager reviews. The City Manager and the Chief Financial Officer meet with each department to review and discuss the requested budget in detail. These meetings assist the City Manager in determining budget

priorities. The Denton County Chief Appraiser will certify the tax roll during July, allowing the City to propose a tax and estimate property tax revenues.

A series of public budget workshops are held with the City Council, allowing for citizen input for the budget process. These workshops allow the City Council to formulate its priorities for the proposed budget. Following these workshops, the proposed budget is formulated. This proposed budget is filed with the City Secretary before the end of August and is published on the City's website for citizen review. Public hearings on the proposed budget and property tax rate are scheduled to allow for citizen input. Following the public hearings, the budget may be adopted at any regular or special meeting of the City council prior to the beginning of the fiscal year. On final adoption, the budget is in effect for the budget year.

At times, circumstances may require the adopted budget to be amended. For example, if a facility were unexpectedly damaged and the repairs were unplanned, unfunded, and not covered by insurance, the budget would need to be modified to authorize the necessary expenditures. Throughout the fiscal year, the City Council may amend the budget to address such unforeseen needs.

Section 9.05 of the City's Charter states "Under conditions which may arise and which could not reasonably have been foreseen in the normal process of planning the budget, the Council may, by a majority vote of the full membership, amend or change the budget to provide for any additional expenses in which the general welfare of the citizenry is involved. These amendments shall be by ordinance, and shall become an attachment to the original budget."

When a budget amendment is required, staff prepares an ordinance for the budget amendment and presents it to the City Council along with all relevant supporting information.

The citizens of Sanger play an important role in development of the budget. By communicating with the City Council and staff throughout the year, the public directly affect the strategic goals that form the basis for development of the budget. Public participation and input during the budget workshops help ensure the final budget supports the strategic goals set by Council.

In March and September each year, the City Manager and the Chief Financial Officer meet individually with each Department Director to compare operations year to date with the annual budget.

FUND LIST & MATRIX

GOVERNMENTAL FUNDS	GENERAL FUND*: This is the general operating fund for the City, utilized to account for all resources not required to be accounted for in another fund. The basis of accounting for financial reporting and budgeting is the modified accrual basis. DEBT SERVICE FUND: This governmental fund type accounts for the accumulation of resources for and the payment of general long-term debt principal and interest. The basis of accounting for financial reporting and budgeting is the modified accrual basis. CAPITAL PROJECTS FUNDS: These funds were established to account for resources used for the acquisition and construction of capital facilities by the City. The city's Capital Projects Funds include the Capital Projects Fund* and Enterprise Capital Projects Fund*. The basis of accounting for financial reporting and budgeting is the modified accrual basis. SPECIAL REVENUE FUNDS: These funds are used to account for the revenue derived from specific taxes or other earmarked revenue sources (other than for major capital projects) that are restricted by law or administrative action to expenditures for specified purposes. Special Revenue funds of the City include Hotel Occupancy Tax Fund; General Storm Recovery Fund; Enterprise Storm Recovery Fund; Police Grant Fund; Fire Grant Fund; Library Grant Fund; Beautification Fund; Library Restricted Fund; Parkland Dedication Fund; Roadway Impact Fee Fund; Court Security Fund; Court Technology Fund; Youth Diversion Fund; Court Security/Technology Fund; Child Safety Fund; Forfeited Property Fund; Police Donations Fund; Fire Donations Fund; Park Donations Fund, and Library Donations Fund. The basis of accounting for financial reporting and budgeting is the modified accrual basis.
PROPRIETARY FUNDS	ENTERPRISE FUND*: This fund accounts for the operations and financing of self-supporting activities of a governmental unit that renders services on a user charge basis to the general public, similar to private business enterprises. The basis of accounting for financial reporting and budgeting is the accrual basis. INTERNAL SERVICE FUND*: This fund accounts for the financing of centralized services to different funds and City departments on a cost reimbursement basis. The basis of accounting for financial reporting and budgeting is the accrual basis.
FIDUCIARY FUNDS	4A CORPORATION FUND: This fund accounts for the operations and financing of self-supporting activities of the Sanger Texas Industrial Development Corporation. Funded by a ½ cent sales tax, this fund is used to help new and existing businesses expand in Sanger with a primary goal of bringing jobs to Sanger. The basis of accounting for financial reporting and budgeting is the modified accrual basis. 4B CORPORATION FUND: This fund accounts for the operations and financing of self-supporting activities of the Sanger Texas Economic Development Industrial Corporation. Funded by a ½ cent sales tax, this fund is used to enhance the local economy by improving the quality of life in Sanger. The basis of accounting for financial reporting and budgeting is the modified accrual basis.

**The General, Capital Projects, Enterprise Capital Projects, Enterprise, and Internal Service Funds are considered major funds.*

FUND RELATIONSHIPS WITH FUNCTIONAL AREAS

	FUNCTIONAL AREA				
	Administration	Public Safety	Community Development	Public Works	Culture & Recreation
General		Police, Animal Control, Fire, Municipal Court	Development Services	Streets, Solid Waste	Parks & Recreation, Library
Debt Service	Debt Service				
Enterprise	Debt Service			Water, Waste Water, Electric	
Internal Service	City Council, Administration, City Secretary, Legal, Finance, Human Resources, Facilities			Public Works Administration	
4A			4A		
4B			4B		
Capital Projects	Administration			Public Works Administration	
Enterprise Capital Projects	Administration			Public Works Administration	
Hotel/Motel	Administration				
General Storm Recovery	Administration				
Electric Storm Recovery	Administration				
Police Grant Fund		Police			
Fire Grant Fund		Fire			
Library Grant Fund					Library
Beautification					Parks
Library Restricted					Library
Parkland Dedication	Administration				
Roadway Impact Fee	Administration				
Court Security		Court			
Court Technology		Court			
Youth Diversion Fund		Court			
Court Security/Tech Fund		Court			
Child Safety		Police			
Forfeited Property		Police			
Police Donations		Police			
Fire Donations		Fire			
Park Donations					Parks
Library Donations					Library

ABOUT SANGER

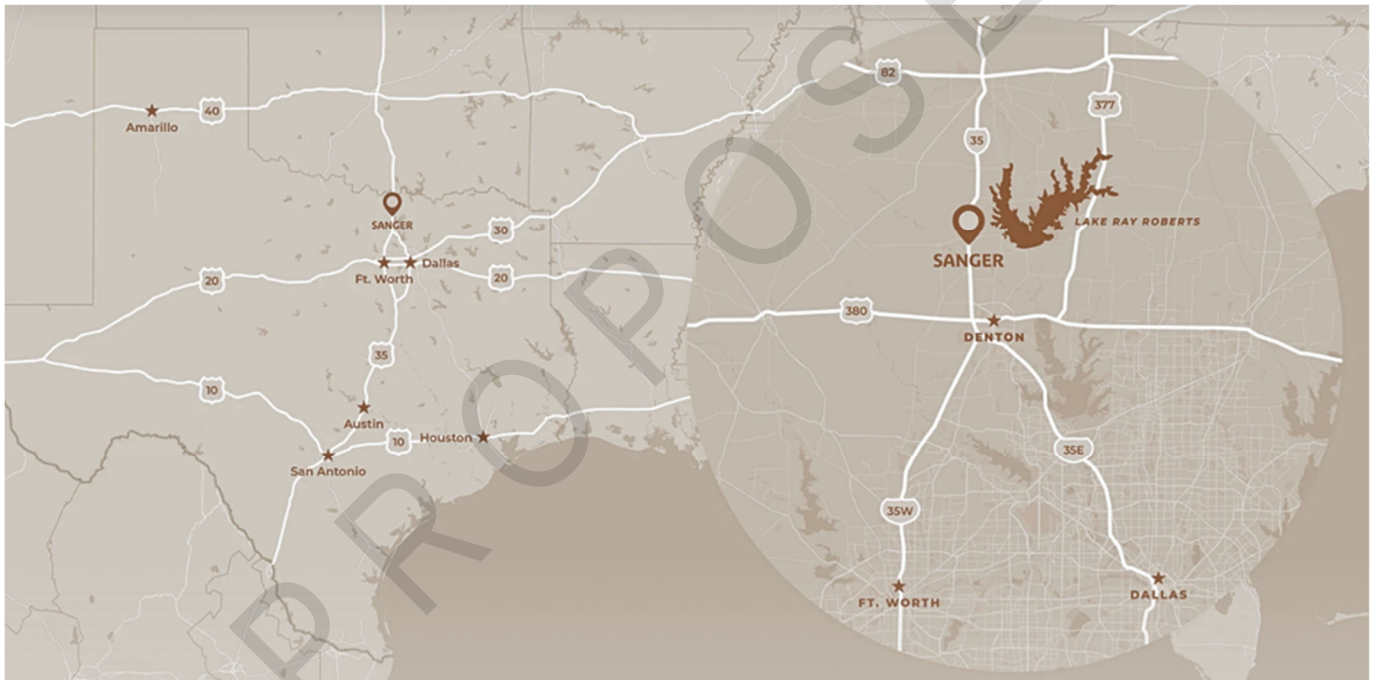
OVERVIEW

The City of Sanger, Texas was incorporated in 1886 and operates under a Council-Manager form of government. The City provides general government, public safety, public works, culture and recreation, water, sewer and electricity operations to citizens.

LOCATION

Sanger is strategically located along in Northern Denton County and occupies 10.9 square miles along Interstate 35. The city's location, services and amenities make it a wonderful place to live. Uniquely situated 50 miles from both Dallas and Fort Worth, Sanger offers residents the amenities of a major metropolitan area while retaining a small-town quality of life. In addition, the Dallas/Fort Worth International Airport is 38 miles away.

Sanger is located minutes from the shores of Lake Ray Roberts, the 6th largest lake in Texas. Sanger is also located in "horse country", as Denton County has more working horse ranches than any other county in the United States.



HISTORY

During the rapid expansion of railroads following the Civil War, the Gulf, Colorado & Santa Fe Railway grew from South Texas northward, through the area that is today known as Sanger. The railroad selected a spot between Fort Worth and Gainesville for a new stop. The railroad had two reasons for selecting this particular spot. First, the steam locomotives of the day required frequent stops to replenish the engine's water supply. Second, this spot was close to the Chisholm Trail. Cattle drives were a major economic activity at the time and the Chisholm Trail was the most important route for cattle drives leaving Fort Worth. In a relatively short time, the railroad would replace the Chisholm Trail as the means for moving cattle north out of Texas.

In 1886, the railroad purchased land from Mrs. Elizabeth Huling of Lampasas, Texas and built a one-room depot, pens and loading chute on the site. Mrs. Huling hired two surveyors to lay out a town around the railroad stop, and she donated land for a wagon yard, water well, school, town square, cemetery, and a church. Lots were laid out for stores and homes, and lots were given to anyone who would build a house costing at least \$500. The city was originally named Huling in her honor.

The community's name was changed to New Bolivar for a short time. The railroad officially named the town Sanger in 1887 in honor of railroad customers Lehman, Isaac, Alex, Sam and Philp Sanger. Pioneers in the dry goods wholesale and resale industry in Texas, the Sanger Brothers built a chain of stores in railroad towns to utilize the trains to move merchandise. Although the city was named in their honor, the Sanger Brothers never lived in the city or operated a store here.

Rail service began when the first trains came through in 1887. Cattle began loading the trains as soon as service to Kansas City was established. The first residents of the area were Francis and Melissa Ready and their daughter Molly. In the spring of 1887, the family sought refuge from a snow storm in the depot as they were passing through, and decided to stay. The family built a one-room cabin, and Mrs. Ready cooked meals for the cowboys who drove the cattle to the pens. Mr. Ready later built a hotel near the pens, and operated a post office in the lobby after he was commissioned postmaster.

The City of Sanger was incorporated in 1892 and William E. Partlow was elected the first Mayor of Sanger. Business thrived in the following years and led to the growth of the City. Thanks to a large mill and grain elevator, Sanger became a large farming community.

At some point, a fire destroyed the depot and the railroad built a new station that included a larger depot building, waiting rooms, a Western Union telegraph office, and a Wells Fargo freight office. The depot operated 24 hours a day, 6 days a week. Around 1900, ranchers began trucking cattle to Fort Worth instead of shipping them to Kansas City. At the time when the trains stopped shipping cattle, resourceful individuals began using the railroad to ship dairy cream to Fort Worth and Ardmore, Oklahoma.

Texas State Highway 40 ran through the area and became a portion of US Route 77 in 1929. Interstate 35 was built along the route in the early 1960's. As the railroad replaced the cattle trail, the highway system replaced the railway as the conduit that brought visitors and business to Sanger. The years following World War II saw the decline of railroads nationwide, and the Sanger depot eventually closed. Interstate 35 serves the heartland of America, running from South Texas to Minnesota. According to the Texas Department of Transportation, more than 75,000 vehicles pass through Sanger on I-35 daily.

QUICK FACTS

Item 17.

LOCATION	Sanger is located along Interstate 35 in northern Denton County in north Texas. Sanger is located less than an hour from both Dallas and Fort Worth.
AREA	10.9 square miles
FORM OF GOVERNMENT	Council-Manager
INCORPORATION	1892
POPULATION	10,586 (01/01/2026 estimate, North Central Council of Governments)
TRANSPORTATION	Interstate 35 DFW Airport - 39 miles Love Field - 48 miles BNSF Railway
CLIMATE	Köppen Climate Classification "Cfa" (Humid Subtropical Climate) Average temperature 64° Average Precipitation 14.9"
SALES TAX RATE	6.25% State of Texas 1.00% City of Sanger 0.50% 4A Corporation <u>0.50% 4B Corporation</u> 8.25% Total
BOND RATING	AA+ (Standard & Poor's)
TOP 10 PROPERTY TAXPAYERS	Wal-Mart Stores East, L.P. US06068 Wal-Mart Stores East, L.P. Crossmar Texas Industrial 1 LLC & Sanger Tex Industrial LLC GS Sanger Owner LP Sanger Retail LTD MPG Texas 2LLC & Hatchedegg LLC Ramar Land Corporation Maccamp LTD Crossmar Texas Industrial II LLC R & L Transfer Inc.

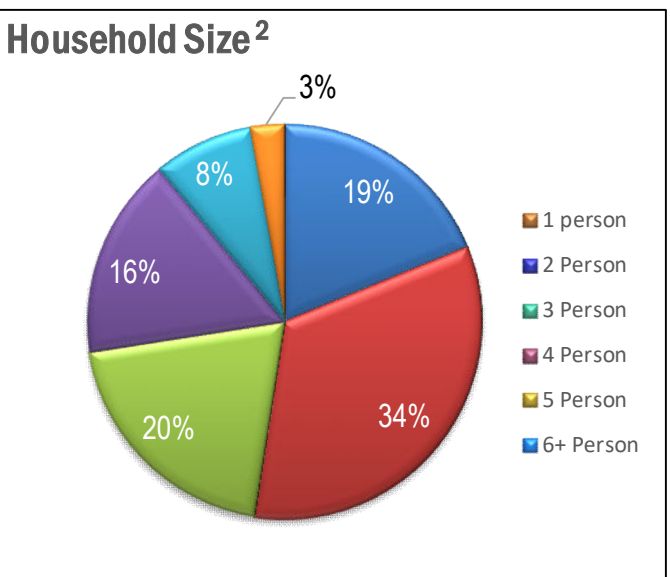
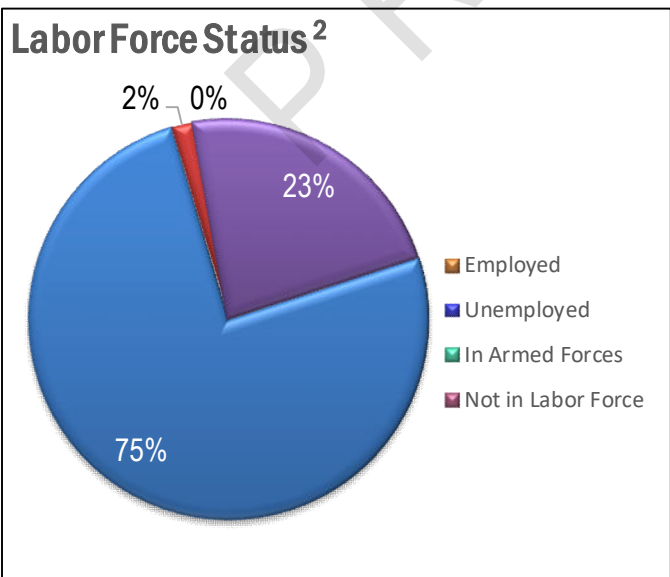
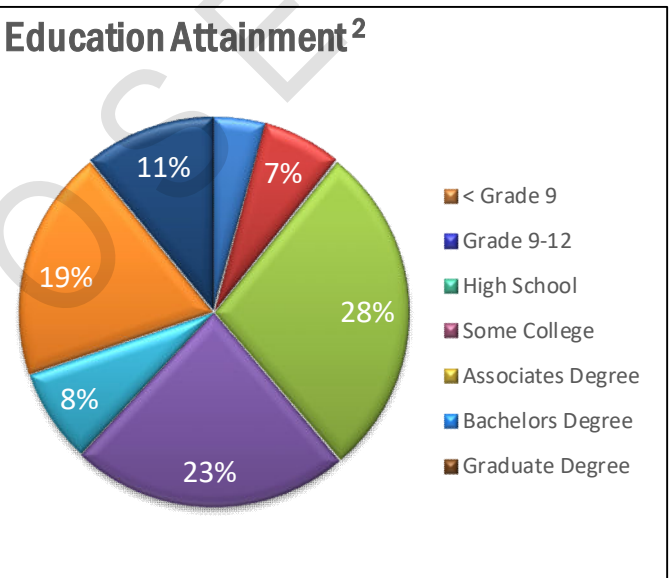
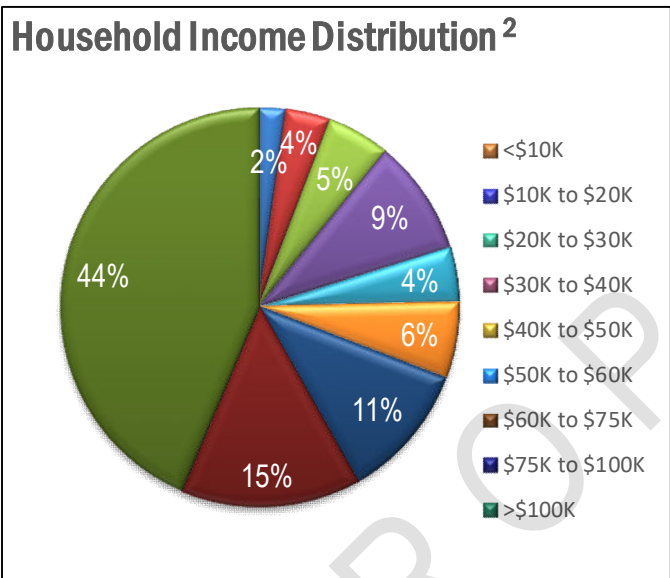
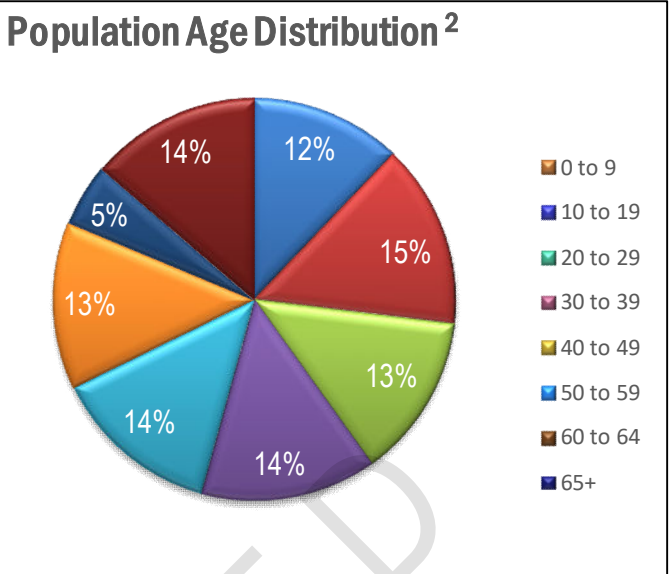
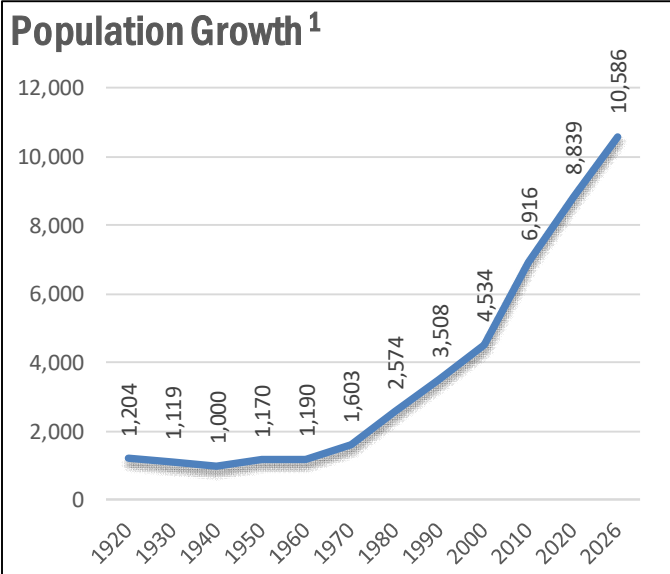
LOCAL EVENTS

Sanger takes pride in the small-town charm it offers. The City proudly hosts many community events for all ages throughout the year, offering residents a chance to have fun with their neighbors. Events from the past year include the following:

MARCH	City-Wide Clean-Up Day
APRIL	Easter Egg-Apalooza
JUNE	Summer Reading Program
JULY	Freedom Fest
AUGUST	Back 2 School Bash
SEPTEMBER	Old Bolivar Street Songwriter Festival
OCTOBER	City-Wide Clean-up Day
	Sanger "Sellabration"
DECEMBER	Christmas on the Square
ONGOING	Various Sports Leagues
	Book Club
	Sanger Studio Saturday
	Preschool Story Time
	Legos at the Library
	Coffee with the City Manager



SANGER DEMOGRAPHICS



¹ North Central Texas Council of Governments

² Sanger Economic Development Department



TOP TEN EMPLOYERS

900-1,000 Employees

Walmart Distribution
Center

250 – 300 Employees

Sam's Distribution Center
Sanger Independent
School District

150-200 Employees

R&L Carriers

100-150 Employees

A&W Productions
City of Sanger
Eikon Engineering

50-100 Employees

Babe's Chicken

1-50 Employees

North Texas Plastics
Sanger Bank



LOCAL SCHOOLS

Sanger Independent School District

Butterfield Elementary
School
Chisholm Trail Elementary
School
Clear Creek Intermediate
School
Sixth Grade Campus
Sanger Middle School
Linda Tutt High School
Sanger High School

Universities

*University of North Texas
(Denton)*

*Texas Women's
University (Denton)*

*North Central Texas
College (Gainesville)*



LOCAL ATTRACTIONS

Sanger Public Library
Sanger Museum
Lake Ray Roberts
3 miles

Fort Worth Stockyards
44 miles

**American Airlines
Center**
(Dallas Mavericks and
Dallas Stars)
49 miles

**Amon Carter Museum of
American Art**
50 miles

Six Flags Over Texas
51 miles

Dallas Museum of Art
51 Miles

Globe Life Field
(Texas Rangers)
54 miles

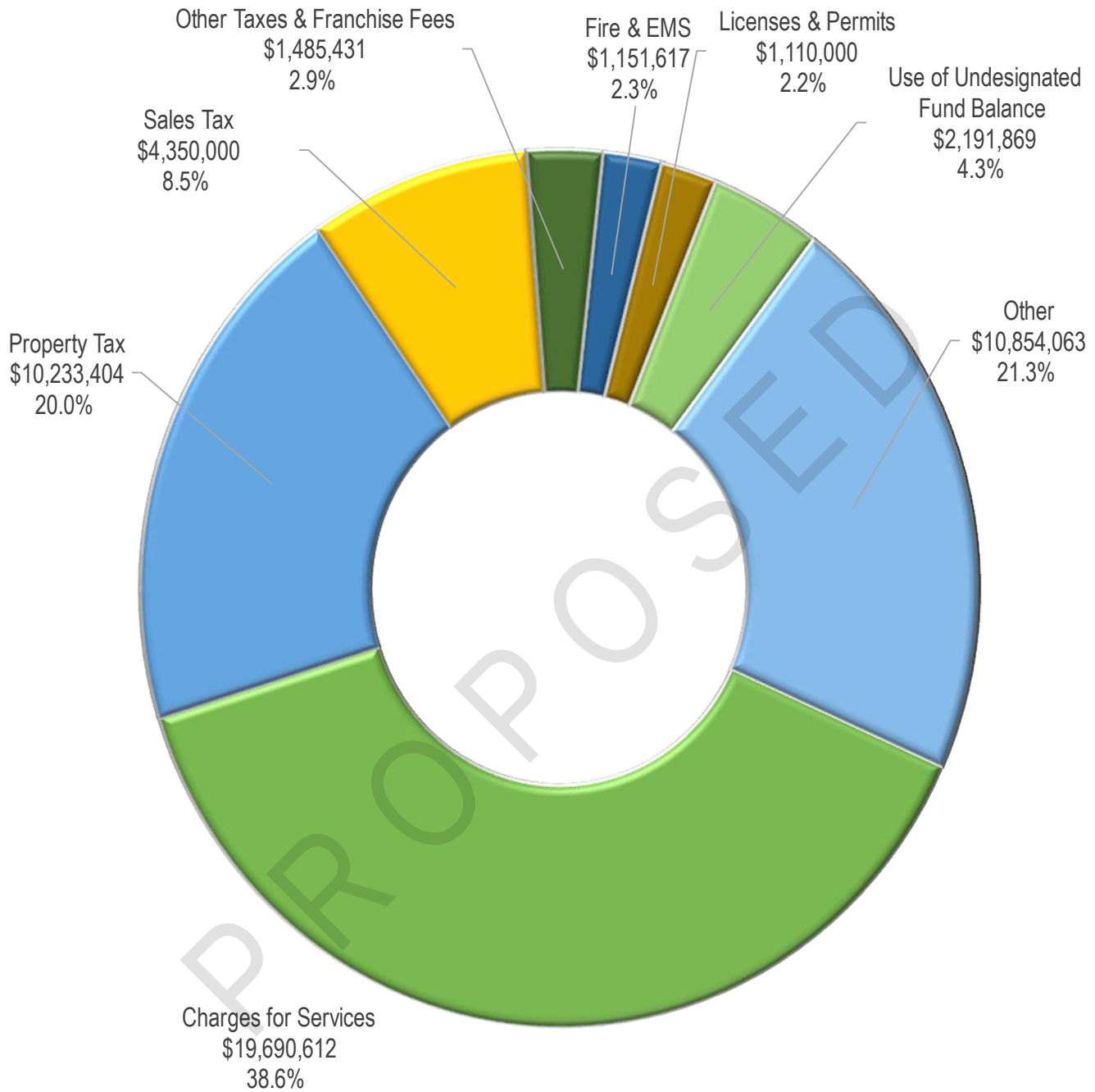
AT&T Stadium
(Dallas Cowboys)
56 miles

PROPOSED

BUDGET SUMMARY

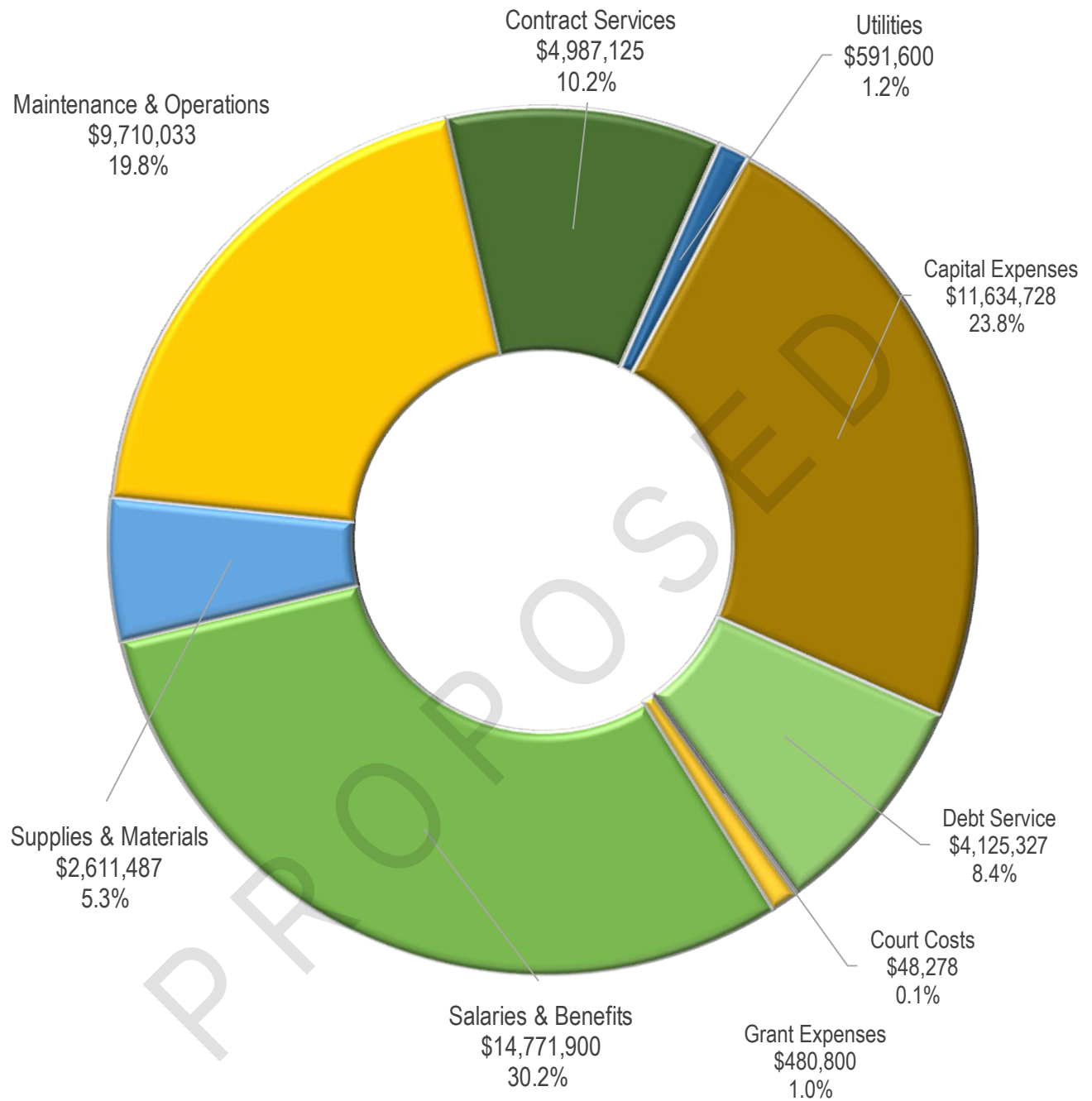
2026-2027 BUDGET AT A GLANCE

WHERE DOES THE MONEY COME FROM?



TOTAL REVENUES = \$51.0 MILLION (EXCLUDES INTER-FUND TRANSFERS)

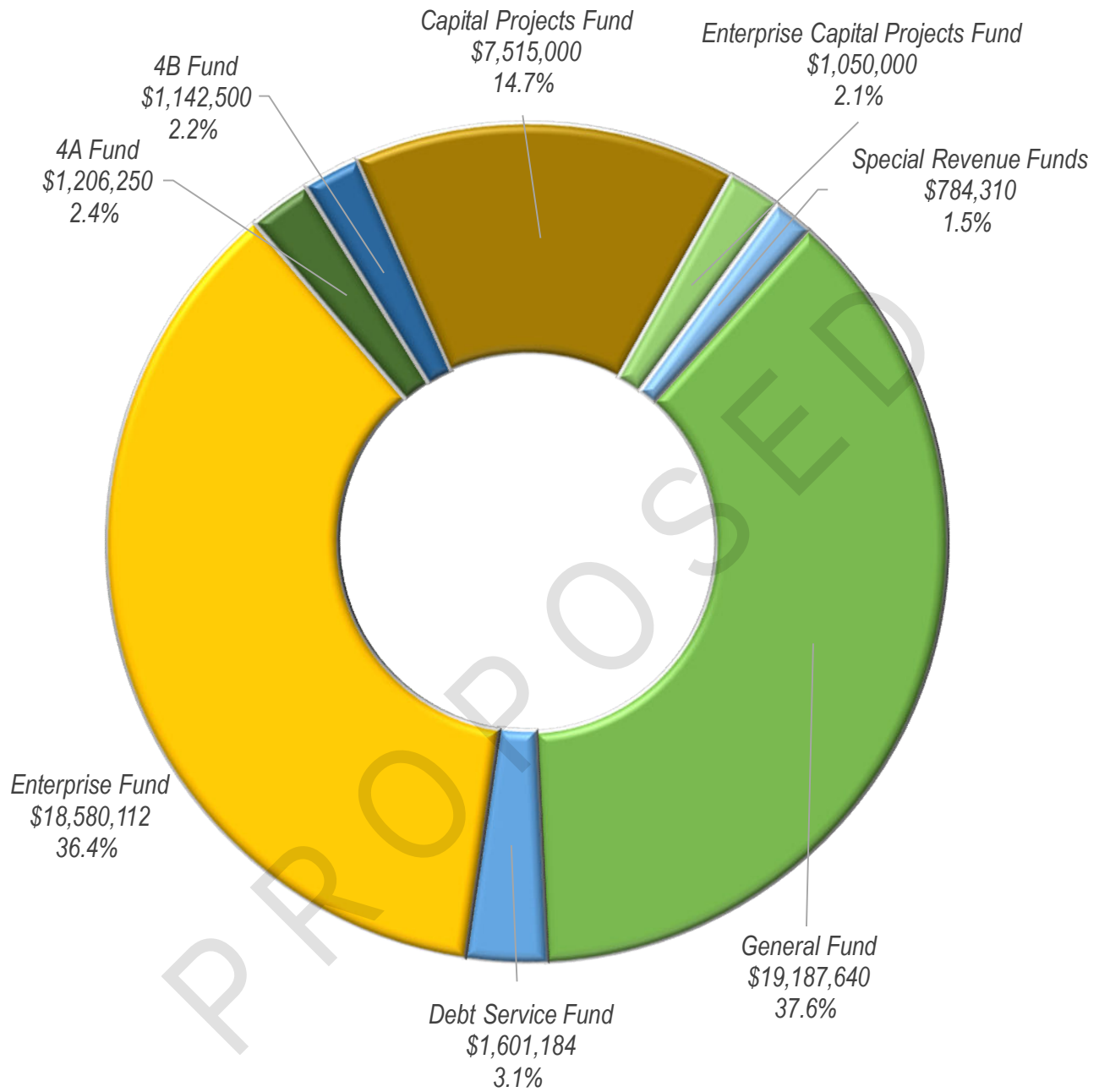
HOW IS THE MONEY USED?



Total Expenditures = \$48.9 Million (Excludes Inter-Fund Transfers)

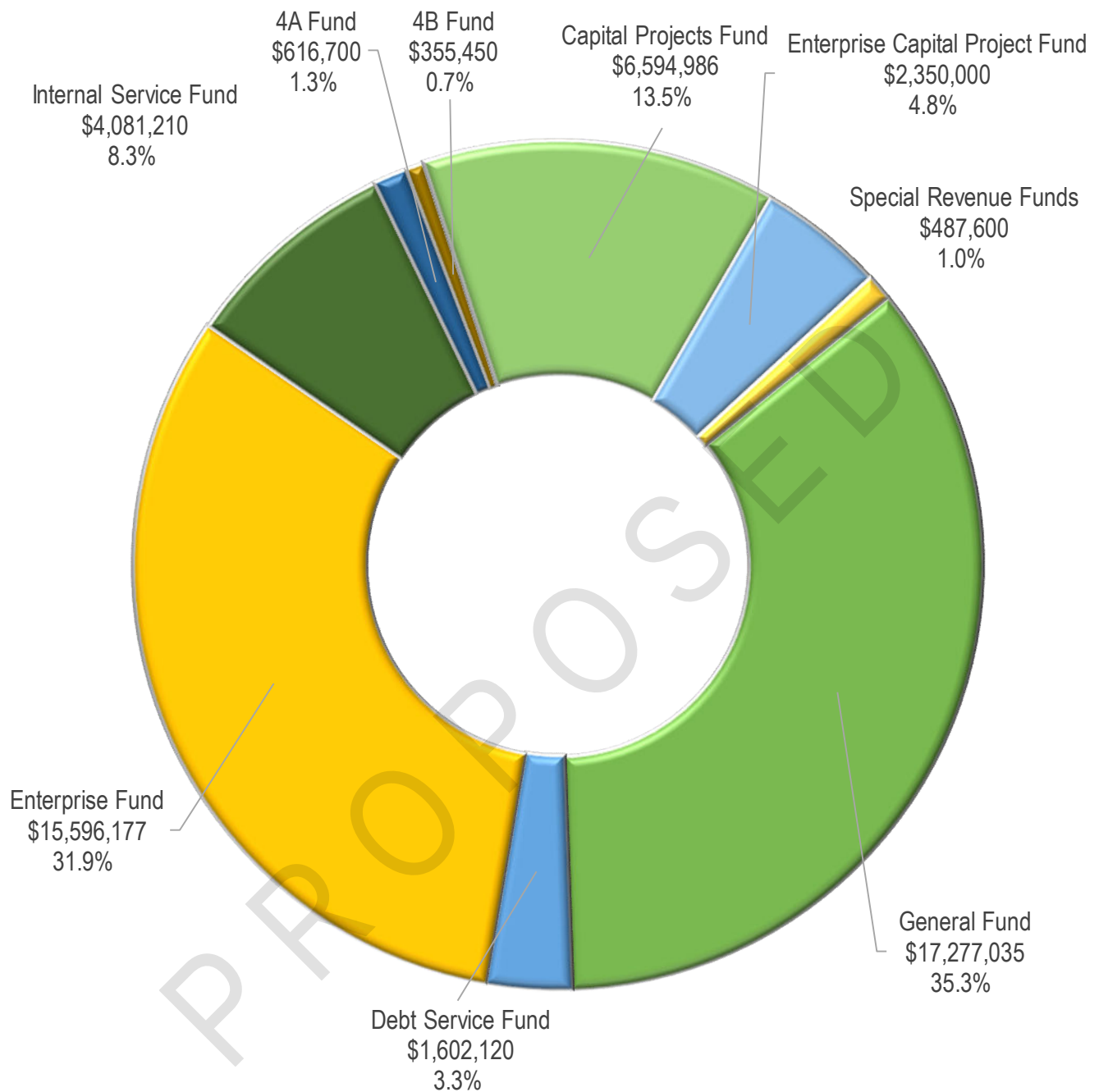
2026-2027 BUDGET BY FUND

REVENUES BY FUND



Total Revenues = \$51.0 Million (EXCLUDES INTER-FUND TRANSFERS)

EXPENDITURES BY FUND



Total Expenditures = \$48.9 Million (Excludes Inter-Fund Transfers)

REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

OVERVIEW OF MAJOR REVENUE SOURCES

The City has numerous sources of income, including taxes, franchise fees, charges for services, fees, and licenses and permits. For the 2026-2027 budget, five revenue sources account for 75% of all revenues: Charges for Services, Property Tax, Bond Proceeds, and Sales Tax.

Charges for Services

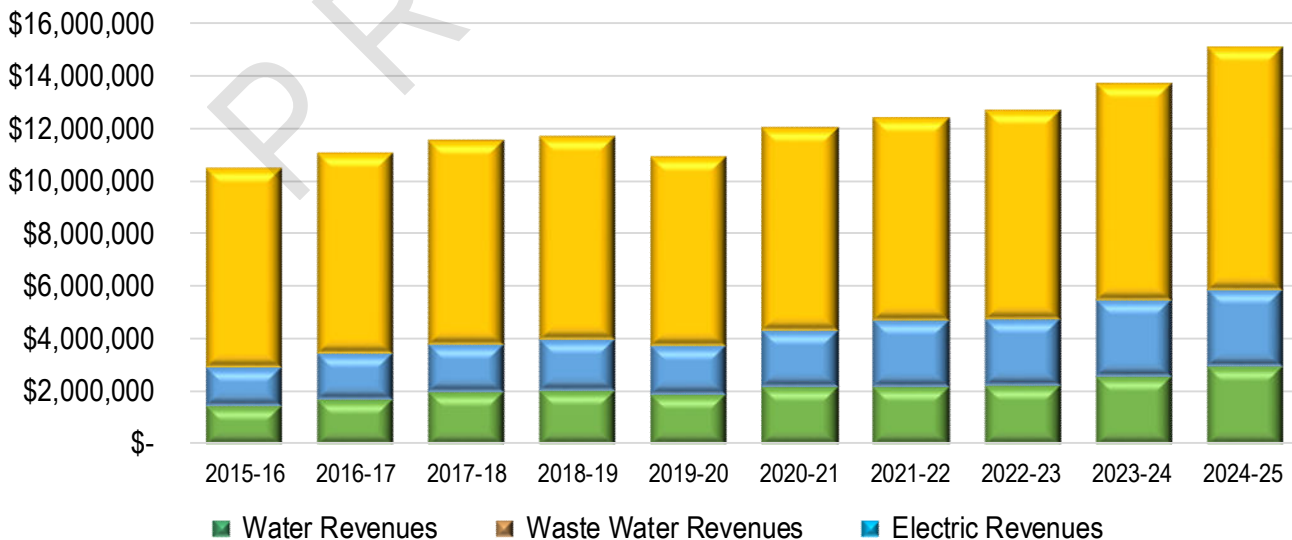
Charges for Services includes the billing of Water, Waste Water and Electric utilities in the Enterprise Fund and Solid Waste Collections in the General Fund. Total Charges for services are \$19,690,612 which is 35% of the City's total projected revenues.

Enterprise Fund Charges for Services

The primary revenue stream of the Enterprise Fund is the billing and collection of Water, Waste Water and Electric utilities. Totalling \$17,963,112, these combined charges for services accounts for 32% of the City's projected revenues.

- Water revenues of \$3,964,573 are an increase of \$381,724 (11%) over last year's projection of \$3,564,849. Revenues have steadily grown through the years, resulting from both increasing population and occasional changes in the rate structure. Water revenues are expected to rise in future years due to the continued growth of our community's population.
- Waste Water revenues of \$4,070,751 are an increase of \$554,155 (16%) over last year's projection of \$3,516,598. Revenues have steadily grown through the years, the result of both increasing population and occasional changes in the rate structure. Waste Water revenues are expected to rise in future years, the result of the continued growth of our community's population.
- Electric revenues of \$9,945,788 are an increase of \$152,049 (2%) from last year's projection of \$9,793,739. The City has reevaluated projections for Electric revenues over the past several years and has adjusted revenue estimates as necessary. Electric revenues are expected to rise in future years, the result of the continued growth of our community's population.

Enterprise Fund Charges for Services Past 10 Years



Water, Waste Water and Electric rates are set by City ordinance and have historically been set using trend analysis and a cost-of-service model. The City engaged NewGen Strategies & Solutions, an independent consulting firm, to make recommendations for rates for the next five years. NewGen presented their findings and recommendations to City Council in August 2025. City Council has adopted the suggested rates from the study to be effective with the first billing in October.

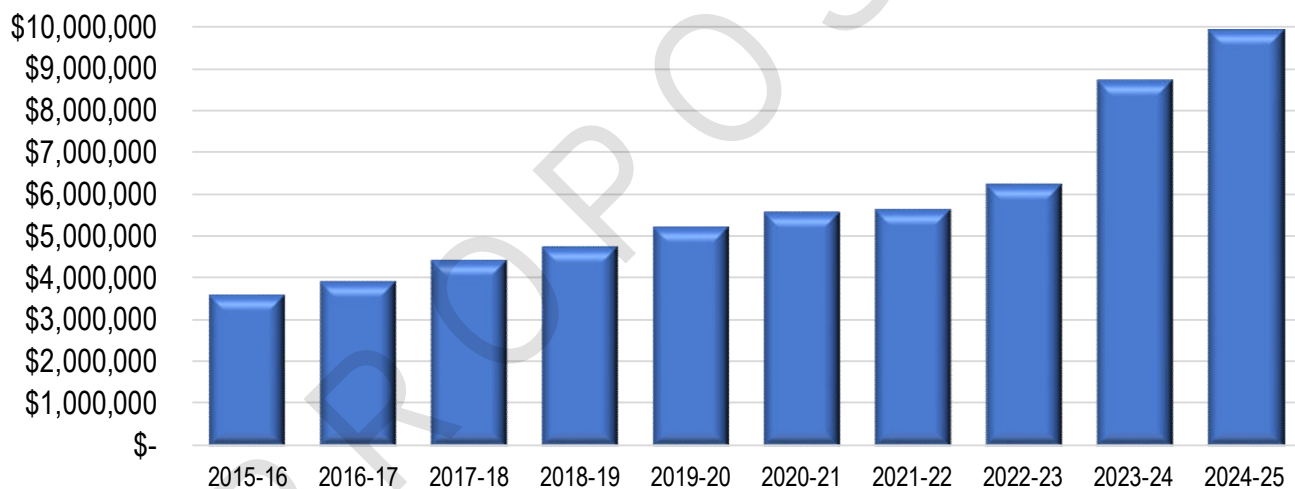
General Fund Charges for Services

General Fund Charges for services includes billing for Sanitation and Recycling Services. These charges total \$1,727,500 and account for 3% of total revenues. This amount is a increase of 20% over last year's projection of \$1,441,000.

Property Taxes

The collection of Property Taxes accounts for a total of \$10,233,340 or 18% of the City's projected revenues. Property within Sanger is appraised annually by the Denton Central Appraisal District. Property Tax revenue is calculated using the appraised values of properties and the property tax rate. Property Taxes are reported in the General Fund and the Debt Service Fund. Projected Property Tax collections are an increase of \$509,608 (5%) over the prior year projection of \$9,723,732. Property Tax revenues are expected to continue to rise in future years, the result of a continued pattern of new home starts and commercial building in our community.

Property Tax Revenues Past 10 Years



The Sanger City Council approved Ordinance 09-25-25 on September 2, 2025, setting the property tax rate for the 2025-2026 budget year at \$0.689747 per \$100 valuation. For 2026-27, the same tax rate of \$0.689747 is proposed.

Bond Proceeds

The City anticipates issuing \$7,500,000 in bonds to fund capital improvement projects, representing 13% of the City's total projected revenues. Bond proceeds will be used to finance the Fire Station renovation project and various street improvements. Additional information on these projects is provided in the Capital Improvement Plan section of this document.

Sales Taxes

Sales tax revenue is projected at \$4,350,000, representing 8% of the City's total projected revenues. This reflects an increase of \$425,000 (11%) over the current year. The City levies a two-cent local sales tax, with one cent dedicated to the General Fund and one-half cent each dedicated to the 4A and 4B Economic Development Funds.

OVERVIEW OF MAJOR EXPENDITURE CATEGORIES

Sanger is a growing community, as evidenced by the fact that our population has more than doubled since 2000. As our significant sources of revenue have grown, so have our major expenditure categories. Management is dedicated to keeping current service levels to our citizens and business community as we grow. The primary categories of expenditures in this budget include Salaries & Benefits, Capital Expenses, Maintenance & Operations, and Contract Services. For the 2026-2027 budget, these five categories total 76% of all expenditures.

Salaries and Benefits

With a total of \$14,771,900, Salaries and Benefits account for 27% of total expenditures. The General Fund accounts for \$9,943,400 of this amount. The General Fund includes 85.4 (68%) of the City's 125 budgeted positions. The Enterprise Fund accounts for \$2,542,800 of this amount. The Enterprise Fund includes 23 (18%) of the City's 125 budgeted positions. The category of Salaries and Benefits encompasses employee compensation and the City's portion of Social Security and Medicare taxes, Texas Municipal Retirement System, health insurance and worker's compensation.

Maintenance and Operations

With a total of \$9,710,033, Maintenance and Operations expenditures account for 18% of total expenditures. The bulk of this amount (\$8,830,480) is budgeted in the Enterprise Fund. Major components of this amount are: Electric Wholesale Utility Purchases & Transmission Costs; Electric Franchise Fees; Water Purchases and Utility Demand Charges; Systems Maintenance for Water, Waste Water & Electric.

Contract Services

With a total of \$4,987,125, Contract Services expenditures account for 9% of total expenditures. The bulk of this amount (\$2,671,925) is budgeted in the General Fund. Major components of this amount are solid waste services and outside engineering services. In addition, \$1,108,400 is budgeted in the Internal Service Fund and is comprised primarily of outside legal, technology, and insurance services.

Capital Expenses

During the budget process, capital items are identified and considered for inclusion in the budget. These items may be identified by individual City departments, the City Manager, or by the City Council. Capital projects must be clearly defined and the need explained in order to make it into the budget. Through meetings between the City Manager and Directors and in City Council workshops, these projects are discussed. Those projects identified as necessary are then placed on a timeline – which will determine if they are included in the current budget or in a future budget. The Capital Projects section of this document explains this in more detail and includes a five-year future schedule of currently planned projects.

With a total of \$11,634,718, Capital Expenditures account for 22% of total expenditures. The bulk of this amount (\$6,594,986) is budgeted in the Capital Projects Fund. The primary component of this amount is \$5,000,000 for the renovation and improvement of the City's Fire Station. Capital Expenditures of \$2,449,032 are budgeted in the General

Fund, the primary components of this amount being \$1,520,500 for a new Fire Engine and \$445,763 to purchase new Police vehicles.

The following pages detail capital expenditures for the budget year by fund, and include the effects of the item on the budget and the City's service levels.

General Fund	Capital Expense	Amount	Budgetary Impact	Service Level Impact
	Police: Toyota Camry	\$ 40,399	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Police Department.	Allow the City to maintain the current level of police enforcement .
	Police: Toyota Camry	\$ 40,399	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Police Department.	Allow the City to maintain the current level of police enforcement .
	Police: Chevrolet Traverse	\$ 50,272	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Police Department.	Allow the City to maintain the current level of police enforcement .
	Police: Chevrolet Tahoe	\$ 91,244	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Police Department.	Allow the City to maintain the current level of police enforcement .
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	Fire: Type I Engine NTX Spartan	\$ 1,520,500	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Fire Department.	Allow the City to maintain the current level of fire suppression.
	Fire: LifePak 15 V4 The Lucas	\$ 148,739	The expected impact on current and future operations is to reduce maintenance costs for equipment in the Fire Department.	Allow the City to maintain the current level of fire suppression.
	Streets: Ford Supercab F250 Flatbed	\$ 92,228	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Street Department.	Allow the City to maintain the current level of streets maintenance .
	Streets: Ford Supercab F250 Flatbed	\$ 62,845	The expected impact on current and future operations is to reduce maintenance costs for vehicle maintenance in the Street Department.	Allow the City to maintain the current level of streets maintenance .
	Streets: Equipmetn Storage Building	\$ 64,600	There is no expected impact on current and future operational costs	Allow the City to maintain the current level of streets maintenance .

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
General Fund	Streets: Solar Powered School Crossing System	\$ 17,028	The expected impact on current and future operations is to reduce maintenance and utility costs in the Street Department.	Allow the City to maintain the current level of streets maintenance .
	Streets: Linedriver Attachment for Striping	\$ 15,935	The expected impact on current and future operations is to reduce the costs of outside contract services in the Street Department.	Allow the City to maintain the current level of streets maintenance .
	Parks: 72" Zero Turn Mower	\$ 20,250	The expected impact on current and future operations is to reduce maintenance in the Parks Department.	Allow the City to maintain the current level of parks maintenance .
	Library: Storage Building	\$ 10,861	There is no expected impact on current and future operational costs	Allow the City to maintain the current level of library services.

Fund Total \$ 2,449,032

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Enterprise Fund	Water: Cellular Communication s for SCADA System	\$ 27,200	The expected impact on current and future operations is to reduce maintenance costs in the Water Department.	Allow the City to provide a higher level of service in the Water Department

Fund Total \$ 27,200

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Internal Service Fund	Human Resource: Laserfiche HR Employee Application	\$ 13,500	There is no expected impact on current and future operational costs	Allow the City to increase the level of service in the Human Resources Department.

Fund Total \$ 13,500

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Capital Projects Fund	Annual Street Rehab Program	\$ 716,754	This project is expected to decrease maintenance costs in the Street Department in current and future budget years.	Allow the City to provide upgraded street system for citizens.
	Street Utility Maintenance Program	\$ 878,232	This project is expected to decrease maintenance costs in the Street Department in current and future budget years.	Allow the City to provide upgraded street system for citizens.
	Fire Station Renovation	\$ 5,000,000	This project is expected to decrease maintenance costs in the Fire Department in current and future budget years.	Allow the City to provide upgraded fire suppression services for citizens.
	Fund Total	\$ 6,594,986		

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Enterprise Capital Projects Fund	Electric System Improvements	\$ 1,000,000	This project is expected to reduce water line maintenance costs in future budget years.	Allow the City to continue providing water service to customers as Sanger grows.
	WWTP Clarifiers	\$ 1,350,000	This project is expected to reduce waste water treatment plant maintenance costs in future budget years.	Allow the City to continue providing waste water service to customers as Sanger grows.
	Fund Total	\$ 2,350,000		

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Parkway Dedication Fund	Parks: Design work	\$ 100,000	There is no expected impact on current and future operational costs	Allow the City to increase the level of service in the Parks Department.
	Fund Total	\$ 100,000		

	Capital Expense	Amount	Budgetary Impact	Service Level Impact
Roadway Impact Fee Fund	Streets: Design work	\$ 100,000	There is no expected impact on current and future operational costs	Allow the City to increase the level of service in the Streets Department.
	Fund Total	\$ 100,000		
	Grand Total	\$11,634,718		

Additional details on capital expenditures in the Capital Projects and Enterprise Capital Projects Funds are included in the Capital Improvement Plan section of this document.

OVERVIEW OF CHANGES IN FUND BALANCE

City funds often will not see a great increase or decrease in Fund Balance in a single year. There are circumstances, however, where a larger increase or decrease in Fund Balance may occur as the result of strategic planning. Changes in Fund Balance are projected to be as follows:

Fund	Projected Beginning Fund Balance, 10/01/2026	Revenues	Expenditures	Projected Ending Fund Balance, 9/30/2027	% Change
General Fund	\$ 17,286,349	19,234,659	19,234,649	\$ 17,286,359	0.0%
Debt Service Fund	\$ 305,158	1,602,120	1,602,120	\$ 305,158	0.0%
Enterprise Fund	\$ 25,514,447	18,580,112	18,580,112	\$ 25,514,447	0.0%
Internal Service Fund	\$ 536,036	4,164,190	4,164,190	\$ 536,036	0.0%
4A Fund	\$ 7,282,765	1,193,750	613,400	\$ 7,863,115	8.0%
4B Fund	\$ 3,069,301	1,130,000	352,150	\$ 3,847,151	25.3%
Capital Projects Fund	\$ 15,739,441	7,515,000	6,594,986	\$ 16,659,455	5.8%
Enterprise Capital Projects Fund	\$ 14,647,565	1,836,240	2,350,000	\$ 14,133,805	-3.5%
Special Revenue Funds	\$ 6,225,968	784,310	487,600	\$ 6,522,678	4.8%
Total	\$ 90,607,030	\$ 56,040,381	\$ 53,979,207	\$ 92,668,204	2.3%

Capital Projects Fund

The Capital Projects Fund is projecting a 42% decrease (\$6,579,986) in Fund Balance this year. This decrease is primarily the result of current year project expenditures exceeding projected revenues. These capital projects will be constructed using excess fund balances from prior years. More details are included in the Capital Projects Fund section of this document.

4B Fund

The 4B Fund is projecting an increase in Fund Balance of \$580,350 (25%). This increase is primarily the result of the projected revenues exceeding budgeted expenditures for the current year. The 4B Board has a number of plans for capital expenses in future years to use this balance.



COMBINED FUNDS SUMMARY (DETAILED)

COMBINED SUMMARY OF REVENUES, EXPENDITURES AND CHANGES TO FUND BALANCE FOR ALL FUNDS SUBJECT TO APPROPRIATION

	General Fund	Debt Service Fund	Enterprise Fund	Internal Service Fund	4A Fund
Beginning Fund Balance	17,286,349	305,158	23,450,777	536,036	7,282,765
Revenues					
Property Tax	8,643,220	1,590,184	-	-	-
Sales Tax	2,175,000	-	-	-	1,087,500
Other Taxes and Franchise Fees	1,345,431	-	-	-	-
Charges for Services	1,727,500	-	17,963,112	-	-
Fees	-	-	240,000	-	-
Licenses & Permits	1,110,000	-	-	-	-
Fines	145,122	-	-	-	-
Fire & EMS	1,151,617	-	-	-	-
Interest Income	360,000	11,000	125,000	-	118,750
Miscellaneous Income	337,881	-	252,000	-	-
Intergovernmental Revenue	-	-	-	-	-
Proceeds from Sale of Real Property	-	-	-	-	-
Bond Proceeds	-	-	-	-	-
Intefund Transfers	130,000	-	-	4,081,210	-
Use of Undesignated Fund Balance	2,191,869	-	-	-	-
Total Revenues	19,317,640	1,601,184	18,580,112	4,081,210	1,206,250
Expenditures					
Salaries & Benefits	9,943,400	-	2,542,800	2,005,100	130,300
Supplies & Materials	1,252,487	-	325,990	663,960	95,250
Maintenance & Operations	766,253	-	8,830,480	109,500	1,900
Contract Services	2,671,925	-	1,016,800	1,108,400	139,000
Utilities	80,650	-	329,700	180,750	250
Capital Expenditures	2,449,042	-	27,200	13,500	-
Debt Service	-	1,602,120	2,523,207	-	-
Court Costs	48,278	-	-	-	-
Grant Expenses	65,000	-	-	-	250,000
Transfers Out	2,040,605	-	2,983,935	-	-
Total Expenditure	19,317,640	1,602,120	18,580,112	4,081,210	616,700
Net Revenues Over (Under) Expenditures	-	(936)	-	-	589,550
Ending Fund Balance	17,286,349	304,222	23,450,777	536,036	7,872,315

	4B Fund	Capital Projects Fund	Enterprise Capital Projects Fund	Special Revenue Funds	Total
Beginning Fund Balance	3,069,301	13,739,441	14,647,565	6,225,968	86,543,360
Revenues					
Property Tax	-	-	-	-	10,233,404
Sales Tax	1,087,500	-	-	-	4,350,000
Other Taxes and Franchise Fees	-	-	-	140,000	1,485,431
Charges for Services	-	-	-	-	19,690,612
Fees	-	-	900,000	510,000	1,650,000
Licenses & Permits	-	-	-	-	1,110,000
Fines	-	-	-	24,000	169,122
Fire & EMS	-	-	-	-	1,151,617
Interest Income	55,000	15,000	150,000	94,810	929,560
Miscellaneous Income	-	-	-	15,500	605,381
Intergovernmental Revenue	-	-	-	-	-
Proceeds from Sale of Real Property	-	-	-	-	-
Bond Proceeds	-	7,500,000	-	-	7,500,000
Intefund Transfers	-	-	813,330	-	5,024,540
Use of Undesignated Fund Balance	-	-	-	-	2,191,869
Total Revenues	1,142,500	7,515,000	1,863,330	784,310	56,091,536
Expenditures					
Salaries & Benefits	130,300	-	-	20,000	14,771,900
Supplies & Materials	62,000	-	-	211,800	2,611,487
Maintenance & Operations	1,900	-	-	-	9,710,033
Contract Services	51,000	-	-	-	4,987,125
Utilities	250	-	-	-	591,600
Capital Expenditures	-	6,594,986	2,350,000	200,000	11,634,728
Debt Service	-	-	-	-	4,125,327
Court Costs	-	-	-	-	48,278
Grant Expenses	110,000	-	-	55,800	480,800
Transfers Out	-	-	-	-	5,024,540
Total Expenditure	355,450	6,594,986	2,350,000	487,600	53,985,818
Net Revenues Over (Under) Expenditures	787,050	920,014	(486,670)	296,710	2,105,718
Ending Fund Balance	3,856,351	14,659,455	14,160,895	6,522,678	88,649,078

COMBINED FUNDS BUDGET SUMMARY

COMBINED BUDGET SUMMARY

FOR ALL FUNDS SUBJECT TO APPROPRIATION

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	59,091,212	62,732,962	62,732,962	86,543,360
Revenues				
Property Tax	9,150,906	9,723,732	9,759,159	10,233,404
Sales Tax	3,463,156	3,875,000	4,306,865	4,350,000
Other Taxes and Franchise Fees	1,194,919	1,387,809	1,386,376	1,485,431
Charges for Services	16,413,140	18,316,184	18,225,252	19,690,612
Fees	1,406,432	1,095,000	2,035,649	1,650,000
Licenses & Permits	1,841,657	975,250	1,494,807	1,110,000
Fines	174,367	148,210	200,337	169,122
Fire & EMS	1,104,079	1,164,800	1,039,547	1,151,617
Interest Income	1,248,501	1,241,185	952,668	929,560
Miscellaneous Income	821,191	573,025	587,192	605,381
Intergovernmental Revenue	3,905,206	2,500,000	8,027,396	-
Proceeds from Sale of Real Property	-	-	10,000,000	-
Bond Proceeds	-	15,000,000	-	7,500,000
Intefund Transfers	5,405,210	9,734,573	9,086,887	5,024,540
Use of Undesignated Fund Balance	-	1,200,000	-	2,191,869
Total Revenues	46,128,764	66,934,768	67,102,135	56,091,536
Expenditures				
Salaries & Benefits	11,338,388	13,548,730	11,842,380	14,771,900
Supplies & Materials	1,546,764	2,220,544	1,521,248	2,611,487
Maintenance & Operations	7,070,140	9,446,934	7,271,025	9,710,033
Contract Services	3,539,105	4,732,808	3,505,377	4,987,125
Utilities	581,291	597,401	534,933	591,600
Capital Expenditures	9,318,150	8,283,466	3,898,443	11,634,728
Debt Service	3,148,447	4,284,108	4,284,084	4,125,327
Court Costs	50,340	51,775	42,858	48,278
Grant Expenses	440,250	2,567,500	1,330,000	480,800
Transfers Out	5,454,139	9,734,573	9,061,389	5,024,540
Total Expenditures	42,487,014	55,467,839	43,291,737	53,985,818
Net Revenues Over (Under) Expenditures	3,641,750	11,466,929	23,810,398	2,105,718
Ending Fund Balance	62,732,962	74,199,891	86,543,360	88,649,078

PROPOSED

FUNDS IN DETAIL

GENERAL FUND

OVERVIEW

The General Fund is the principal operating fund for resources (revenues) and uses of resources (expenditures) for what are generally recognized as governmental functions and services. In general, all activities are recorded in this fund unless there is a managerial or legal reason for it to be recorded in another fund.

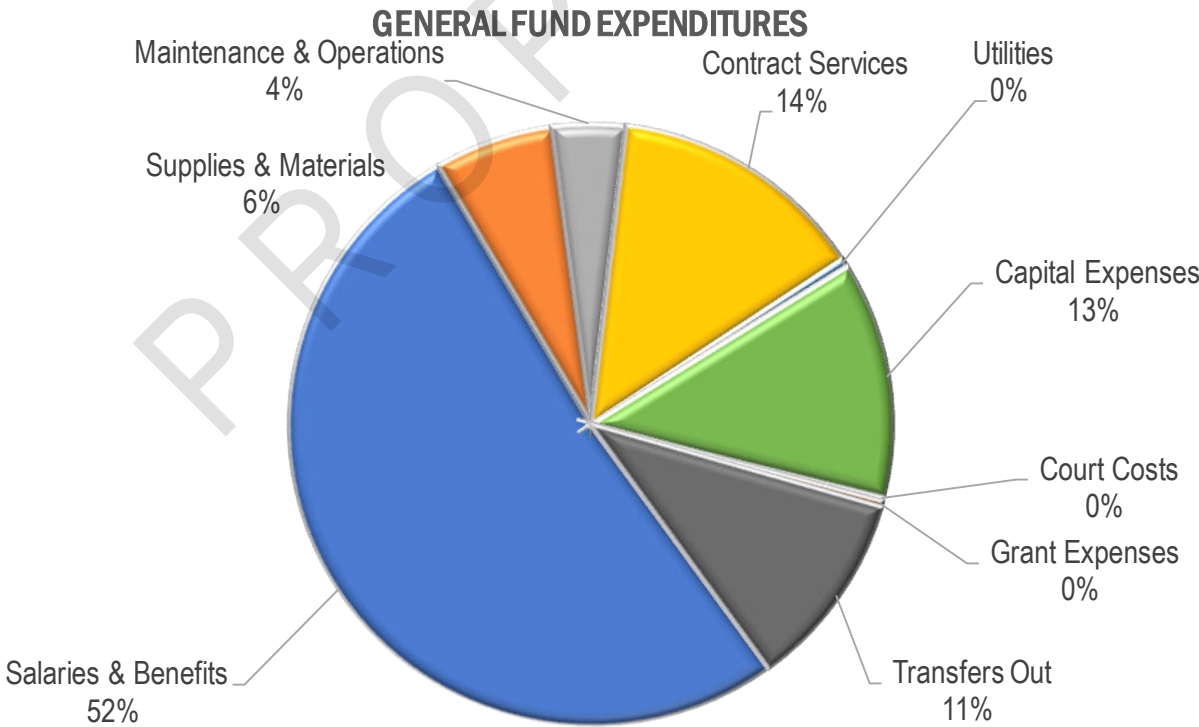
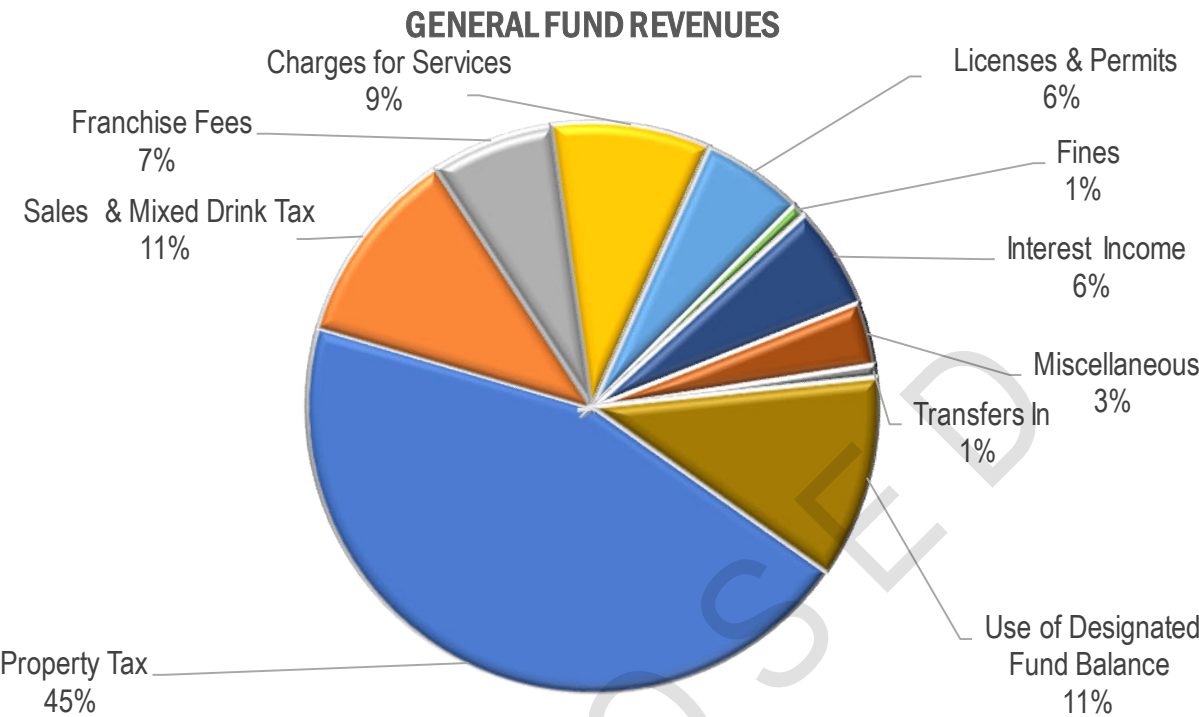
The General Fund receives revenues from property taxes, sales taxes, franchise fees, fines, fees for service, interest income and other miscellaneous general revenue sources.

The General Fund includes these departments:

- Police
- Fire
- Municipal Court
- Development Services
- Streets
- Parks & Recreation
- Library
- Solid Waste

The basis of accounting for the General Fund for both financial reporting and budgeting is the modified accrual basis.

GENERAL FUND BUDGET SUMMARY

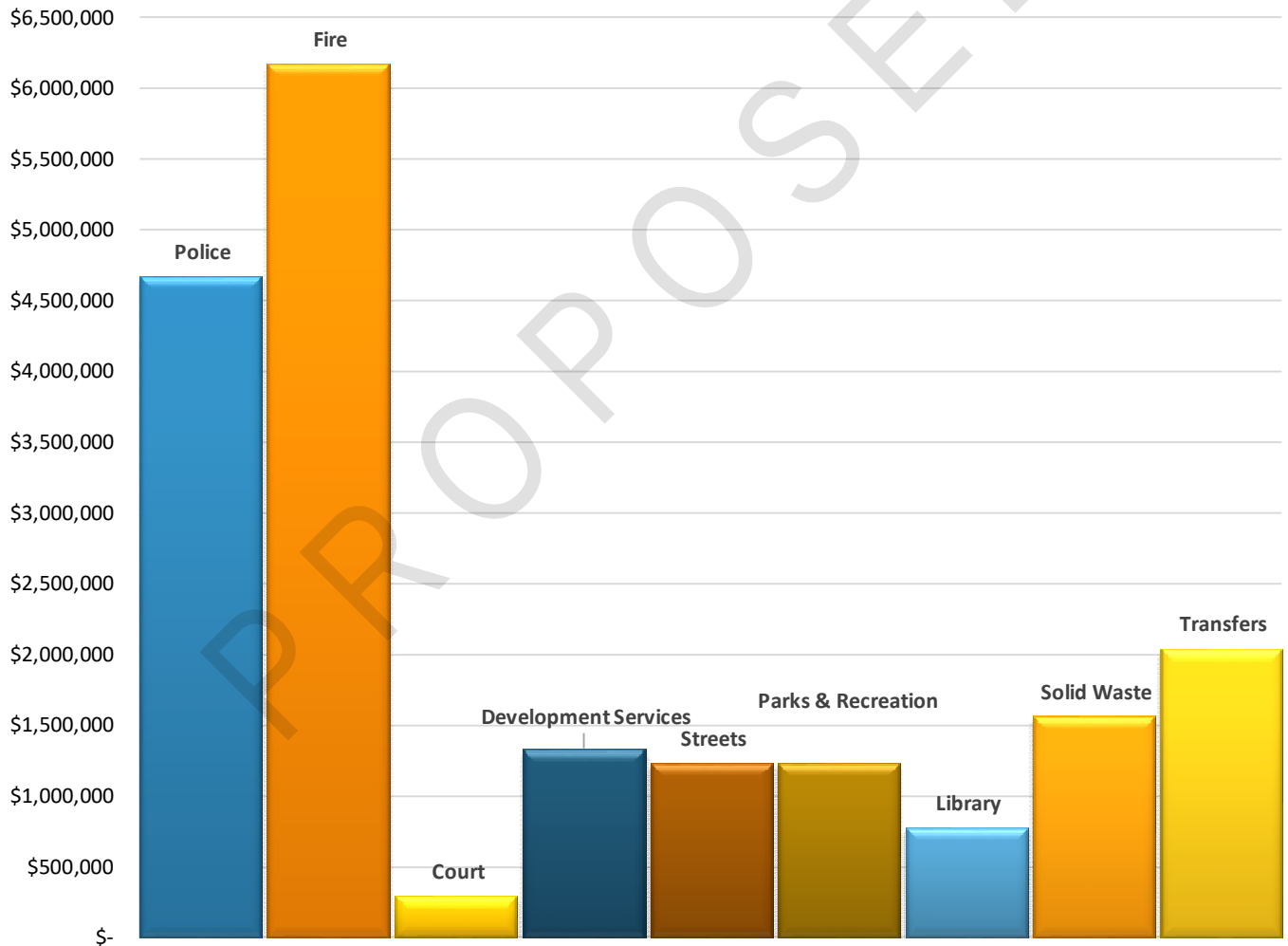


GENERAL FUND BUDGET SUMMARY

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	19,301,247	18,750,144	18,750,144	17,286,349
Revenues				
Property Tax	7,526,421	8,060,661	8,099,159	8,643,220
Sales Tax	1,682,822	1,950,000	2,153,433	2,175,000
Other Taxes and Franchise Fees	1,078,069	1,247,809	1,280,297	1,345,431
Solid Waste Services	1,258,807	1,441,000	1,414,252	1,727,500
Licenses & Permits	1,841,657	975,250	1,494,807	1,110,000
Fines & Forfeitures	138,644	134,710	175,544	145,122
Fire & EMS	1,104,079	1,164,800	1,039,547	1,151,617
Interest Income	491,621	500,000	365,234	360,000
Miscellaneous Income	580,387	305,775	357,569	337,881
Intefund Transfers	395,000	95,000	95,000	130,000
Use of Undesignated Fund Balance	-	1,200,000	-	2,191,869
Total Revenues	16,097,507	17,075,005	16,474,842	19,317,640
Expenditures				
Salaries & Benefits	7,233,850	9,021,000	7,608,013	9,943,400
Supplies & Materials	517,438	782,887	558,951	1,252,487
Maintenance & Operations	686,158	732,653	547,161	766,253
Contract Services	2,208,373	2,358,838	1,927,392	2,671,925
Utilities	74,080	105,750	68,751	80,650
Capital Expenditures	3,179,032	414,231	414,231	2,449,042
Court Costs	50,340	51,775	42,858	48,278
Grant Expenses	202,368	1,200,000	1,200,000	65,000
Transfers Out	2,496,971	5,907,871	5,571,280	2,040,605
Total Expenditures	16,648,610	20,575,005	17,938,637	19,317,640
Net Revenues Over (Under) Expenditures	(551,103)	(3,500,000)	(1,463,795)	-
Ending Fund Balance	18,750,144	15,250,144	17,286,349	17,286,349

GENERAL FUND EXPENDITURES BY CATEGORY AND DEPARTMENT

	Expenditure Category									Total
	Salaries & Benefits	Supplies & Materials	Maintenance & Operations	Contract Services	Utilities	Capital Expenditures	Court Costs	Grant Expenses	Transfers	
Police	\$ 3,543,600	\$ 264,450	\$ 139,500	\$ 210,750	\$ 20,000	\$ 496,046	\$ -	\$ -	\$ -	\$ 4,674,346
Fire	3,804,500	434,000	127,500	65,675	5,000	1,669,239	-	65,000	-	6,170,914
Court	211,800	17,500	1,200	15,000	550	-	48,278	-	-	294,328
Development Services	678,600	47,800	7,100	600,300	500	-	-	-	-	1,334,300
Streets	578,900	18,587	349,703	-	31,000	252,636	-	-	-	1,230,826
Parks & Recreation	495,300	364,650	135,750	196,600	23,600	20,260	-	-	-	1,236,160
Library	630,700	105,500	5,500	23,600	-	10,861	-	-	-	776,161
Solid Waste	-	-	-	1,560,000	-	-	-	-	-	1,560,000
Transfers	-	-	-	-	-	-	-	-	2,040,605	2,040,605
Total	\$ 9,943,400	\$ 1,252,487	\$ 766,253	\$ 2,671,925	\$ 80,650	\$ 2,449,042	\$ 48,278	\$ 65,000	\$ 2,040,605	\$ 19,317,640



POLICE

OVERVIEW

The City of Sanger Police Department provides law enforcement services for the City. It is tasked with upholding and protecting the safety and security of citizens and visitors to the City of Sanger.

Mission Statement

The Sanger Police Department will strive to enhance the quality of life in Sanger through excellent police service, respectful treatment of all whom we encounter, and commitment to the community.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Provide a safe and prepared City.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Maintain staffing to a level that can provide appropriate police response and significantly reduce overtime.
- Made many successful outreaches to the community and local social organizations.

GOALS FOR FISCAL YEAR 2026-27

- Continue to find relevant and excellent training for police staff to continue to build on our professionalism, experience, and service to the city.
- Research the cost and benefit of a patrol drone program with the goal of implementation if it proves beneficial.
- Continue research into Flock or a similar city-wide camera program with the goal of implementation.
- Establish the Community Relations Officer position to start that program and lean into developing citizen's watch groups and planning for a Citizen's Police Academy program.
- Conduct staffing review to evaluate the need for added sworn personnel.
- Research Automated Emergency Defibrillator for potential future purchase for the department.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Police Chief	1	1	1
Lieutenant	2	2	2
Sergeant	4	4	5
Detective	3	3	3
Police Officer	12	12	13
Administrative Assistant	1	1	1
Clerk / Property Room Technician	1	1	1
Total Budgeted Positions	24	24	26

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
To review, research, and evaluate training and technology for purchase that will allow the department to operate safely and effectively, delivering the service citizens deserve				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of dedicated budget spent on capital and equipment	100%	100%	100%	100%
Percent of dedicated budget spent on contracts and maintenance	91%	98%	95%	85%
Percent of dedicated budget spent on officer training	85%	85%	100%	100%

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Maintain low levels of crime by quickly and efficiently responding to calls for service, thorough investigation and efficient disposition of cases. Maintain safe and efficient roadways via enforcement efforts				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Reduce time in route to calls	6 minutes	<5 minutes	6 minutes	5 minutes
Percent of cases with leads cleared by any means	Ⓝ	69%	59%	60%

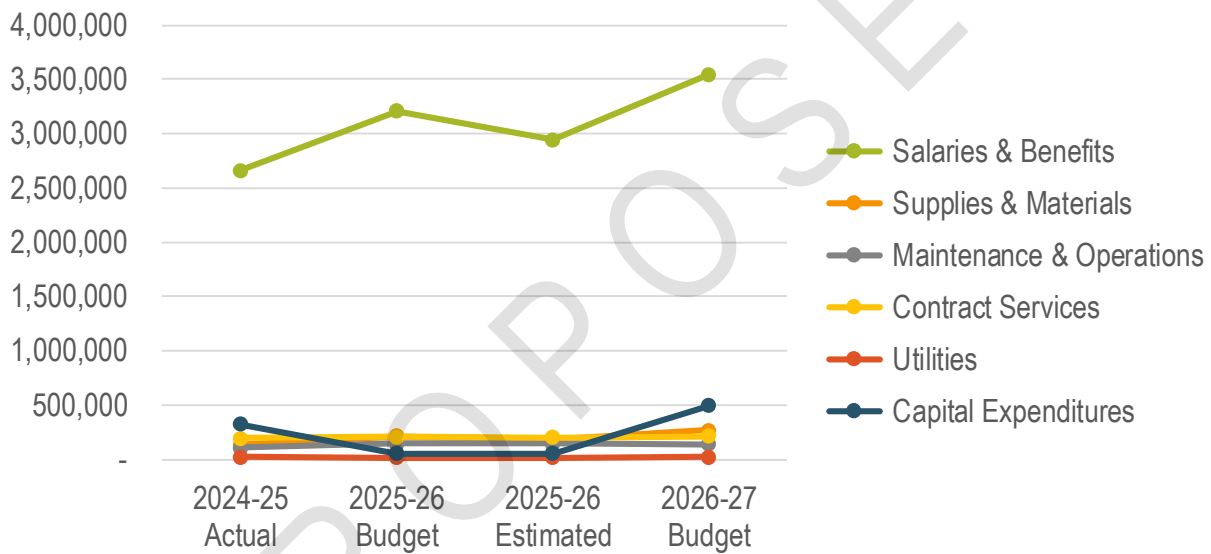
SYMBOL KEY

Ⓝ New activity measure

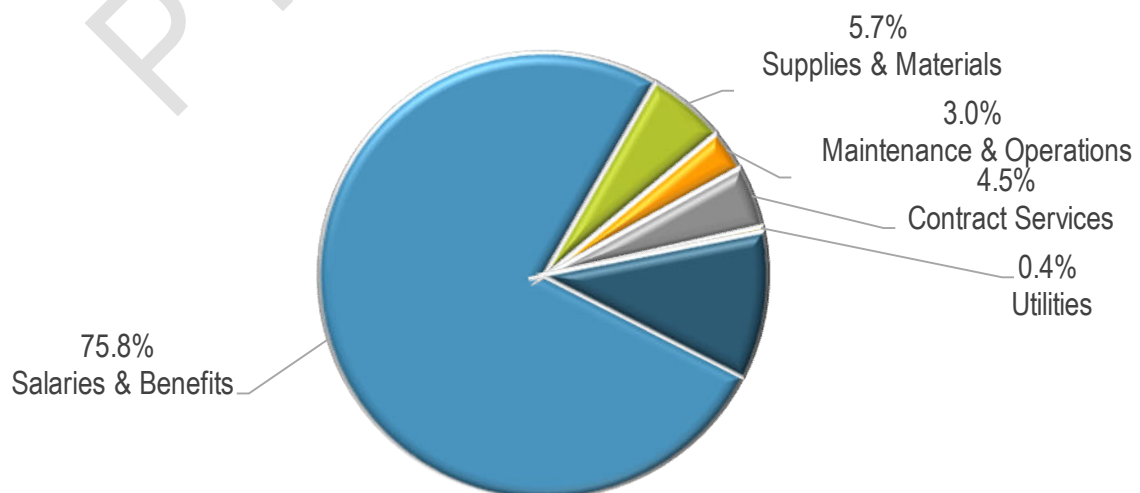
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	2,661,295	3,207,100	2,944,109	3,543,600	336,500	10.49%
Supplies & Materials	133,378	212,800	180,738	264,450	51,650	24.27%
Maintenance & Operations	105,297	144,200	147,348	139,500	(4,700)	-3.26%
Contract Services	190,677	204,163	198,771	210,750	6,587	3.23%
Utilities	19,532	19,000	19,000	20,000	1,000	5.26%
Grant Expenses	202,368	-	-	-	-	-
Capital Expenditures	325,173	50,283	50,283	496,046	445,763	886.51%
Total Department Budget	3,637,720	3,837,546	3,540,249	4,674,346	836,800	21.81%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



FIRE

OVERVIEW

The City of Sanger Fire Department is responsible for all facets of fire suppression and prevention within the City and surrounding area of the county. It is a combination department made up of paid staff and volunteers. The fire station is staffed around the clock for rapid response to emergencies. Other duties include rescue, emergency medical services and public education.

Mission Statement

The Sanger Fire Department is committed to protecting the lives and property of our citizens through professional fire suppression, emergency medical services, rescue operations, fire prevention, and emergency management. The department remains focused on providing safe, efficient, and effective emergency response while preparing for the continued growth of the City of Sanger.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Provide a safe and prepared City.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Achieved 100% Texas Commission on Fire Protection certification for all operational personnel as Driver/Operators and Aerial Apparatus Operators.
- Continued professional development through Fire Officer I and II certification programs.
- Supported statewide emergency response through deployments with the Texas Intrastate Fire Mutual Aid System (TIFMAS) and Texas Task Force 2.
- Executed a Job Order Contract with CORE Construction for the renovation of Fire Station No. 1, with construction anticipated to begin in January 2027.
- Continued planning and procurement for the department's third brush apparatus, with delivery anticipated in 2028.
- Entered into a contract with Frontline to provide firefighter medical physicals and cancer screenings in accordance with NFPA 1582, enhancing firefighter health, wellness, and occupational safety.

GOALS FOR FISCAL YEAR 2026-27

- Hire three Fire Lieutenants to provide field supervision and leadership for the department's Advanced Life Support (ALS) Medic Units.
- Hire two Firefighter/Paramedics to equalize staffing across all three shifts, improving response reliability, operational consistency, and reducing overtime.
- Replace the department's oldest LifePak 12 with a new LifePak 15 cardiac monitor/defibrillator to ensure reliable advanced life support equipment.
- Continue improving turnout (chute) times for both Fire and EMS responses to meet nationally recognized NFPA performance standards.
- Continue the Fire Station No. 1 renovation project and monitor progress toward delivery of the department's third brush apparatus.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Fire Chief (Full-time)	1	1	1
Assistant Fire Chief	1	1	1
Fire Marshall/Inspector	1	1	1
Lieutenant	3	6	6
Firefighter/Paramedic	13	13	16
Administrative Assistant	1	1	1
Total Budgeted Positions	20	23	26

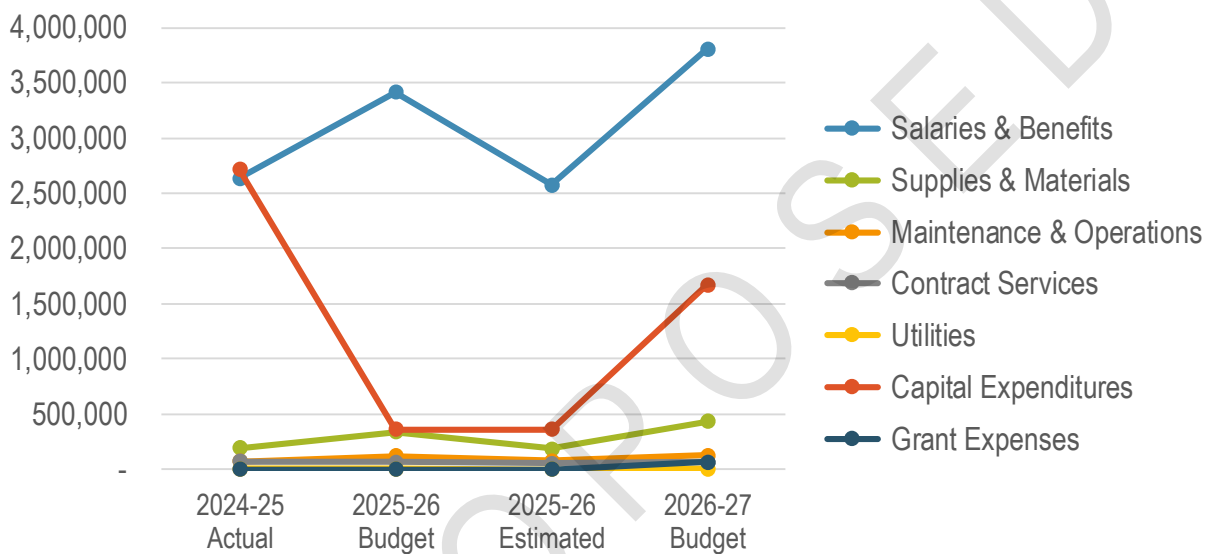
PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Respond to Fire Emergency with in the City Limits, meeting NFPA 1720 standards				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Average Response time meeting NFPA 1720 of 6 minutes or less for first due apparatus	Met	Met	Met	Remain below 6 minutes with first engine arriving
Average Response with manpower meeting NFPA 1720 / Total effective response force with a minimum of 16 (17 if an aerial device is used)	Not Met	Not Met	Not Met	Increasing staffing of 10 per shift
DEPARTMENTAL OBJECTIVE				
Respond to Medical Emergency with in the FD Total response district in a Life Saving Standard Time				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Average Response time to Medical Emergency, 8 minutes or less travel time for the arrival of an advanced life support (ALS) unit at an emergency medical incident	6:46	6:46	6:53	Remain under 8 minutes

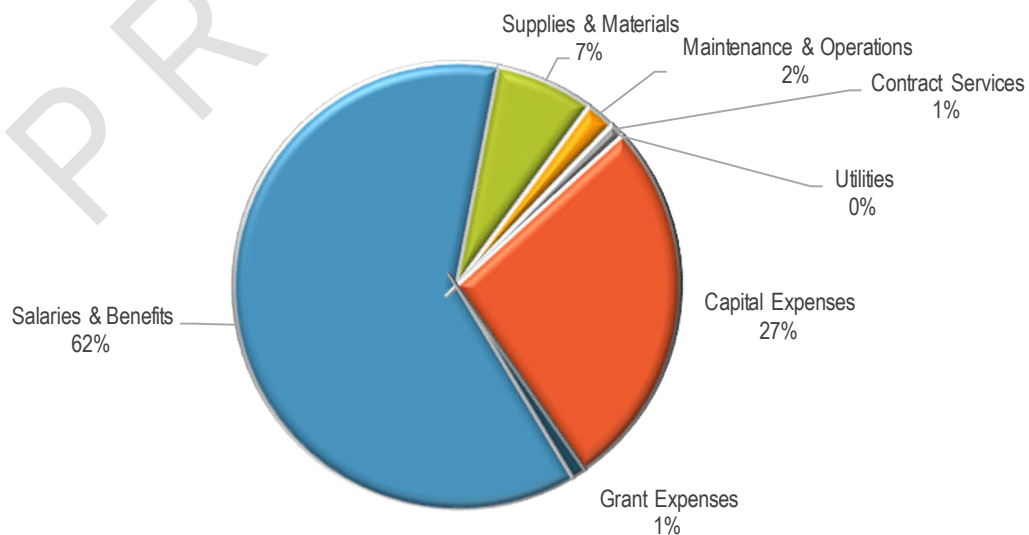
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	2,634,676	3,415,900	2,577,838	3,804,500	388,600	11.38%
Supplies & Materials	194,943	338,000	190,466	434,000	96,000	28.40%
Maintenance & Operations	74,814	120,500	79,906	127,500	7,000	5.81%
Contract Services	76,218	66,675	53,142	65,675	(1,000)	-1.50%
Utilities	5,023	5,000	3,824	5,000	-	0.00%
Capital Expenditures	2,711,244	363,948	363,948	1,669,239	1,305,291	358.65%
Grant Expenses	-	-	-	65,000	65,000	-
Total	5,696,918	4,310,023	3,269,124	6,170,914	1,860,891	43.18%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



MUNICIPAL COURT

OVERVIEW

The City of Sanger Municipal Court is responsible for the adjudication of criminal matters arising from events occurring within the City. The Municipal Court tracks and collects fines and warrants, holds court to adjudicate cases and renders fines to the appropriate state agency.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve staff efficiency through the use of technology and training.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- The Court Clerk has earned Level I certification, and the Deputy Court Clerk has gained valuable knowledge that allows her to perform her duties confidently with minimal assistance.
- The Court has uploaded most daily forms into the court software, streamlining processes and improving efficiency by reducing paper usage and improving workflow efficiency.

GOALS FOR FISCAL YEAR 2026-27

- Continue progressing toward becoming a paper-light court. Continue adding forms and learning new features like the Jury Module which also requires forms. Goal to reduce paper and printing costs.
- Continue working with New In Blue for improved citation importing.
- Work with Tyler Technologies to get familiar with the upcoming system.
- Deputy Clerk to obtain level I TMCEC certification.
- Court Clerk to obtain level II TMCEC certification.
- Improve the Court's website to make it more accessible and resourceful (work in progress).
- Fill a Marshall/Bailiff position.
- Court security evaluation underway – OCA will notify when a date is available.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Court Clerk	1	1	1
Deputy Court Clerk	1	1	1
Total Budgeted Positions	2	2	2

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
To move towards more of a paper light court, more online options on handling citations, text reminders of due dates				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of DSC or Deferred option online, text reminders	①	90%	90%	100%
Percent of court documents being digitized	20%	20%	40%	80%

SYMBOL KEY

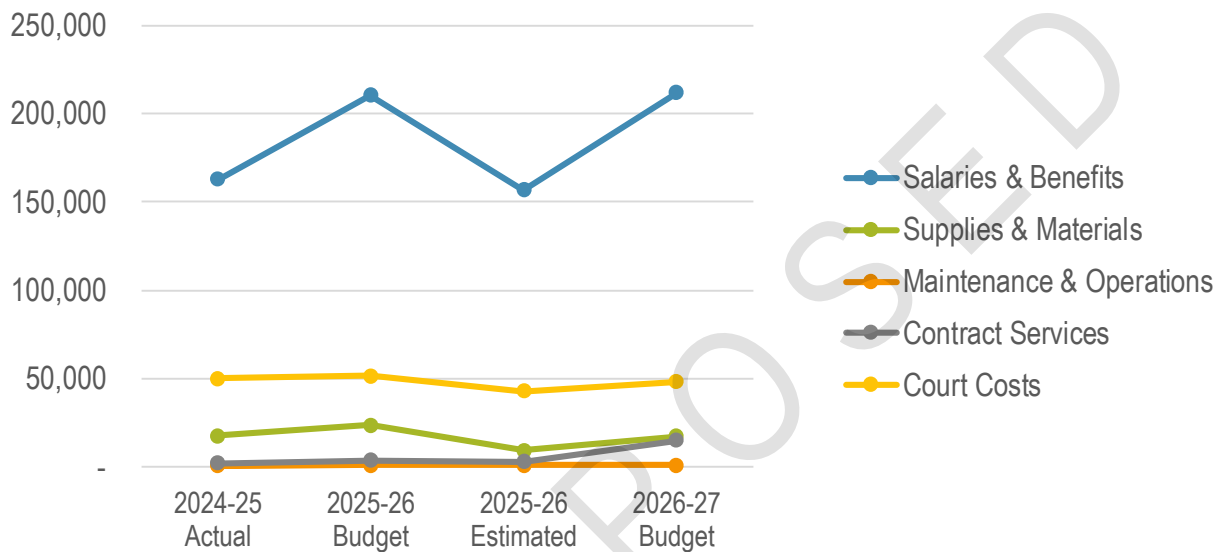
① New activity measure

PROPOSED

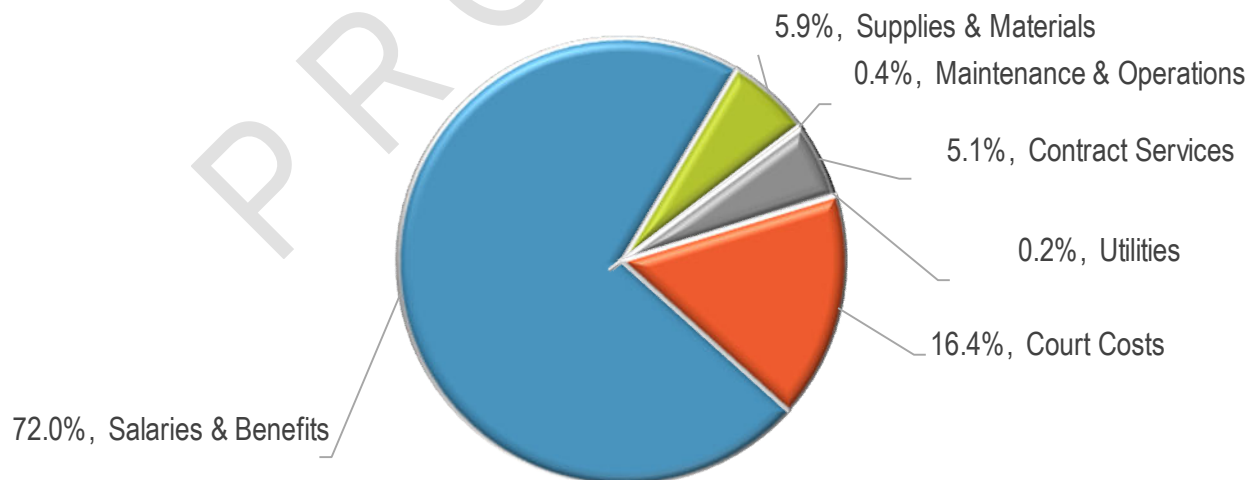
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	162,963	210,400	156,743	211,800	1,400	0.67%
Supplies & Materials	17,598	23,800	9,500	17,500	(6,300)	-26.47%
Maintenance & Operations	1,185	1,200	1,191	1,200	-	0.00%
Contract Services	2,486	4,000	3,198	15,000	11,000	275.00%
Utilities	475	550	503	550	-	0.00%
Court Costs	50,340	51,775	42,858	48,278	(3,497)	-6.75%
Total	235,047	291,725	213,993	294,328	2,603	0.89%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



DEVELOPMENT SERVICES

OVERVIEW

The City of Sanger Development Services Department issues business related permits and provides inspection services for both new and existing construction. Development Services also reviews and approves construction plans and documents and works with builders and property owners on development issues. Development Services is also responsible for planning and zoning and provides support for the planning and zoning commission. Development Services maintains the comprehensive master plan, zoning maps and city limits maps and files the necessary documents with the County.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Provide a safe and prepared City.
- Promote economic development and a diversified economy.
- Improve the visual appearance of Sanger.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Updated permit applications.
- Converted all permits to electronic format ex: Temp Health, Annual Health.
- Established a process for the acceptance of new subdivision including public works, fire, engineering, and building.
- Reviewed, inspected, and CO's many new commercial businesses

GOALS FOR FISCAL YEAR 2026-27

- Work on preparing a Plan for Downtown.
- Convert all remaining permits to electronic format ex: Temp Health, Annual Health.
- Update permit applications.
- Update ICC Building Codes from 2021 to 2024 and NEC Electric Code from 2023 to 2026.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Development Service Director	1	1	1
Chief Building Official	1	1	1
Building Inspector	1	1	1
Code Enforcement Officer	1	1	1
Administrative Assistant	1	1	1
Permit Technician	1	1	1
Planning Technician	0	1	1
Total Budgeted Positions	6	7	7

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Provide timely and thorough review and inspections of projects				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Commercial Reviews done in 10 days	91%	89%	91%	95%
Residential Reviews done in 10 days	96%	97%	96%	95%
Miscellaneous Reviews done in 5 days	80%	95%	96%	95%
Commercial Inspections done in 1 day	91%	95%	99%	98%
Residential Inspections done in 1 day	94%	95%	99%	98%
Misc. Inspections done in 1 day	95%	97%	97%	98%

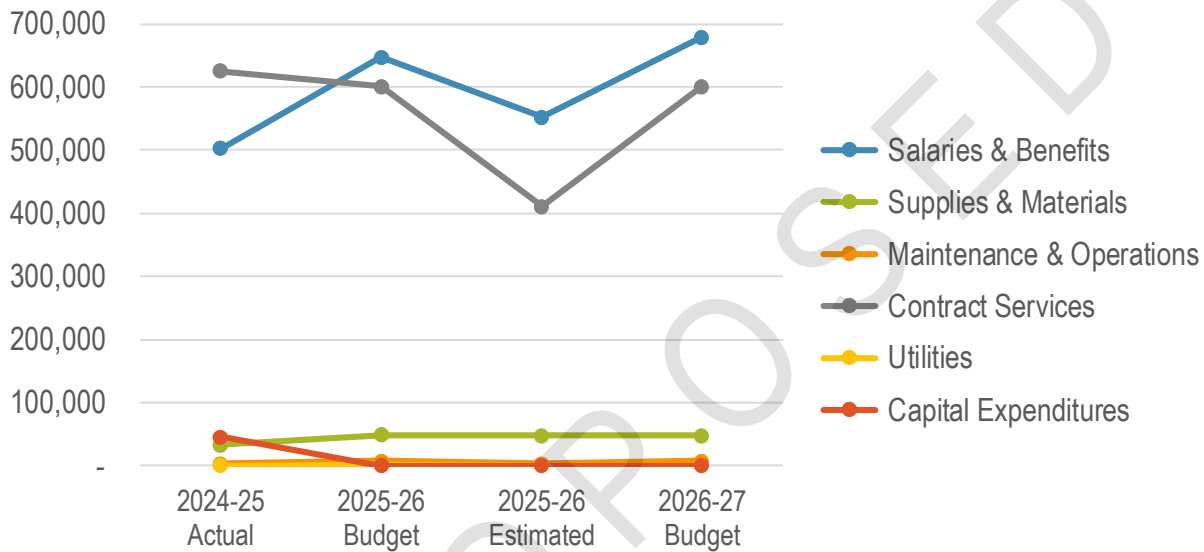
CITY COUNCIL GOAL				
Promote economic development and a diversified economy				
DEPARTMENTAL OBJECTIVE				
Provide timely and thorough review of all projects to ensure development is cohesive to the development surrounding and does not cause any adverse impact on neighboring properties				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Preliminary Plats processed in state statute timeframe	20% (ext request)	98%	100%	100%
Final/Minor/Amended Plats process in state statute timeframe	80% (ext request)	100%	100%	100%
Replats processed in state statute timeframe	100%	100%	100%	100%
Zoning requests processed in 60 days	100%	100%	100%	100%
SUP processed within 60 days	100%	100%	100%	100%
Variances processed within 60 days	100%	100%	100%	100%

CITY COUNCIL GOAL				
Improve the visual appearance of Sanger				
DEPARTMENTAL OBJECTIVE				
Obtain community and owner support to abate properties not in compliance				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Total Cases	595	506	540	①
Pro-Active Cases	530	459	436	①
Complaint-Based Cases	65	47	104	①
Percent Voluntarily Abated	94%	94%	92%	96%
Percent with Citations Issued	8%	8%	9%	7%
Percent with Liens Filed	4%	6%	4%	3%
Average days to close a case	15	17	17	17
Percent of Brush Piles Removed in 1 week	95%	75%	85%	95%

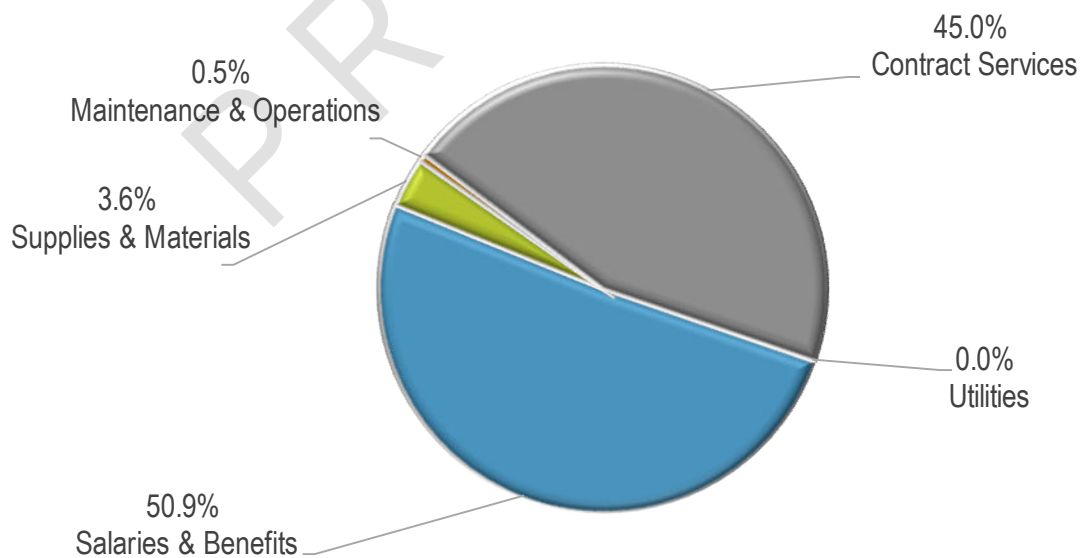
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	502,612	647,400	551,695	678,600	31,200	4.82%
Supplies & Materials	32,965	48,800	47,842	47,800	(1,000)	-2.05%
Maintenance & Operations	3,015	7,100	3,116	7,100	-	0.00%
Contract Services	624,237	600,300	411,066	600,300	-	0.00%
Utilities	396	1,000	396	500	400	66.67%
Capital Expenditures	45,160	-	-	-	-	-
Total	1,208,385	1,304,600	1,014,115	1,334,300	30,600	2.35%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



STREETS

OVERVIEW

The City of Sanger Street Department is responsible for maintaining the roads, streets, alleys, sidewalks and right of ways in the City of Sanger. They also maintain street signs. The Street Department serves as the liaison with contractors building new streets or rehabilitating old streets.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Provide a safe and prepared City.
- Improve Sanger's basic infrastructure.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Coordination with TXDOT on I-35 project.
- Rebuilt subgrade and resurfaced 1.14 miles of asphalt streets.
- Replaced the asphalt cul-de-sac at Jennifer Court with concrete.
- Replaced a major drainage culvert beneath Marion Road.
- Replaced 20 concrete street panels on Baccarat Lane and 10 concrete street panels on North Keaton Road.

GOALS FOR FISCAL YEAR 2026-27

- Marion Road/Belz Road City/County project.
- Rebuild subgrade and resurface 1.2 miles of asphalt streets.
- Replace the cul-de-sac at South Park Court.
- Identify projects for the SUMP Program.
- Continue to coordinate with TXDOT on the I-35 project.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Streets Superintendent	1	1	1
Foreman	1	1	1
Utility Worker	4	4	5
Total Budgeted Positions	6	6	7

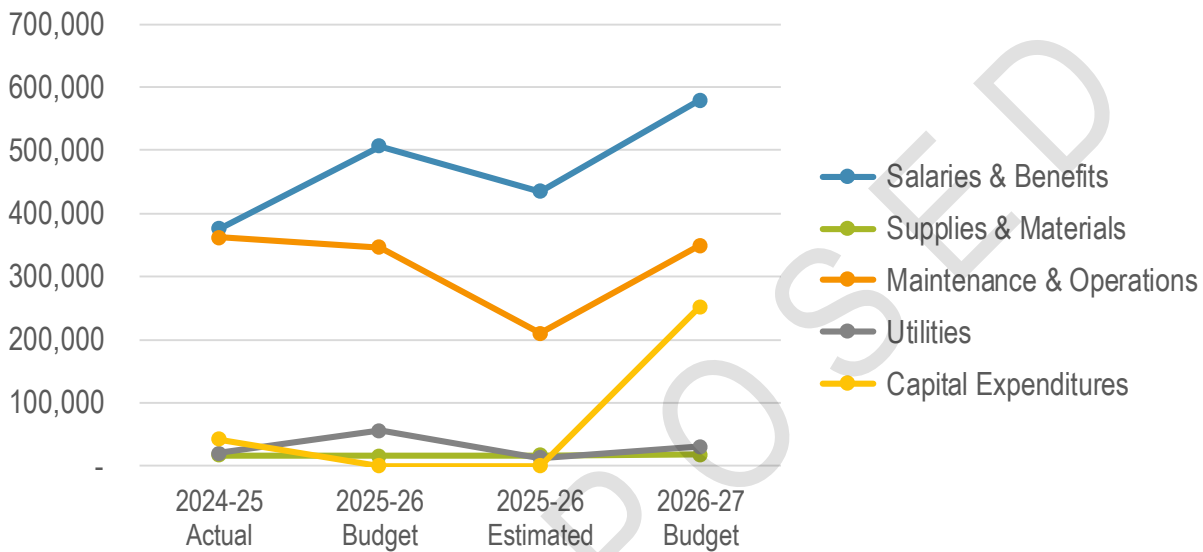
PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
To maintain the City's infrastructure and visual appearance				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of street signs repaired or replaced within two days of notification and traffic control (STOP) signs within one hour of notification	100%	71%	92%	100%
DEPARTMENTAL OBJECTIVE				
To maintain the City's infrastructure and visual appearance and provide unobstructed views				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of tree limbs that impede driver visibility pruned within two days of notification	100%	50%	50%	100%

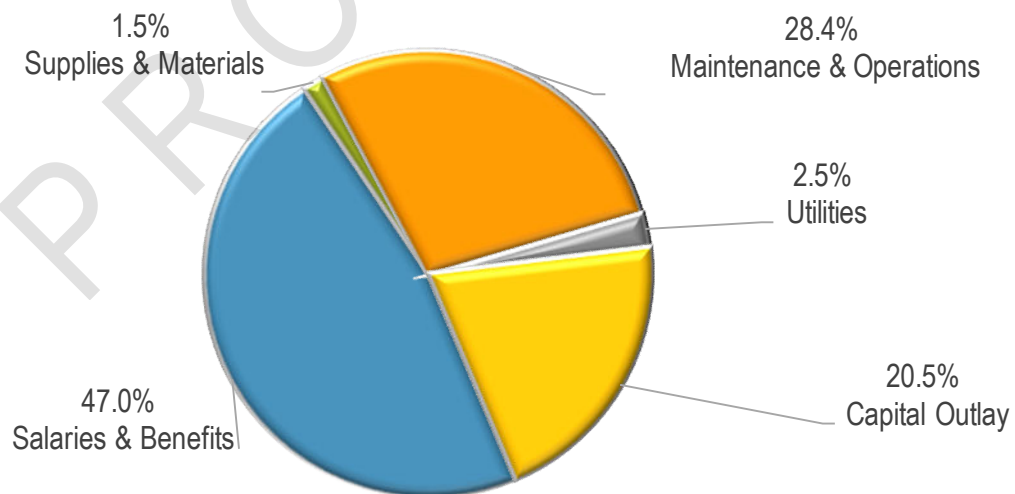
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	375,390	506,400	435,190	578,900	72,500	14.32%
Supplies & Materials	17,551	16,087	17,499	18,587	2,500	15.54%
Maintenance & Operations	362,146	346,703	210,099	349,703	3,000	0.87%
Utilities	19,805	56,000	13,294	31,000	(25,000)	-44.64%
Capital Expenditures	42,720	-	-	252,636	252,636	-
Total	817,612	925,190	676,082	1,230,826	305,636	33.03%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



PARKS & RECREATION

OVERVIEW

The City of Sanger Parks Department is responsible for the maintenance operations associated with all City Park and Facilities. The Parks department is also responsible for all building maintenance operations throughout the organization. The Parks Department is responsible for the brush removal program and vector control operations.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve the visual appearance of Sanger.
- Promote cultural and recreational opportunities for locals and tourists.
- Improve staff efficiency through the use of technology and training.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Continuing with the design of Porter Park Phase II.
- Replaced the chain link fencing and safety fence topper around the four Railroad Park ballfields.
- Resurfaced all four Railroad Park ballfields and installed new base anchors on two fields.
- Replaced all four scoreboards at Railroad Park.
- Added in-field dirt and replaced the pitching mound anchors at all three Porter Park ballfields.
- Increase mowing responsibilities to cut costs on contract mowing.
- Coordinated with the Sanger Farmer's Market to provide 23 Downtown Farmer's Markets in 2026.

GOALS FOR FISCAL YEAR 2026-27

- Streamline responsibilities for all City of Sanger Special Events.
- Replace outdated park signs at Quail Run Park, Railroad Park, and Switzer Park.
- Continue to upgrade city parks as the opportunity arises.
- Increase recreational programming by establishing a Youth Soccer league and a Coed Softball league.
- Improve departments' marketing efforts.

BUDGETED PERSONNEL SCHEDULE

Functions of the Facilities Department are handled by personnel in the Parks Department. Ten percent of salaries and benefits from Parks Department personnel are allocated to the Facilities Department.

Full-Time Positions	2024-25	2025-26	2026-27
Parks & Recreation Director	0.9	0.9	0
Recreation & Events Manager	1	1	1
Crew Leader	0.9	0.9	0.9
Grounds Maintenance Worker	3.6	3.6	4.5
Total Budgeted Positions	6.4	6.4	6.4

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Improve the visual appearance of Sanger				
DEPARTMENTAL OBJECTIVE				
Continue to upgrade our current parks system				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Comprehensive maintenance check list of the park system	10	3	6	6
Comprehensive maintenance checks of rental facilities	④	7	10	12
Percent of parks signs replaced	④	5%	10%	15%

CITY COUNCIL GOAL				
Promote cultural and recreational opportunities for locals and tourists				
DEPARTMENTAL OBJECTIVE				
Provide recreational programming to the citizens of Sanger				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of Parks Department-sponsored recreational opportunities.	④	2	2	3
Number of special events held	6	10	30	30
Number of tournaments hosted	3	4	2	5

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Digitize the Parks & Recreation processes				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of Parks forms available online	30%	100%	100%	100%

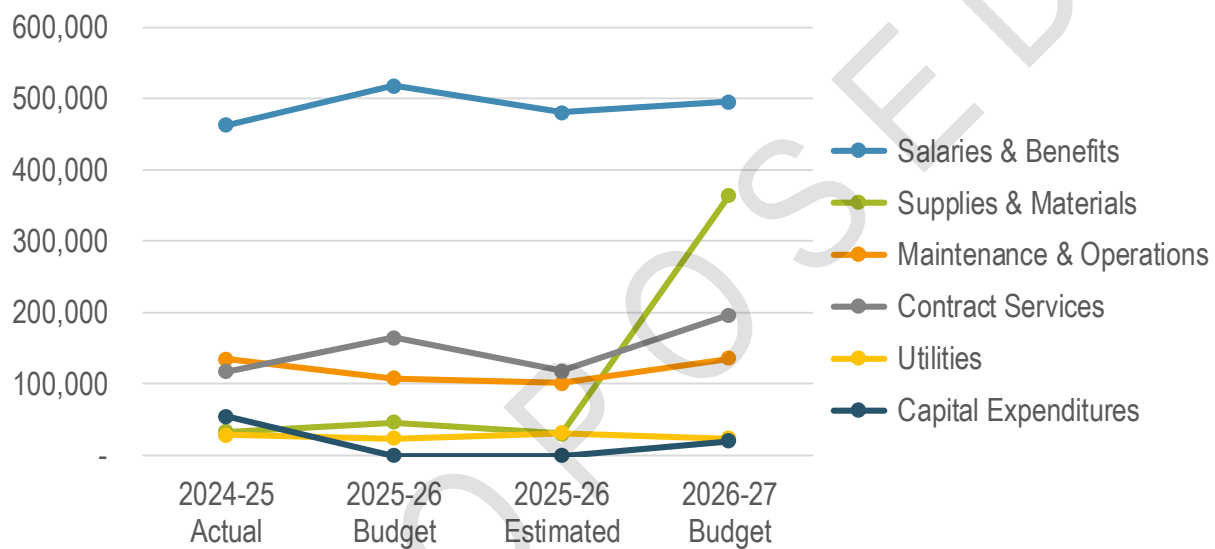
SYMBOL KEY

④ New activity measure

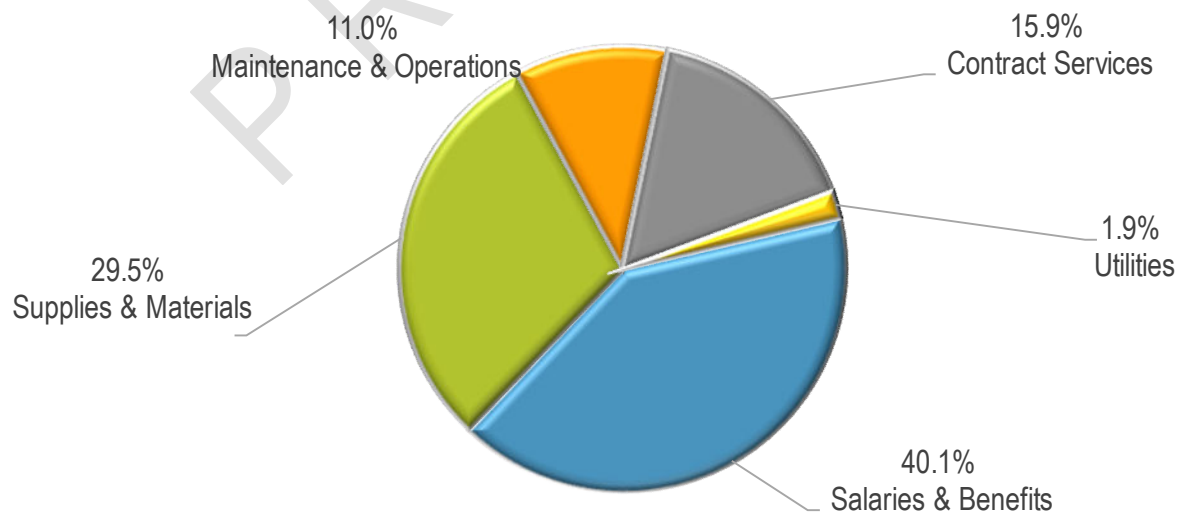
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	462,286	517,900	479,886	495,300	(22,600)	-4.36%
Supplies & Materials	33,384	45,900	30,476	364,650	318,750	694.44%
Maintenance & Operations	135,006	107,450	101,219	135,750	28,300	26.34%
Contract Services	116,781	164,600	117,766	196,600	32,000	19.44%
Utilities	28,849	24,200	31,734	23,600	(600)	-2.48%
Capital Expenditures	54,735	-	-	20,260	20,260	-
Total	831,041	860,050	761,081	1,236,160	376,110	43.73%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



LIBRARY

OVERVIEW

The City of Sanger Library provides written, audio, and video materials for loan to the public. The library also provides computer and internet access free of charge. Librarians assist customers with researching a wide range of subjects. The Library also provides a wide range of educational programs to both adults and children.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Promote cultural and recreational opportunities for locals and tourists.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Promote economic development and a diversified economy.
- Improve the visual appearance of Sanger.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Recipient of the Texas Municipal Library Directors Association Achievement of Excellence in Libraries Award for 2025. Of the 516 public libraries in Texas, only 101 received this award in 2025. Our library is within the top 20% of all public libraries in the state.
- We celebrated our annual City-wide Art Exhibition and contest with a total of 56 entries. We awarded artists in five age groups from ages 0-Adult.
- In late 2025, we partnered with local agencies to support our community. Throughout November and December, the Tarrant Area Food Bank distributed food and assisted with SNAP enrollment, while Denton County Public Health shared information on WIC and other local family services.
- Our 2nd annual Winter Reading Kick-off was a fantastic success! 97 attendees enjoyed storytime with Santa and festive drinks from Tom's coffee truck. The excitement carried over into program sign-ups, reaching 150 total registrants - a 10% overall increase, driven by a massive 54% spike in adult participation.

GOALS FOR FISCAL YEAR 2026-27

- Apply for and be awarded a grant for an outreach vehicle or other technology to support library engagement in our community for the 2026 -2027 fiscal year.
- Create a policy and procedure manual detailing all aspects of library services by August 2027.
- Integrate RFID technology by August 2027 to modernize materials collection workflows and streamline inventory management.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Library Director	1	1	1
Assistant Library Director	0	0	1
Technical Services Specialist	1	1	1
Library Program & Data Support Specialis	1	1	1
Library Assistant	2	2	2
Total Budgeted Positions	5	5	6

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
Secure funding, including grants, to support the community's educational, economic, recreational, and cultural needs				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Grant dollars awarded to Library	Awarded	\$2,500	Not awarded	Awarded

CITY COUNCIL GOAL				
Improve the visual appearance of Sanger				
DEPARTMENTAL OBJECTIVE				
Create a welcoming, comfortable space that fosters community and makes it easy for visitors to find library materials				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
% of Library collection standardized	N	14%	10%	10%

CITY COUNCIL GOAL				
Promote economic development and a diversified economy				
DEPARTMENTAL OBJECTIVE				
Support small business owners, students, and job seekers with current materials, digital resources, and programs				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of community outreach events and programs sponsored by the Library	2	5	11	15

CITY COUNCIL GOAL					
Promote cultural and recreational opportunities for locals and tourists					
DEPARTMENTAL OBJECTIVE					
Support lifelong learning for all ages with engaging programs					
Strategy / Measure		2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
ADULT	Increase number of yearly programs	29	41	50	55
	Increase avg. program attendance	8	8	9	10
	Total program attendance	227	285	432	475
TEEN	Increase number of yearly programs	11	25	28	31
	Increase avg. program attendance	7	8	9	10
	Total program attendance	65	198	250	263
CHILDREN	Increase number of yearly programs	78	94	13	147
	Increase avg. program attendance	19	24	22	23
	Total program attendance	1,452	2,215	2,914	3,206
FAMILY	Increase number of yearly programs	14	58	81	90
	Increase avg. program attendance	33	61	56	59
	Total program attendance	468	3,453	4,517	4,968

DEPARTMENTAL OBJECTIVE				
Increase awareness and use of in-person and online library services among Sanger and Denton County residents				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of library visits	21,841	27,118	32,307	35,427
Number of new cards	493	657	569	626
Number of reactivated cards	Ⓝ	Ⓝ	412	453
Circulation of library materials	23,124	28,744	33,053	36,358

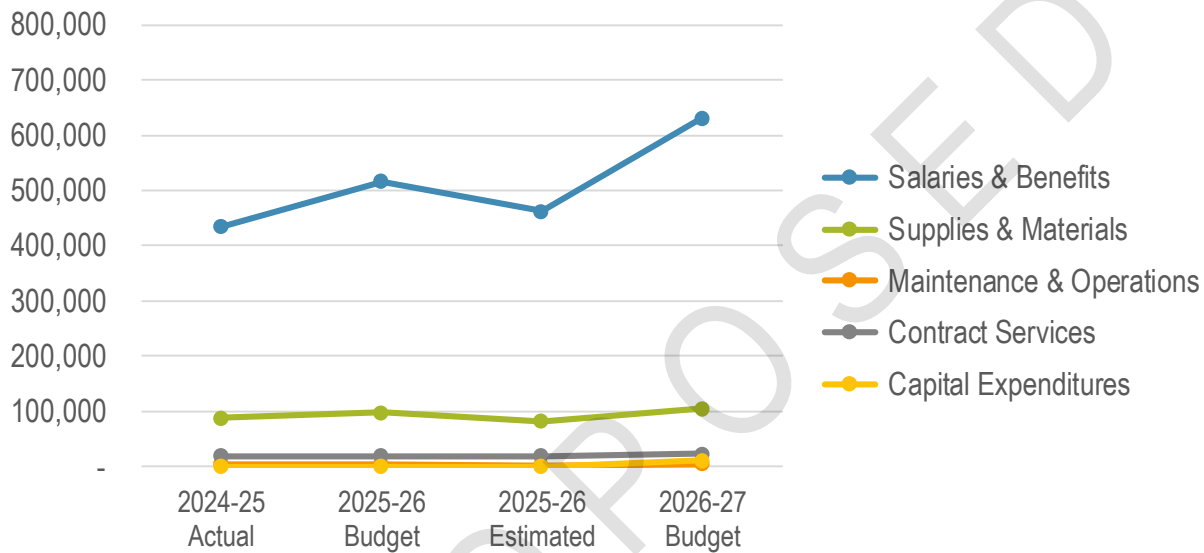
SYMBOL KEY

N New activity measure

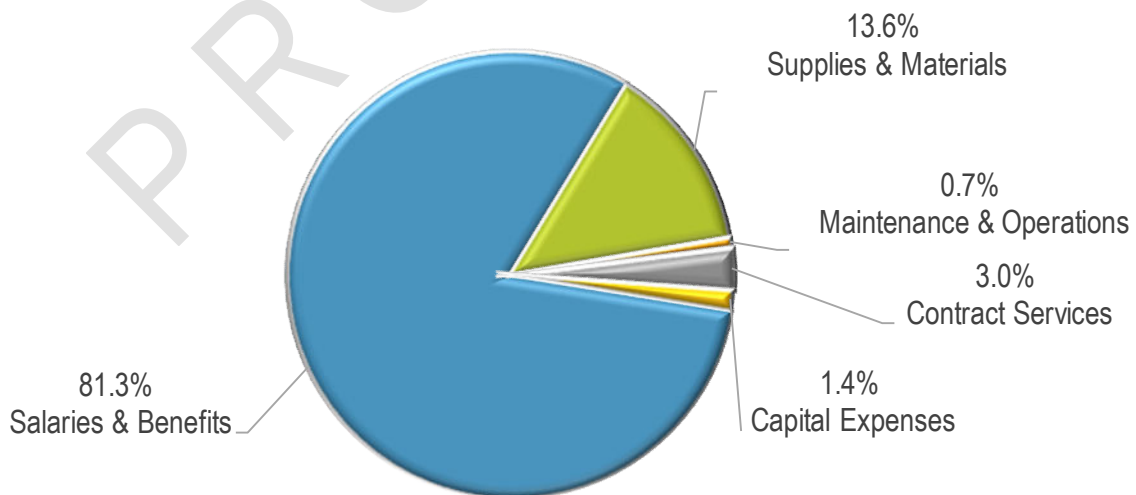
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	434,628	515,900	462,552	630,700	114,800	22.25%
Supplies & Materials	87,619	97,500	82,430	105,500	8,000	8.21%
Maintenance & Operations	4,695	5,500	4,282	5,500	-	0.00%
Contract Services	19,193	19,100	19,000	23,600	4,500	23.56%
Capital Expenditures	-	-	-	10,861	10,861	-
Total	546,135	638,000	568,264	776,161	138,161	21.66%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



SOLID WASTE

OVERVIEW

The City contracts with Republic Services for solid waste services in the City of Sanger. Republic is responsible for providing residential and commercial waste management services to the businesses, schools, and residents of Sanger.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Provide a safe and prepared City.

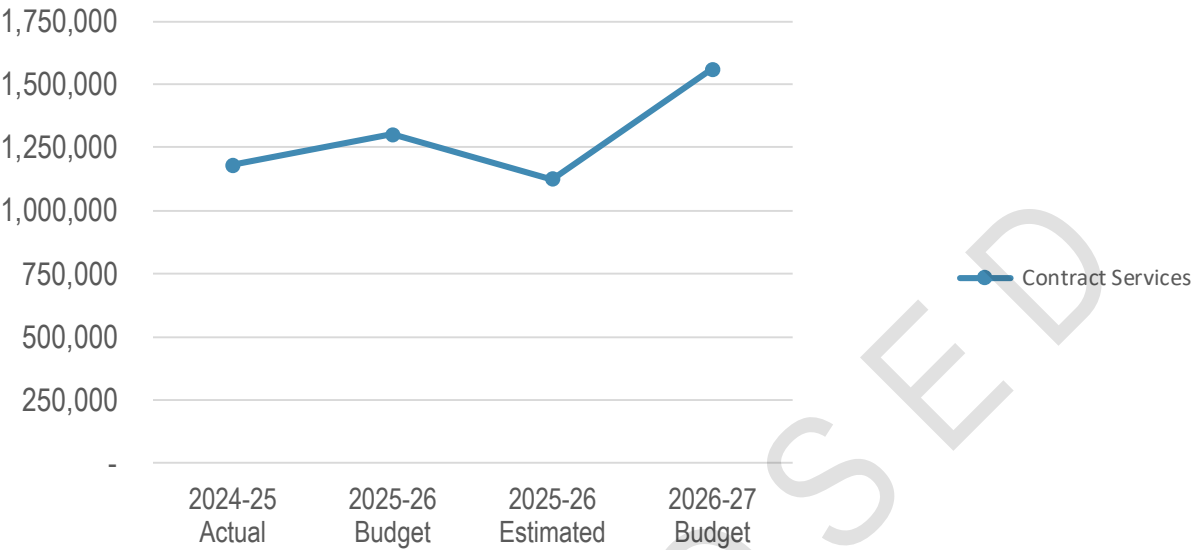
No personnel are budgeted in this department.

PROPOSED

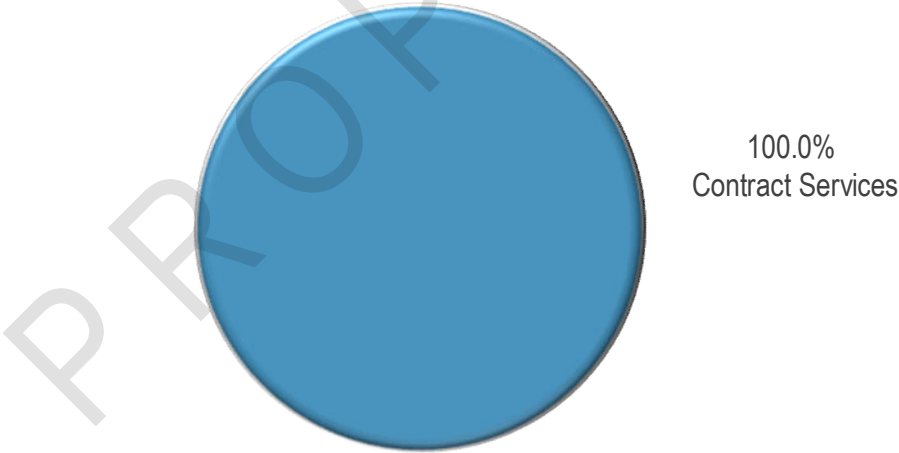
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Contract Services	1,178,781	1,300,000	1,124,449	1,560,000	260,000	20.00%
Total Solid Waste	1,178,781	1,300,000	1,124,449	1,560,000	260,000	20.00%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



TRANSFERS

OVERVIEW

The City transfers between funds in order to properly account for revenues and expenses.

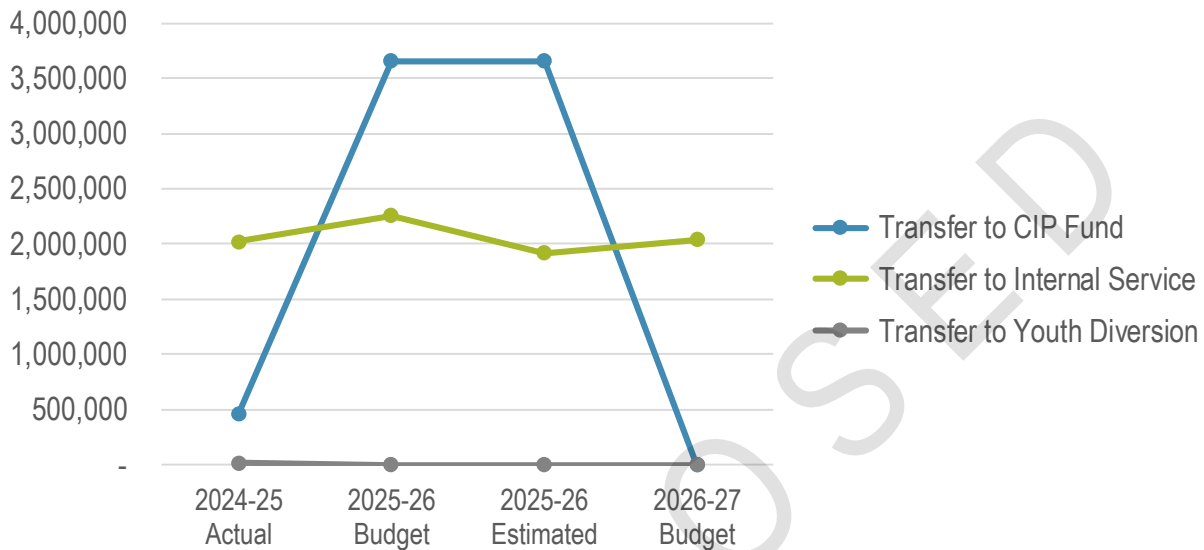
No personnel are budgeted in this department.

PROPOSED

DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Transfer to CIP Fund	457,194	3,652,985	3,652,985	-	(3,652,985)	-100.00%
Transfer to Internal Service	2,021,508	2,254,886	1,918,295	2,040,605	(214,281)	-9.50%
Transfer to Youth Diversion	18,269	-	-	-	-	-
Total	2,496,971	5,907,871	5,571,280	2,040,605	(3,867,266)	-65.46%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION

100.0%
Transfer to Internal Service

NON-DEPARTMENTAL

OVERVIEW

The City of Sanger Non-Departmental Department budget accounts for expenses that cannot easily be attributed to any specific department.

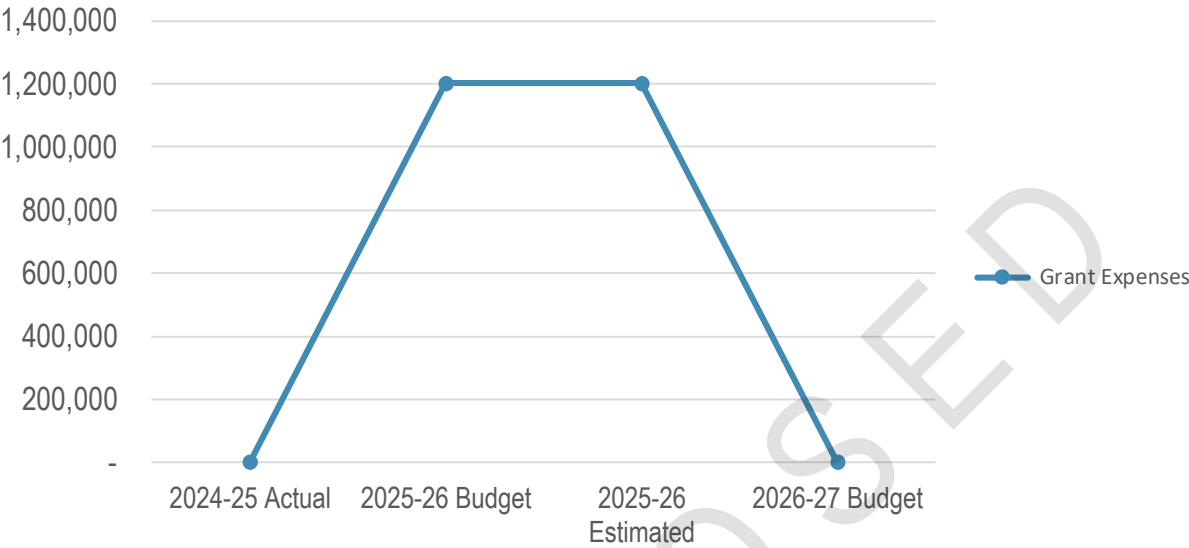
No personnel are budgeted in this department.

PROPOSED

DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Grant Expenses	-	1,200,000	1,200,000	-	(1,200,000)	-100.00%
Total	-	1,200,000	1,200,000	-	(1,200,000)	-100.00%

EXPENDITURE BY CATEGORY



DEBT SERVICE FUND

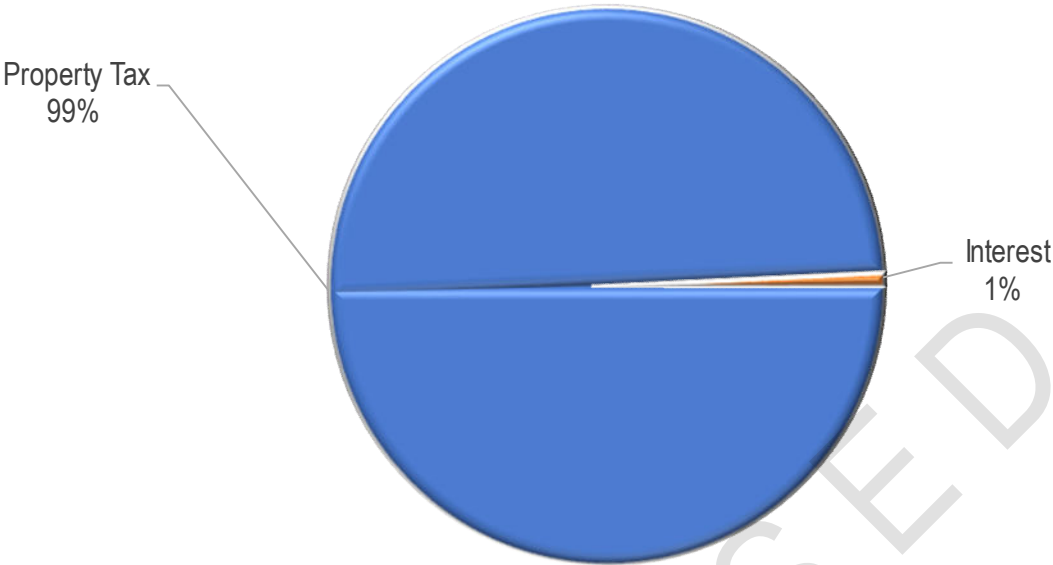
OVERVIEW

The Debt Service Fund accounts for the receipt of funds from a tax levy and other sources for the accumulation of funds to meet the principal and interest obligations on General Fund Obligations.

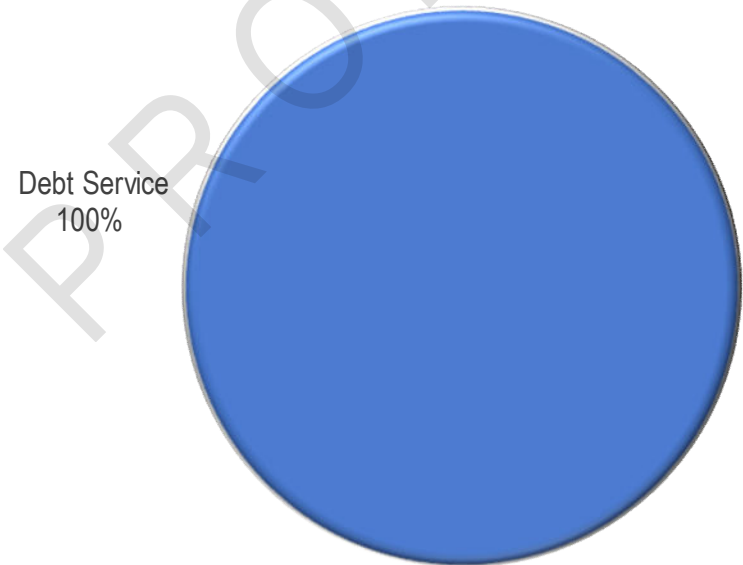
The City Charter of the City of Sanger, Texas, does not provide a debt limit. Under the provision of State law (Article XI, Section 5, of the State of Texas Constitution), the maximum tax rate is limited to \$2.50 per \$100 assessed valuation. For 2024-25, the City's adopted tax rate was \$0.568912 per \$100 assessed valuation for maintenance and operations plus \$0.120835 per \$100 assessed valuation for debt service, equaling \$0.689747, which is well below the maximum rates allowed by law. For 2025-26, a tax rate of \$0.689747 is proposed once again.

The basis of accounting for the Debt Service Fund for both financial reporting and budgeting is the modified accrual basis.

DEBT SERVICE FUND REVENUES



DEBT SERVICE FUND EXPENDITURES



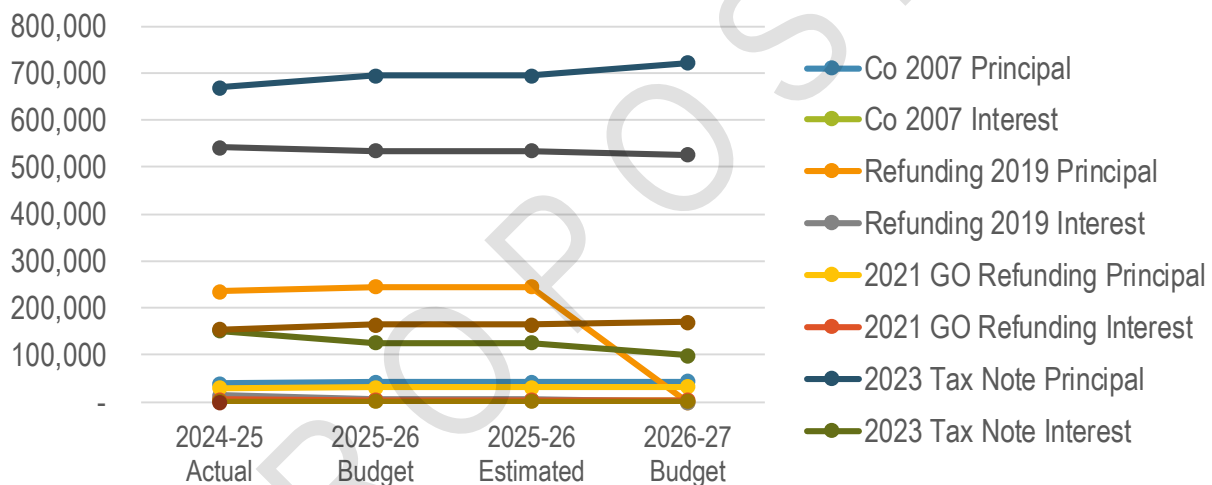
DEBT SERVICE FUND BUDGET SUMMARY

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	335,225	306,933	306,933	305,158
Revenues				
Property Taxes	1,624,485	1,663,071	1,660,000	1,590,184
Interest Income	16,974	12,000	12,177	11,000
Transfers In	180,000	180,000	180,000	-
Total Revenues	1,821,459	1,855,071	1,852,177	1,601,184
Expenditures				
Debt Service	1,849,751	1,853,952	1,853,952	1,602,120
Total Expenditures	1,849,751	1,853,952	1,853,952	1,602,120
Net Revenues Over (Under) Expenditures	(28,292)	1,119	(1,775)	(936)
Ending Fund Balance	306,933	308,052	305,158	304,222

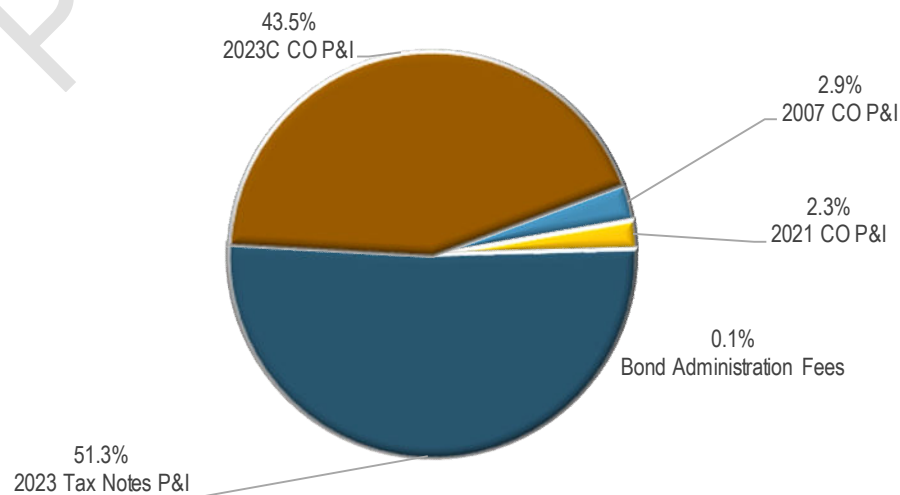
DEBT SERVICE FUND EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Co 2007 Principal	39,100	42,500	42,500	44,200	1,700	4.00%
Co 2007 Interest	5,536	3,815	3,815	1,945	(1,870)	-49.02%
Refunding 2019 Principal	235,000	245,000	245,000	-	(245,000)	-100.00%
Refunding 2019 Interest	14,300	4,900	4,900	-	(4,900)	-100.00%
2021 GO Refunding Principal	30,600	31,200	31,200	31,800	600	1.92%
2021 GO Refunding Interest	4,956	4,690	4,690	4,341	(349)	-7.44%
2023 Tax Note Principal	670,000	695,000	695,000	722,000	27,000	3.88%
2023 Tax Note Interest	151,108	125,586	125,586	99,641	(25,945)	-20.66%
CO 2023C Principal	155,000	165,000	165,000	170,000	5,000	3.03%
CO 2023C Interest	542,401	534,511	534,511	526,443	(8,068)	-1.51%
Bond Administration Fees	1,750	1,750	1,750	1,750	-	0.00%
Total Debt Service	1,849,751	1,853,952	1,853,952	1,602,120	(251,832)	-13.58%

EXPENDITURE BY CATEGORY



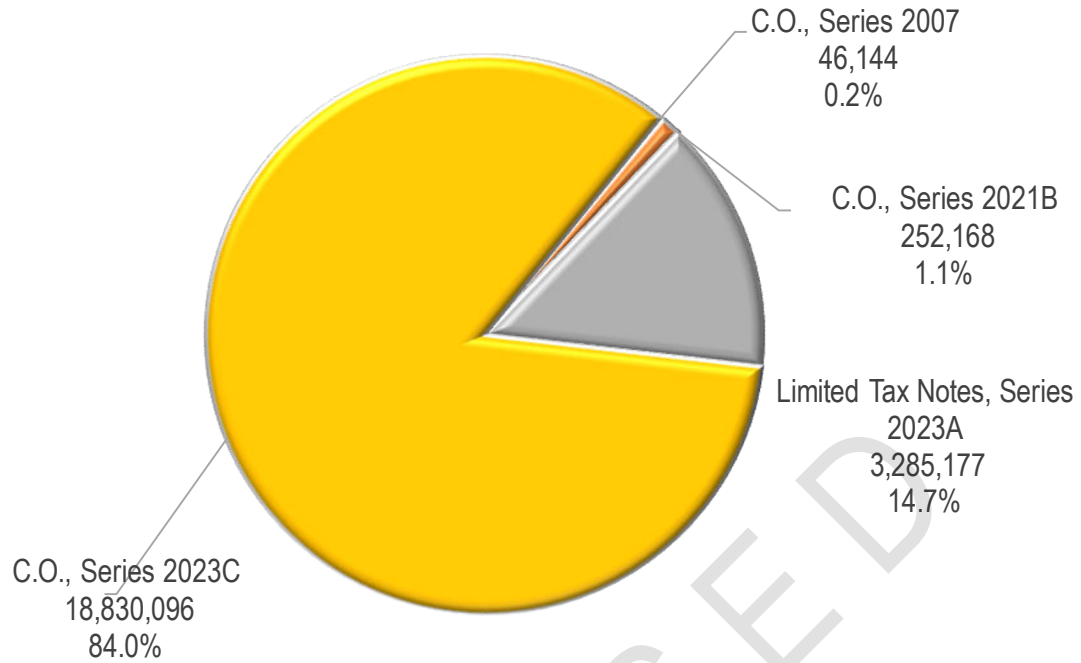
EXPENDITURE ALLOCATION



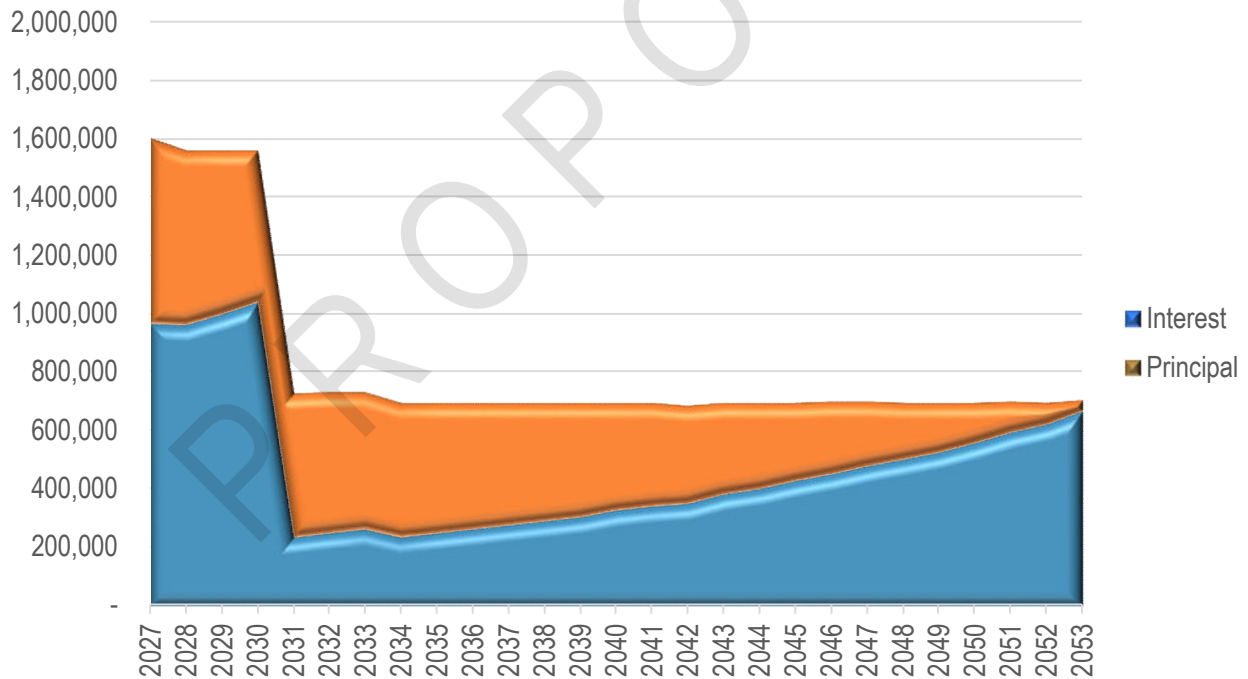
DEBT SERVICE FUND REQUIREMENTS BY YEAR

Fiscal Year	Principal	Interest	Total
2027	968,000	632,369	1,600,369
2028	960,800	594,446	1,555,246
2029	1,000,000	556,915	1,556,915
2030	1,039,000	517,524	1,556,524
2031	239,200	491,977	731,177
2032	254,800	481,049	735,849
2033	264,800	469,319	734,119
2034	240,000	457,078	697,078
2035	255,000	444,237	699,237
2036	265,000	430,595	695,595
2037	280,000	416,418	696,418
2038	295,000	401,438	696,438
2039	310,000	385,655	695,655
2040	330,000	368,756	698,756
2041	345,000	350,775	695,775
2042	356,000	331,973	687,973
2043	385,000	312,080	697,080
2044	405,000	291,098	696,098
2045	430,000	268,620	698,620
2046	455,000	244,755	699,755
2047	480,000	219,503	699,503
2048	505,000	192,862	697,862
2049	530,000	164,835	694,835
2050	560,000	135,420	695,420
2051	595,000	104,340	699,340
2052	625,000	71,318	696,318
2053	669,000	36,630	705,630
Total	13,041,600	9,371,985	22,413,585

Total Debt Service Fund Debt by Obligation



Debt Service Fund Annual Debt Service Requirements



ENTERPRISE FUND

OVERVIEW

The Enterprise Fund is the financial structure used for the accounting of providing water, sanitary sewer, and electric services to the residents of the City and for the billing and collection of charges to customers for these services.

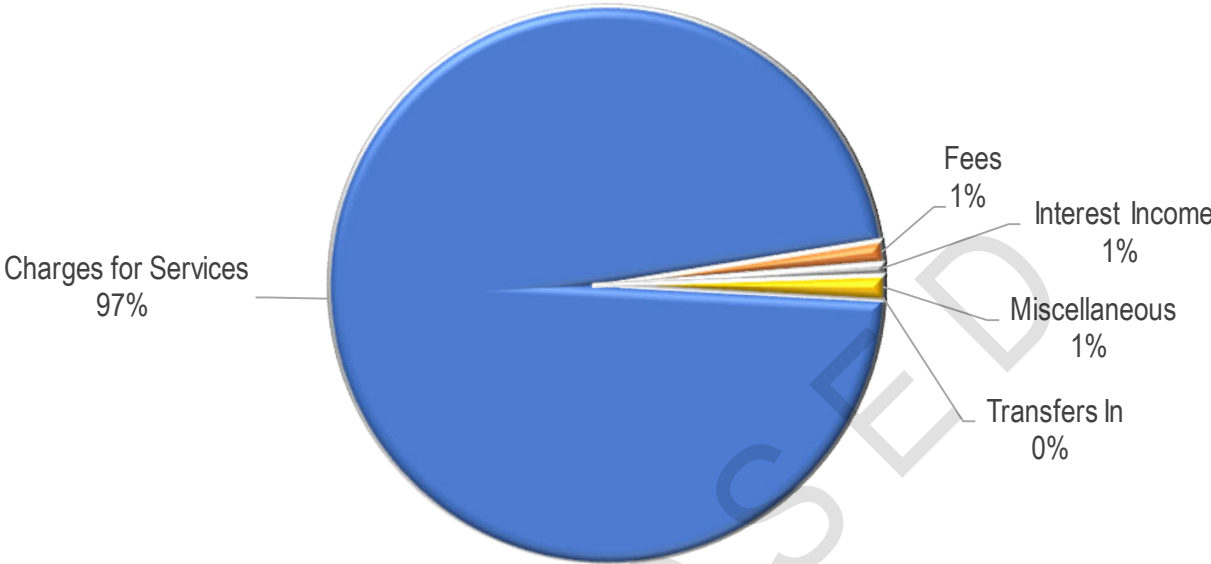
The Enterprise Fund receives revenues from the billing of water, wastewater, and electricity, interest income, and other miscellaneous revenue sources.

The Enterprise Fund includes these departments:

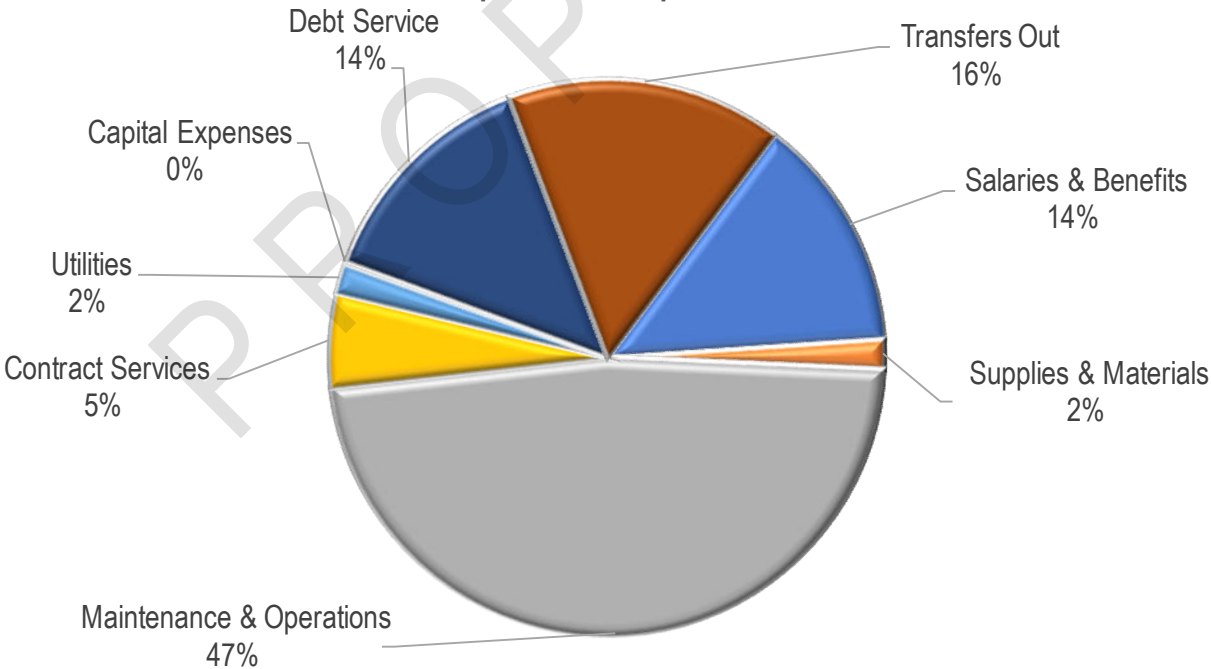
- Water
- Waste Water
- Electric
- Customer Service
- Debt Service

The basis of accounting for the Enterprise Fund for both financial reporting and budgeting is the accrual basis.

Enterprise Fund Revenues



Enterprise Fund Expenditures



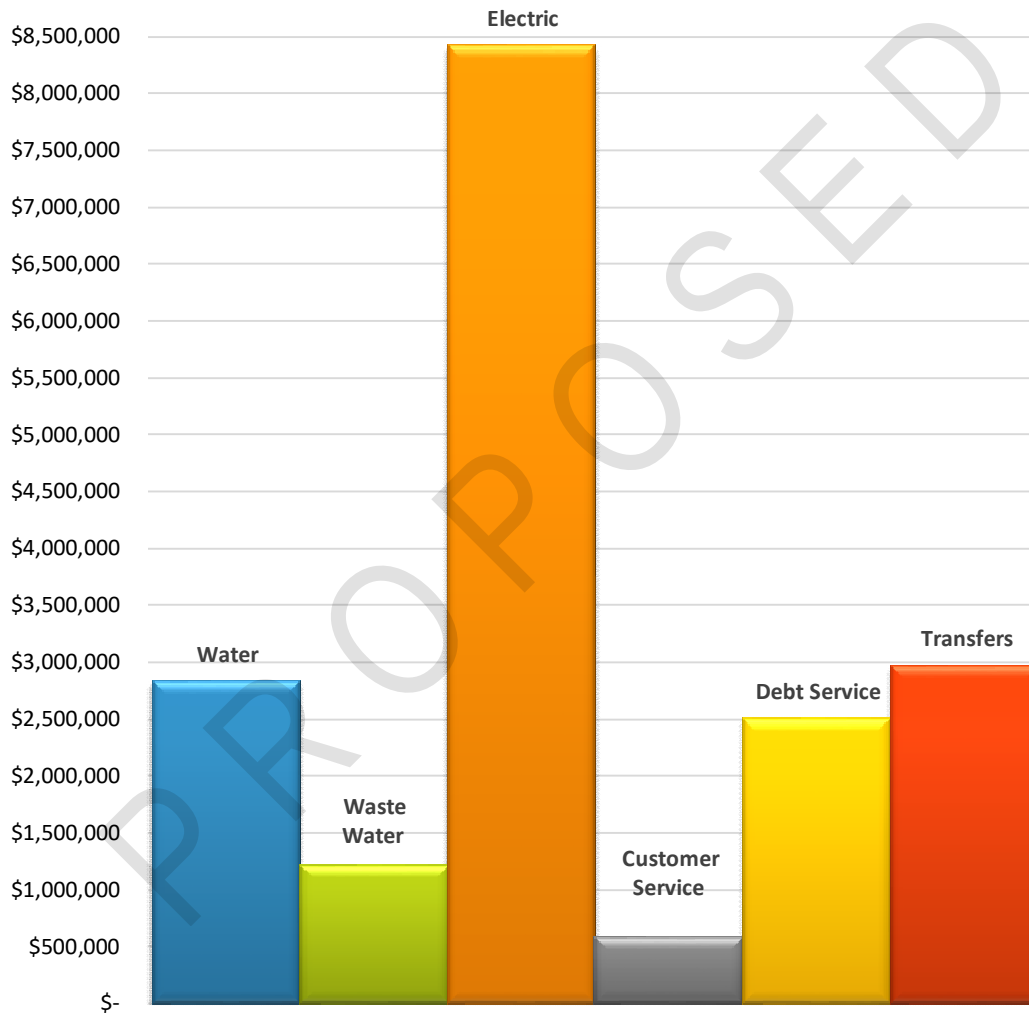
ENTERPRISE FUND BUDGET SUMMARY

Item 17.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	17,256,417	20,415,000	20,415,000	23,450,777
Revenues				
Water	3,008,960	3,564,849	3,552,000	3,946,573
Waste Water	2,892,557	3,516,596	3,500,000	4,070,751
Electric	9,252,816	9,793,739	9,759,000	9,945,788
Penalties and Fees	240,422	240,000	236,000	240,000
Interest Income	220,882	250,000	200,000	125,000
Miscellaneous	204,294	262,000	191,038	252,000
Transfers In	300,000	-	-	-
Total Revenues/Sources	16,119,931	17,627,184	17,438,038	18,580,112
Expenditures				
Salaries & Benefits	2,168,369	2,359,100	2,211,268	2,542,800
Supplies & Materials	169,573	280,420	183,398	325,990
Maintenance & Operations	6,285,276	8,618,981	6,637,086	8,830,480
Contract Services	612,505	966,800	329,430	1,016,800
Utilities	310,421	305,500	281,313	329,700
Capital Expenditures	-	129,625	129,625	27,200
Debt Service	1,298,696	2,430,156	2,430,132	2,523,207
Transfers Out	2,116,508	2,536,602	2,200,009	2,983,935
Total Expenses/Uses	12,961,348	17,627,184	14,402,261	18,580,112
Net Revenues Over (Under) Expenditures	3,158,583	-	3,035,777	-
Ending Fund Balance	20,415,000	20,415,000	23,450,777	23,450,777

ENTERPRISE FUND 2023-2024 EXPENDITURES BY CATEGORY AND DEPARTMENT

	Expenditure Category								Total
	Salaries & Benefits	Supplies & Materials	Maintenance & Operations	Contract Services	Utilities	Capital Expenditures	Debt Service	Transfers	
Department									
Water	\$ 814,100	\$ 68,500	\$1,535,226	\$ 242,500	\$152,100	\$ 27,200	\$ -	\$ -	\$ 2,839,626
Waste Water	355,500	24,500	627,438	43,000	175,000	-	-	-	1,225,438
Electric	1,115,900	157,320	6,667,816	478,800	2,000	-	7,500	-	8,429,336
Customer Service	257,300	75,670	-	252,500	600	-	-	-	586,070
Debt Service	-	-	-	-	-	-	2,515,707	-	2,515,707
Transfers	-	-	-	-	-	-	-	2,983,935	2,983,935
Total	\$ 2,542,800	\$ 325,990	\$ 8,830,480	\$ 1,016,800	\$ 329,700	\$ 27,200	\$ 2,523,207	\$ 2,983,935	\$ 18,580,112



WATER

OVERVIEW

The City of Sanger Water Department is responsible for providing safe drinking water to the citizens of Sanger by operating and maintaining the city's potable water system providing service to over 2000 customers. The Department maintains approximately 44 miles of city water mains and 2,750 water meters.

The City of Sanger's public water system received a "Superior" rating from the TCEQ and extensively test the water to assure that the system maintains this rating.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve Sanger's basic infrastructure.
- Provide a safe and prepared City.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Installed a new roof on the Acker booster pump station.
- Replaced the 6" check valves on the Acker well.
- Installed a new fall protection system on the Acker Elevated Storage Tank.
- Installed an exhaust fan on the cabinet for the variable frequency drive (VFD) at Well 9.
- Replaced the booster pump motor on Pump #2 at Cowling Road.
- Installed new level indicators on Acker, Cowling Road, and Utility Road Ground Storage Tanks.
- Installed one new pump, level transducer, and floats at South Bottom lift station.

GOALS FOR FISCAL YEAR 2026-27

- Continue exploring the possibility of converting to a chlorinated treatment process.
- Finalize future water storage and capacity needs.
- Upgrade the SCADA systems' wireless communication.
- Rebuild and upgrade chlorine and booster pump rooms.
- Upgrade chlorine scales at all chlorine locations.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Water Superintendent	1	1	1
Water Foreman	1	1	1
Utility Worker	6	6	6
AMR Technician	1	1	1
Total Budgeted Positions	9	9	9

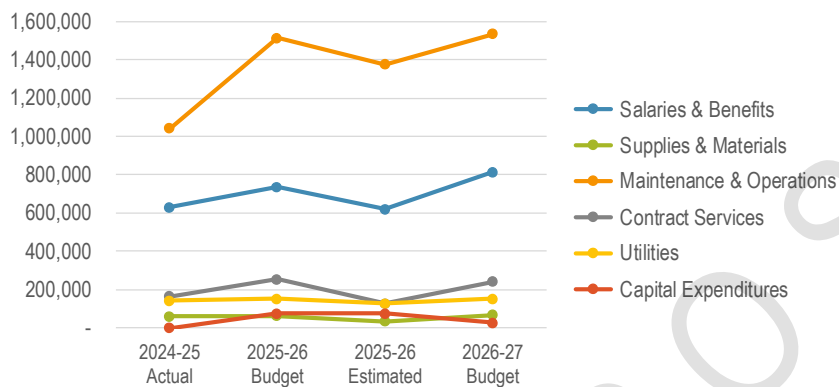
PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
To inform citizens about the quality of water produced and distributed by the City of Sanger				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Complete and publish the Annual Water Quality Report by June 1st of the following year as required by the TCEQ	Achieved	Achieved	Achieved	Achieve
DEPARTMENTAL OBJECTIVE				
To maintain the freshness of our water.				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Flush all dead-end water mains every month	Achieved	Achieved	Achieved	Achieve

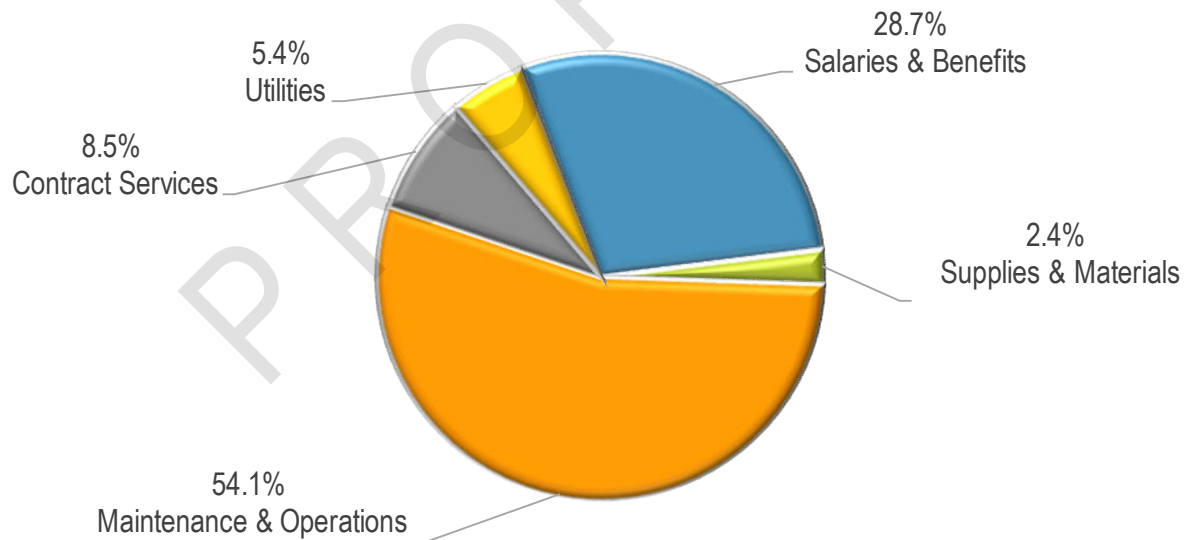
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	628,710	737,100	619,419	814,100	77,000	10.45%
Supplies & Materials	61,063	63,500	34,572	68,500	5,000	7.87%
Maintenance & Operations	1,042,917	1,511,839	1,375,393	1,535,226	23,387	1.55%
Contract Services	165,245	252,500	127,354	242,500	(10,000)	-3.96%
Utilities	142,581	152,100	128,493	152,100	-	0.00%
Capital Expenditures	-	75,000	75,000	27,200	(47,800)	-63.73%
Total	2,040,516	2,792,039	2,360,231	2,839,626	47,587	1.70%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



WASTE WATER

OVERVIEW

The City of Sanger Waste Water Department is responsible for collection of all wastewater and its transmission to the wastewater treatment plant. This service includes the operation, maintenance, and repair of all sewer lines, manholes, and lift stations connected to the wastewater collection system.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve Sanger's basic infrastructure.
- Provide a safe and prepared City.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Consistently meeting all permit parameters.
- Completed the installation of a new Turbo Blower, which will allow the wastewater plant to go to a 1.86 MGD permit.
- Two plant operators were able to obtain their Class A Water Licenses.
- Ryan Welborn was awarded the "Operator of the Year" by the Texas Water Utilities Association.
- Rebuilt 30 hp influent submersible pump.
- Processed 504 tons of wastewater sludge.
- Upgraded the variable frequency drives (VFD's) that control the pumps at the influent pump station.

GOALS FOR FISCAL YEAR 2026-27

- Consistently meet all permit parameters.
- Rebuild an additional 30 hp influent submersible pump.
- Retrofit older turbo blowers with new motors and electrical components that have become obsolete.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
WWTP Superintendent	1	1	1
Plant Operator	2	2	2
Total Budgeted Positions	3	3	3

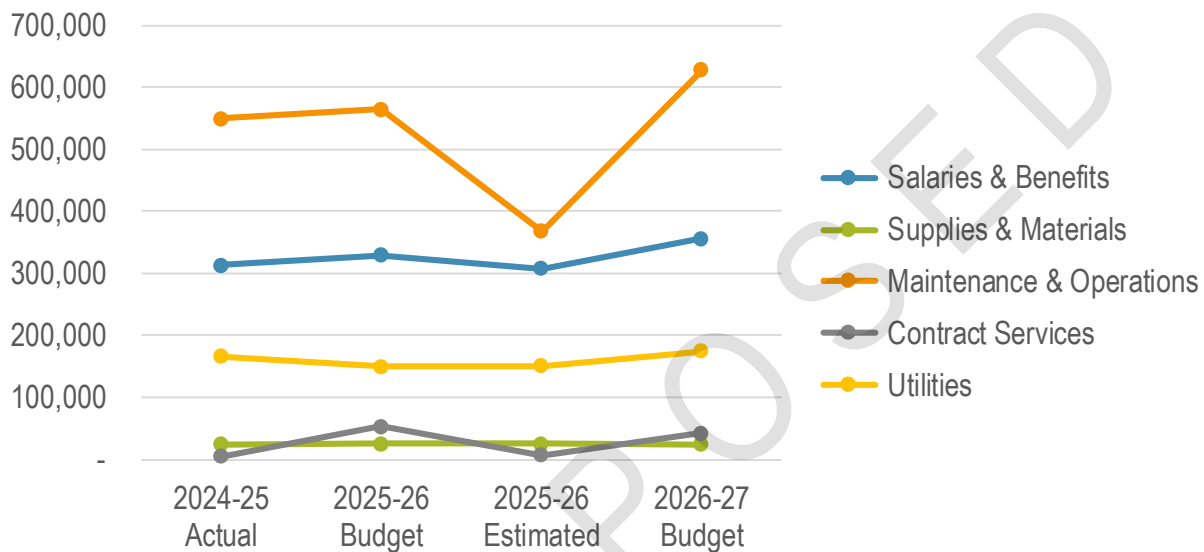
PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Ensure optimal wastewater treatment to produce a safe effluent				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Average monthly tons of waste sludge processed	63	95	62	75
DEPARTMENTAL OBJECTIVE				
Provide adequate treatment to ensure monthly parameters are being met in the removal of BOD, TSS, NH3, and E.coli				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percentage of Discharge Monthly Reports in compliance with permit requirements	100%	100%	100%	100%

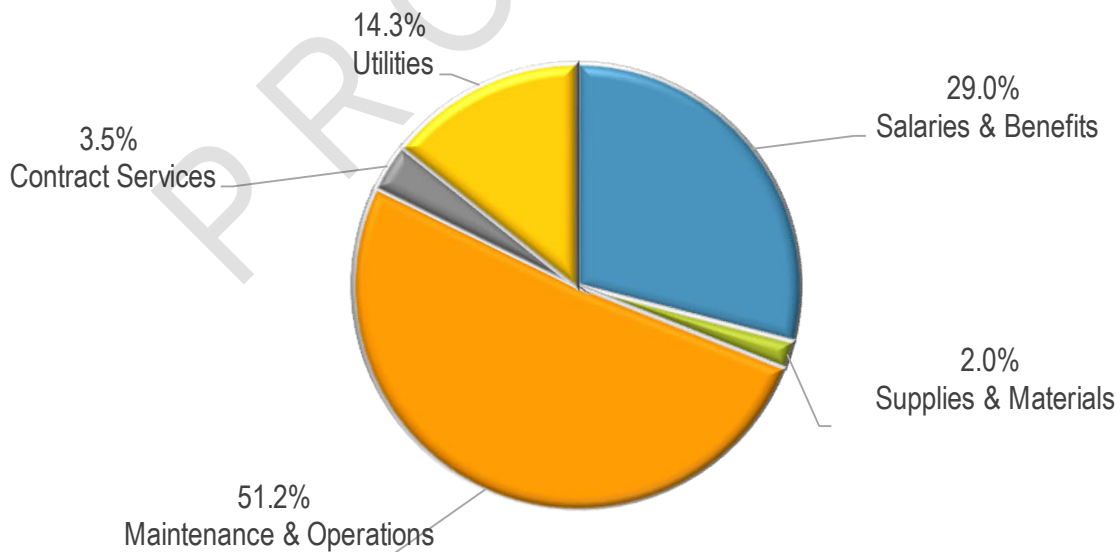
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	313,256	329,000	307,543	355,500	26,500	8.05%
Supplies & Materials	24,295	25,500	24,975	24,500	(1,000)	-3.92%
Maintenance & Operations	549,458	564,730	368,246	627,438	62,708	11.10%
Contract Services	4,439	53,000	6,984	43,000	(10,000)	-18.87%
Utilities	166,185	150,000	151,165	175,000	25,000	16.67%
Total	1,057,633	1,122,230	858,913	1,225,438	103,208	9.20%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



ELECTRIC

OVERVIEW

The City of Sanger Electric Department provides service to over 2000 customers and maintains the electrical distribution system with the City's Electric service area. Sanger Electric is dedicated to providing fast, reliable and professional service at the lowest cost possible.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve Sanger's basic infrastructure.
- Provide a safe and prepared City.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- The new metering system is completed.
- 7 Brew Coffee completed.
- Club Car Wash completed.
- Sanger Family Medical completed.

GOALS FOR FISCAL YEAR 2026-27

- Substation Expansion and New Feeder Exits.
- Implementing the Distribution Pole Management and Inspection Plan.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Director of Electric Utilities	1	1	1
Electric Superintendent	1	1	1
Electric Foreman	2	2	2
Electric Service Technician	1	1	1
Lineman	1	1	1
Electric Groundman	1	1	1
Administrative Assistant	1	1	1
Total Budgeted Positions	8	8	8

PERFORMANCE MEASURES

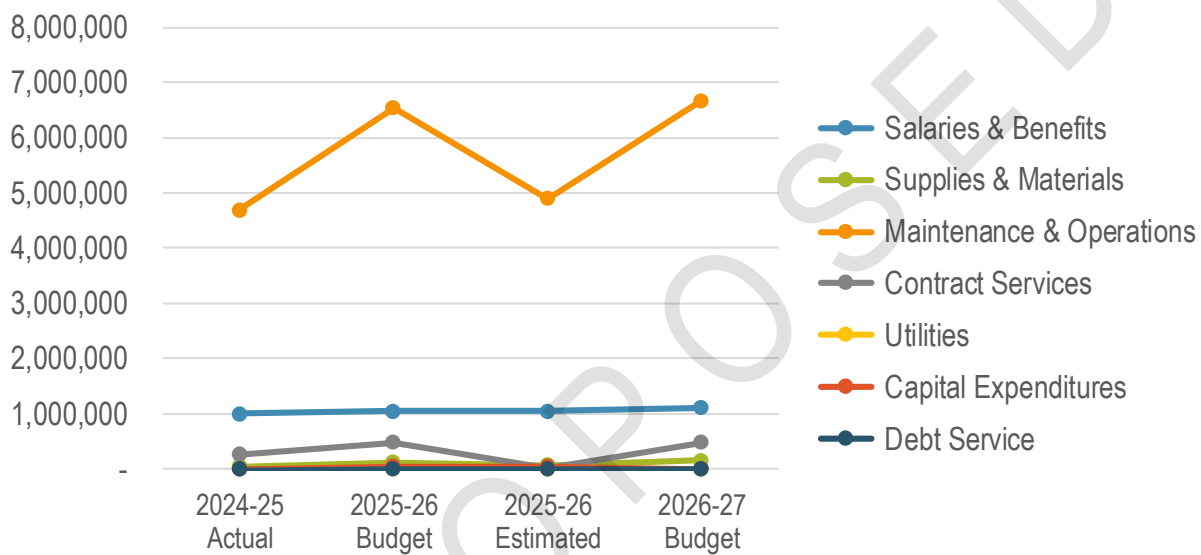
CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
Provide the most efficient electric service at the least cost to the rate payers				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of work orders responded to within 48 hours	70%	82%	78%	90%
Percent of after-hours calls responded to within 30 minutes	89%	90%	92%	100%

CITY COUNCIL GOAL				
Improve Sanger's basic infrastructure				
DEPARTMENTAL OBJECTIVE				
Strive to continuously update and maintain the electric infrastructure				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Clear 4.5 miles of distribution miles annually	1 mile	1 mile	4.2 miles	4.5 miles
Upgrading electric poles	82	102	125	10
Number of LED street light conversions completed	12	32	21	15

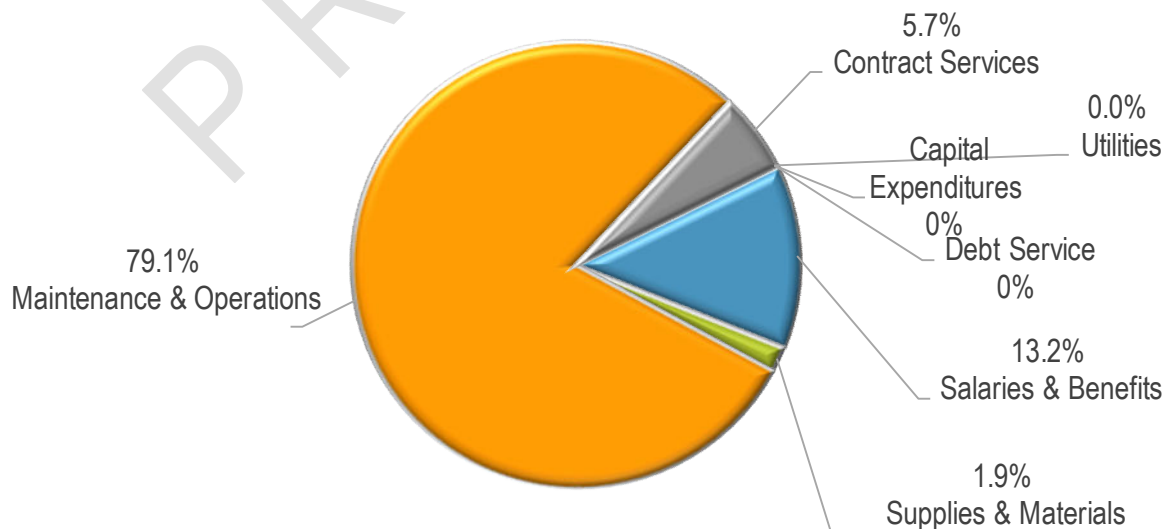
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	997,178	1,052,400	1,055,846	1,115,900	63,500	6.03%
Supplies & Materials	55,156	121,520	79,688	157,320	35,800	29.46%
Maintenance & Operations	4,692,835	6,541,812	4,892,944	6,667,816	126,004	1.93%
Contract Services	264,210	478,800	13,924	478,800	-	0.00%
Utilities	1,655	3,400	1,655	2,000	(1,400)	-41.18%
Capital Expenditures	-	54,625	54,625	-	(54,625)	-100.00%
Debt Service	5,290	7,500	7,476	7,500	-	0.00%
Total	6,016,324	8,260,057	6,106,158	8,429,336	169,279	2.05%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



CUSTOMER SERVICE

OVERVIEW

The City of Customer Service Department performs functions of utility billing and customer service to all of the City's residential and commercial utility customers. These functions were formerly in the Finance Department, and the new Customer Service Department was established for the 2023-2024 budget year. Three positions from Finance were reassigned to the new department.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve staff efficiency through the use of technology and training.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Improved customer ease of connections and disconnects by implementing DocuSign and online payment portal through CivicPlus.
- Reduce water waste and increase customer satisfaction by starting leak notifications to customers.
- Increased billing accuracy through AMI billing.

GOALS FOR FISCAL YEAR 2026-27

- Update the billing cycles to a week apart to streamline processes.
- Move read date closer to bill date to reduce unbilled usage.
- Promote self-service and efficiency through the release of the AMI customer portal.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Customer Service Manager	1	1	1
Customer Service Representative	2	2	2
Total Budgeted Positions	3	3	3

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
To increase operational efficiency by incorporating electronic processes for the billing and paying of utility accounts				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Increase the number of accounts signed up for paperless billing - percent of accounts signed up for e-bills	5%	13%	21%	30%
Increase the number of payments processed through an automated process (draft, online, phone, or text) - percent of payments made via an automated process	54%	58%	61%	64%

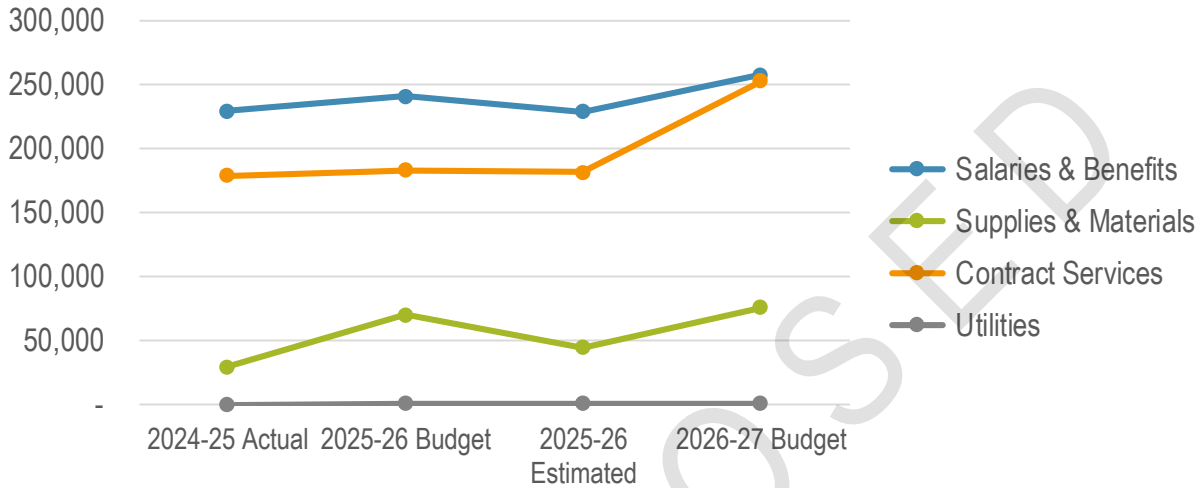
CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
To provide exceptional service to utility billing customers, fostering a positive customer-centric atmosphere				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of utility bills processed on time	100.0%	100.0%	100%	100%
Percent of utility bills processed without error due to the Customer Service Department	97.7%	99.8%	99.9%	100.0%

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Implement Laserfiche to improve customer service efficiency				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of utility customer account documents digitized	50%	100%	100%	100%

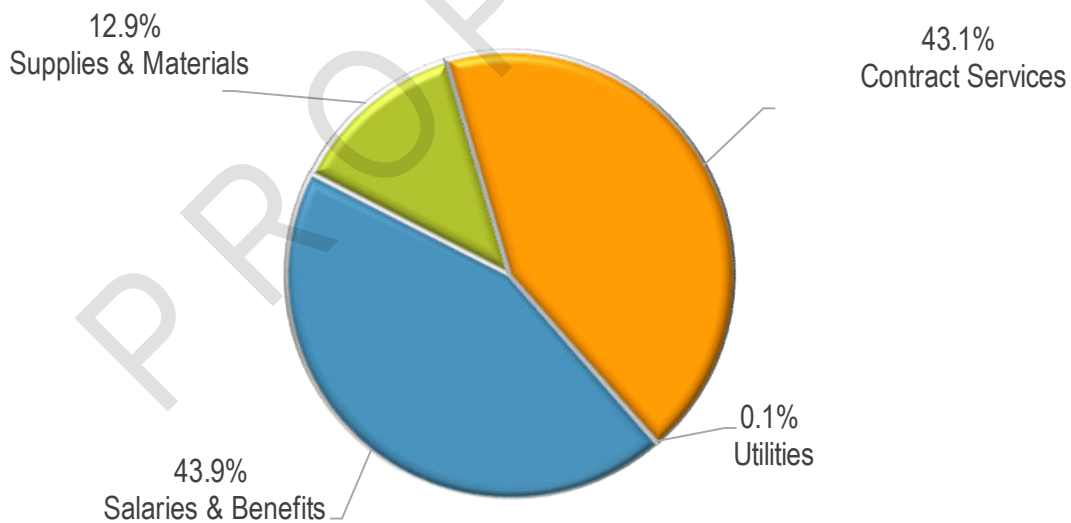
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	229,225	240,600	228,460	257,300	16,700	6.94%
Supplies & Materials	29,059	69,900	44,163	75,670	5,770	8.25%
Contract Services	178,611	182,500	181,168	252,500	70,000	38.36%
Utilities	66	600	503	600	-	0.00%
Total	436,961	493,600	454,294	586,070	92,470	18.73%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



DEBT SERVICE

OVERVIEW

Debt Service pays principal, interest, and bond fees on the City's Enterprise Fund Debt.

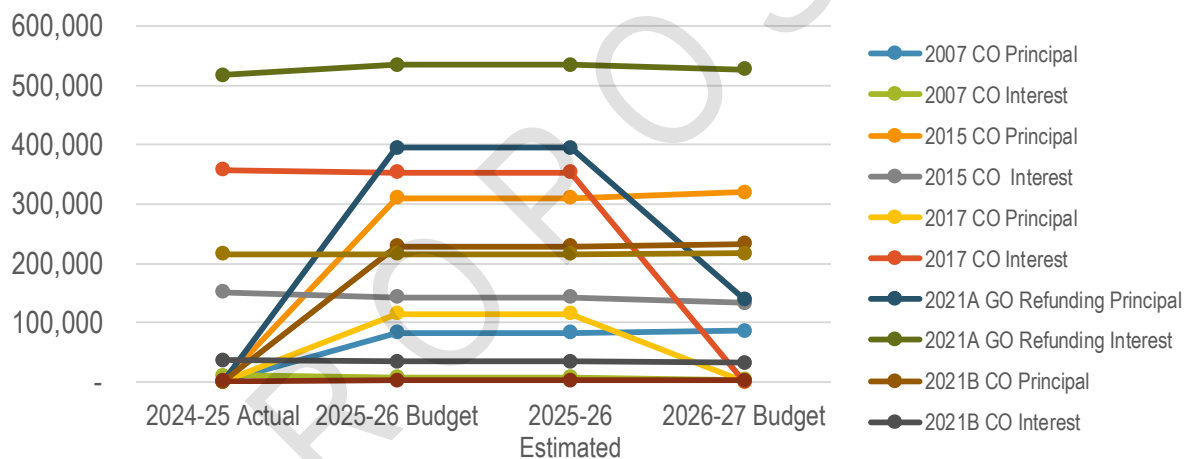
No personnel are budgeted in this department.

PROPOSED

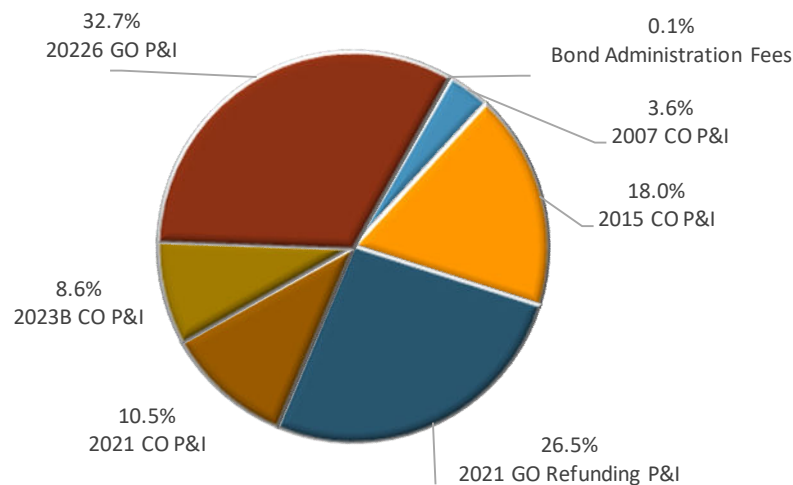
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
2007 CO Principal	-	82,500	82,500	85,800	3,300	4.00%
2007 CO Interest	10,744	7,405	7,405	3,775	(3,630)	-49.02%
2015 CO Principal	-	310,000	310,000	320,000	10,000	3.23%
2015 CO Interest	151,900	142,750	142,750	132,900	(9,850)	-6.90%
2017 CO Principal	-	115,000	115,000	-	(115,000)	-100.00%
2017 CO Interest	357,600	353,000	353,000	-	(353,000)	-100.00%
2021A GO Refunding Principal	-	395,000	395,000	140,000	(255,000)	-64.56%
2021A GO Refunding Interest	517,508	534,250	534,250	526,350	(7,900)	-1.48%
2021B CO Principal	-	228,800	228,800	233,200	4,400	1.92%
2021B CO Interest	36,348	34,395	34,395	31,833	(2,562)	-7.45%
2023B CO Interest	217,056	217,056	217,056	217,057	1	0.00%
2026 GO Refunding Principal	-	-	-	290,000	-	-
2026 GO Refunding Interest	-	-	-	532,292	-	-
Bond Administration Fees	2,250	2,500	2,500	2,500	-	0.00%
Total	1,293,406	2,422,656	2,422,656	2,515,707	(729,241)	-30.10%

EXPENDITURE BY CATEGORY



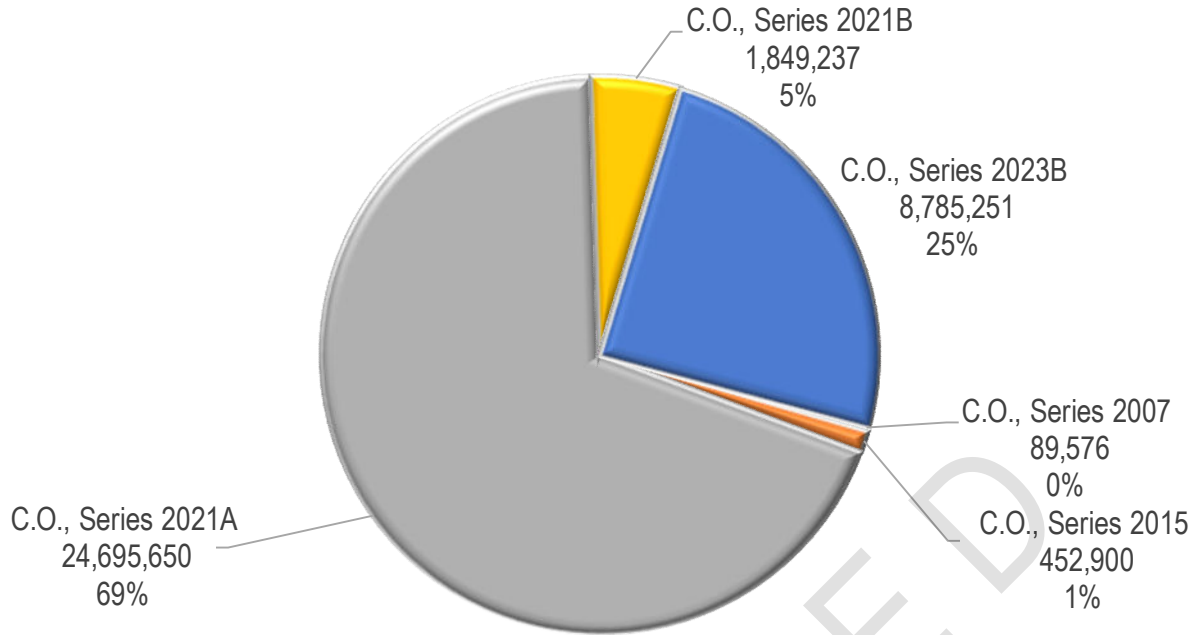
EXPENDITURE ALLOCATION



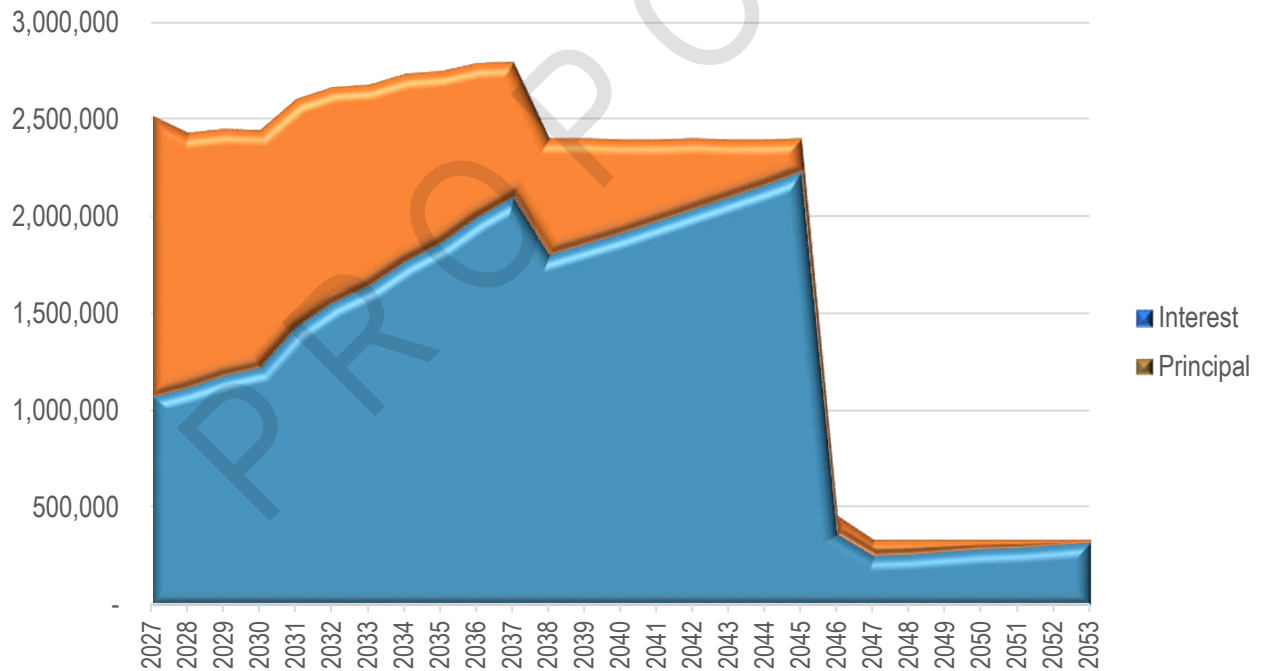
ENTERPRISE DEBT SERVICE REQUIREMENTS BY YEAR

Fiscal Year	Principal	Interest	Total
2027	1,069,000	1,447,207	2,516,207
2028	1,118,200	1,308,377	2,426,577
2029	1,182,000	1,263,166	2,445,166
2030	1,227,000	1,214,937	2,441,937
2031	1,430,800	1,164,217	2,595,017
2032	1,555,200	1,103,951	2,659,151
2033	1,640,200	1,036,192	2,676,392
2034	1,765,000	964,406	2,729,406
2035	1,865,000	879,056	2,744,056
2036	1,995,000	789,006	2,784,006
2037	2,095,000	696,656	2,791,656
2038	1,800,000	599,806	2,399,806
2039	1,855,000	542,206	2,397,206
2040	1,910,000	482,756	2,392,756
2041	1,970,000	423,506	2,393,506
2042	2,035,000	362,356	2,397,356
2043	2,095,000	299,156	2,394,156
2044	2,160,000	234,106	2,394,106
2045	2,230,000	167,006	2,397,006
2046	370,000	97,706	467,706
2047	260,000	84,106	344,106
2048	270,000	73,706	343,706
2049	280,000	62,906	342,906
2050	295,000	51,356	346,356
2051	305,000	39,188	344,188
2052	315,000	26,606	341,606
2053	330,000	13,613	343,613
Total	35,422,400	15,427,256	50,849,656

Total Enterprise Debt Service Debt by Obligation



Enterprise Debt Service Annual Debt Service Requirements



TRANSFERS

OVERVIEW

The City transfers between funds in order to properly account for revenues and expenses.

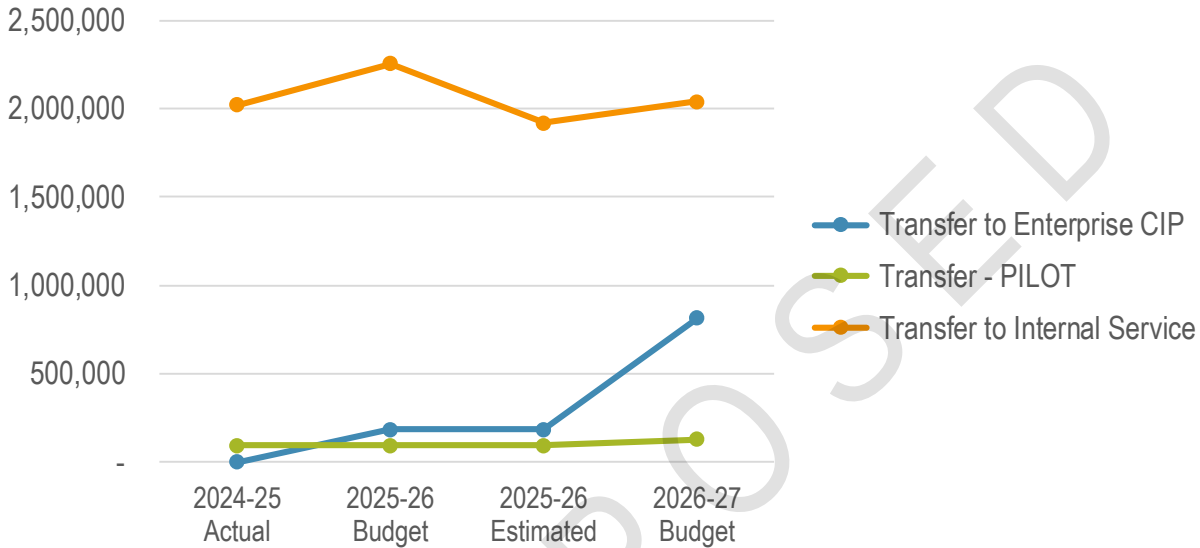
No personnel are budgeted in this department.

PROPOSED

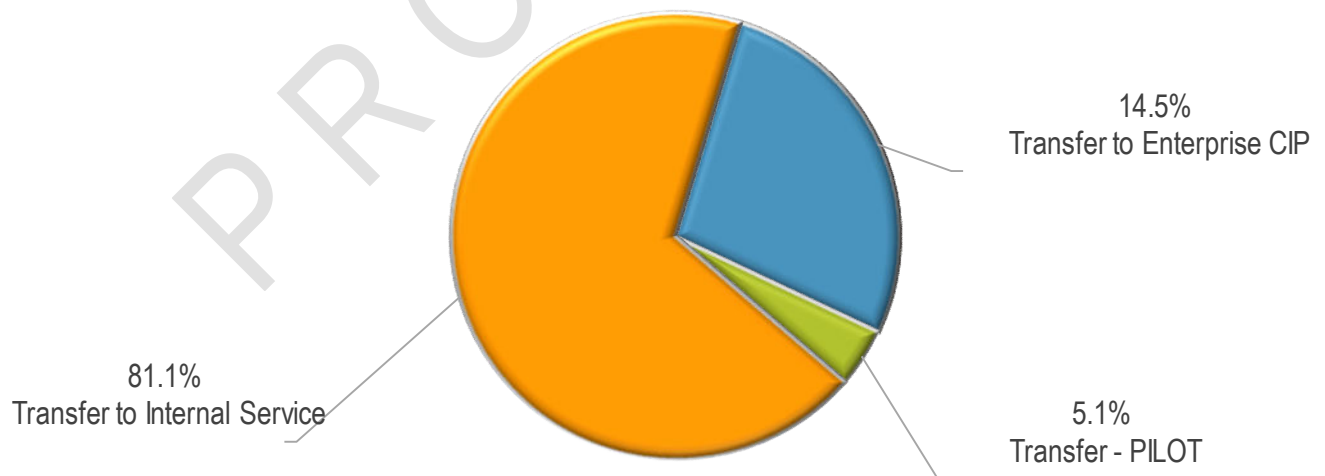
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Transfer to Enterprise CIP	-	186,715	186,715	813,330		
Transfer - PILOT	95,000	95,000	95,000	130,000	35,000	36.84%
Transfer to Internal Service	2,021,508	2,254,887	1,918,294	2,040,605	(214,282)	-9.50%
Total	2,116,508	2,536,602	2,200,009	2,983,935	(179,282)	-7.07%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



INTERNAL SERVICE FUND

OVERVIEW

Revenues and expenses related to services provided to organizations inside the City on a cost reimbursement basis are accounted for in an Internal Service Fund. The City's Internal Service Fund was set up to provide administrative support services to other city Funds.

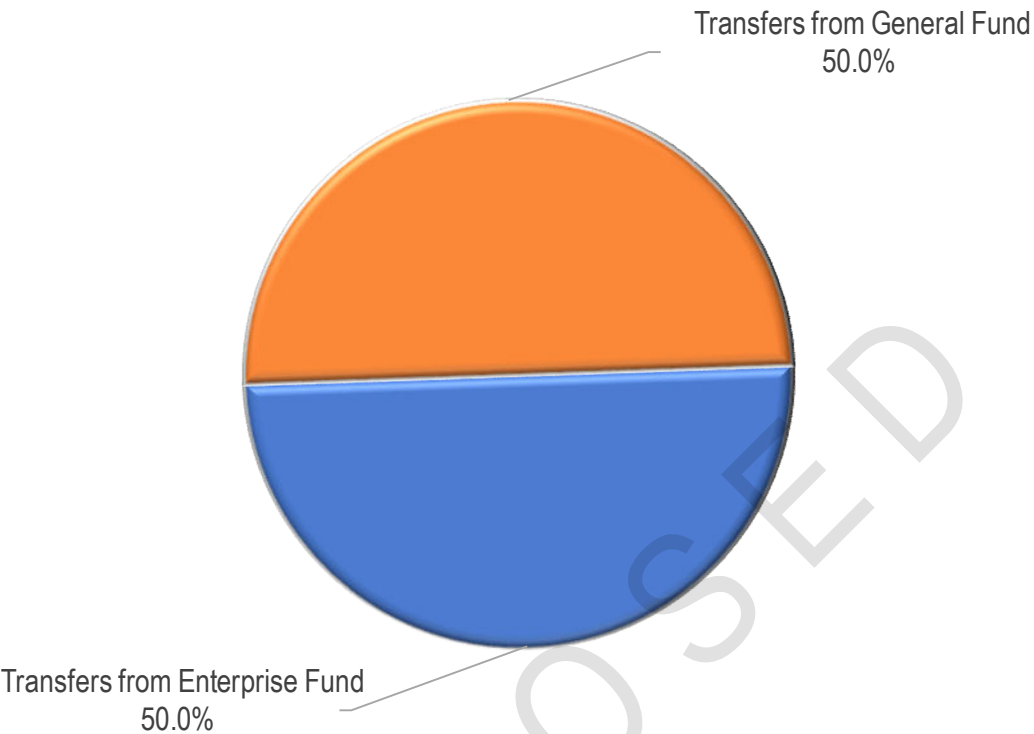
The Internal Service Fund receives revenues from transfers from the General Fund and the Enterprise Fund.

The Internal Service Fund includes these departments:

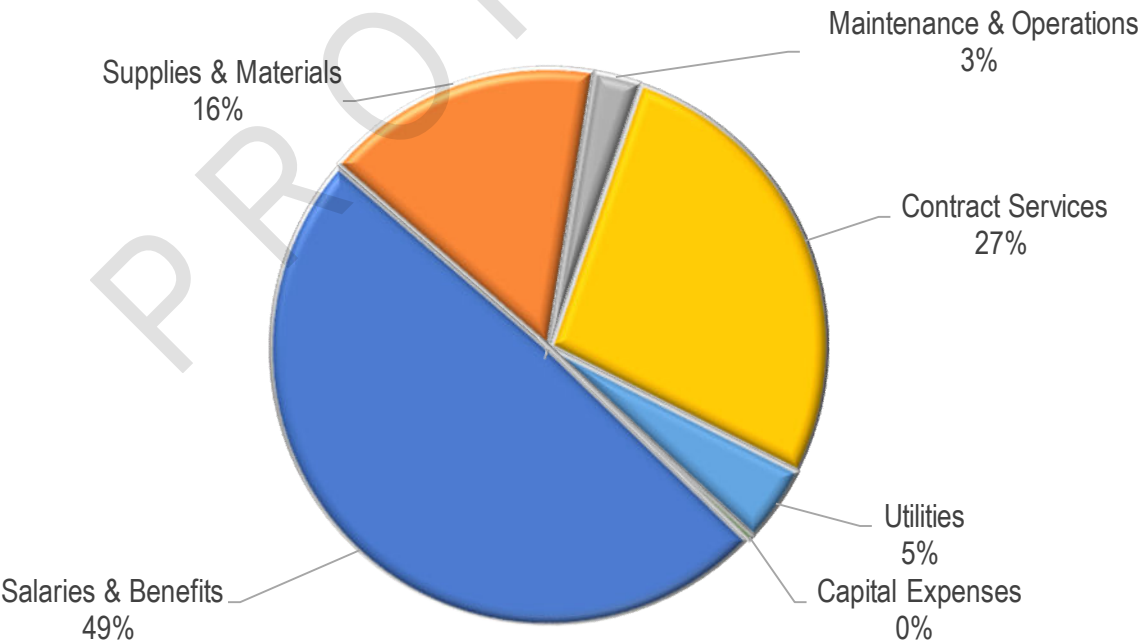
- City Council
- Administration
- City Secretary
- Public Works Administration
- Finance
- Human Resources
- Marketing
- Facilities
- Non-Departmental

The basis of accounting for the Internal Service Fund for both financial reporting and budgeting is the modified accrual basis.

Internal Service Fund Revenues



Internal Service Fund Expenditures

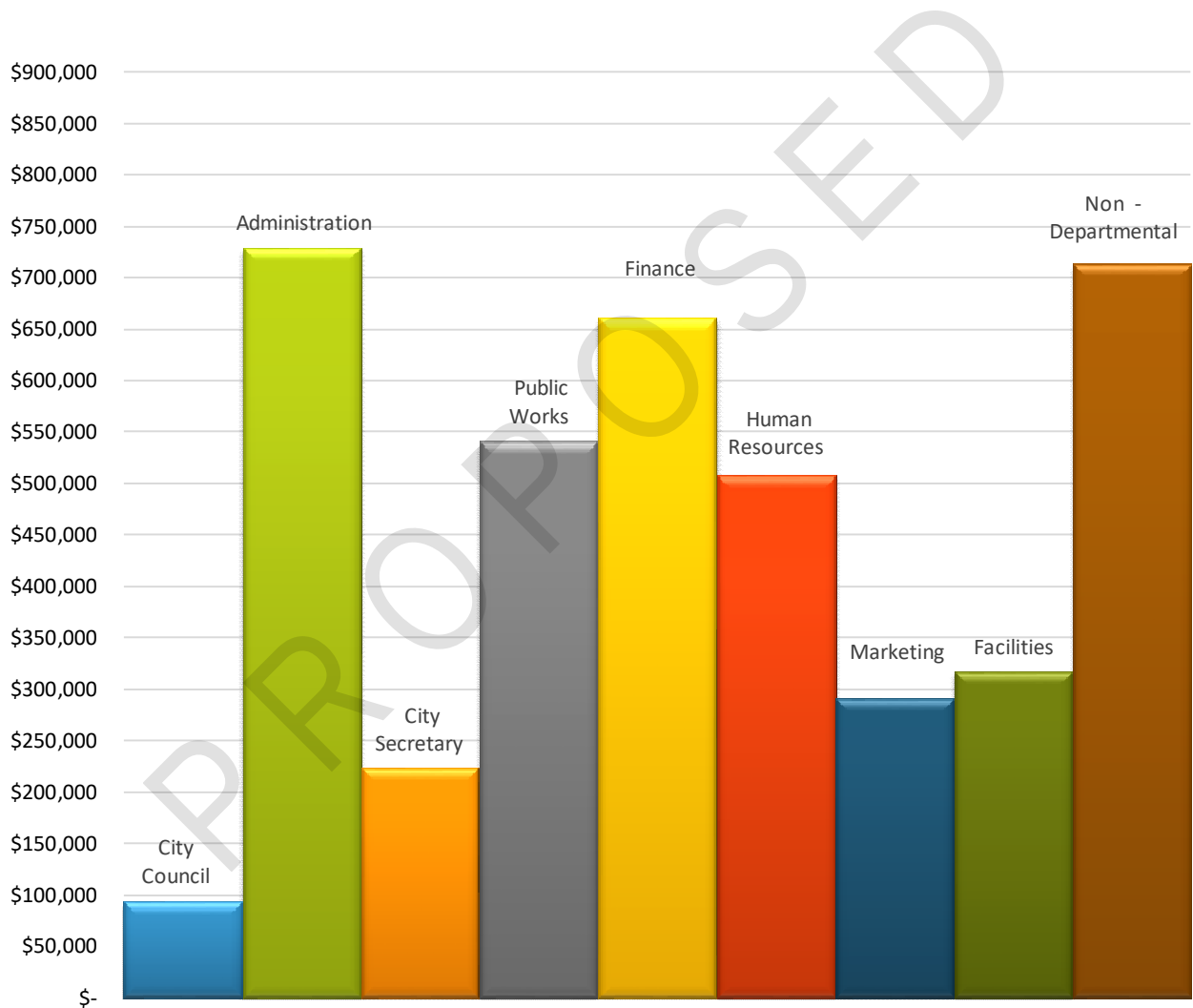


INTERNAL SERVICE FUND BUDGET SUMMARY

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	-	536,036	536,036	536,036
Revenues				
Transfers from Enterprise Fund	2,021,508	2,254,886	1,918,294	2,040,605
Transfers from General Fund	2,021,508	2,254,887	1,918,295	2,040,605
Transfers from 4A	15,000	15,000	15,000	-
Transfers from 4B	15,000	15,000	15,000	-
Total Revenues	4,073,016	4,539,773	3,866,589	4,081,210
Expenditures				
Salaries & Benefits	1,762,666	1,921,230	1,784,619	2,005,100
Supplies & Materials	748,772	896,237	660,088	663,960
Maintenance & Operations	97,082	91,500	85,336	109,500
Contract Services	689,209	1,197,170	1,071,738	1,108,400
Utilities	196,726	185,651	184,368	180,750
Capital Expenditures	42,525	248,250	80,440	13,500
Total Expenditures	3,536,980	4,540,038	3,866,589	4,081,210
Net Revenues Over (Under) Expenditures	536,036	(265)	-	-
Ending Fund Balance	536,036	535,771	536,036	536,036

INTERNAL SERVICE FUND 2023-2024 EXPENDITURES BY CATEGORY AND DEPARTMENT

	Expenditure Category						
	Salaries & Benefits	Supplies & Materials	Maintenance & Operations	Contract Services	Utilities	Capital Expenditures	Total
City Council	\$ -	\$ 20,775	\$ -	\$ 70,500	\$ 2,450	\$ -	\$ 93,725
Administration	429,700	47,970	88,000	162,000	1,900	-	729,570
City Secretary	164,000	52,350	-	6,700	500	-	223,550
Public Works	459,200	53,550	2,500	25,500	-	-	540,750
Finance	511,900	141,395	-	7,500	900	-	661,695
Human Resources	277,600	77,400	-	138,700	1,000	13,500	508,200
Marketing	107,300	150,600	1,500	32,500	-	-	291,900
Facilities	55,400	23,420	-	65,000	174,000	-	317,820
Non - Departmental	-	96,500	17,500	600,000	-	-	714,000
Total	\$ 2,005,100	\$ 663,960	\$ 109,500	\$ 1,108,400	\$ 180,750	\$ 13,500	\$ 4,081,210



CITY COUNCIL

OVERVIEW

The City of Sanger City Council is elected by the people and is responsible for setting general policy and direction for city government. The Council's budget includes funds to pay for items such as audit services and City elections.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

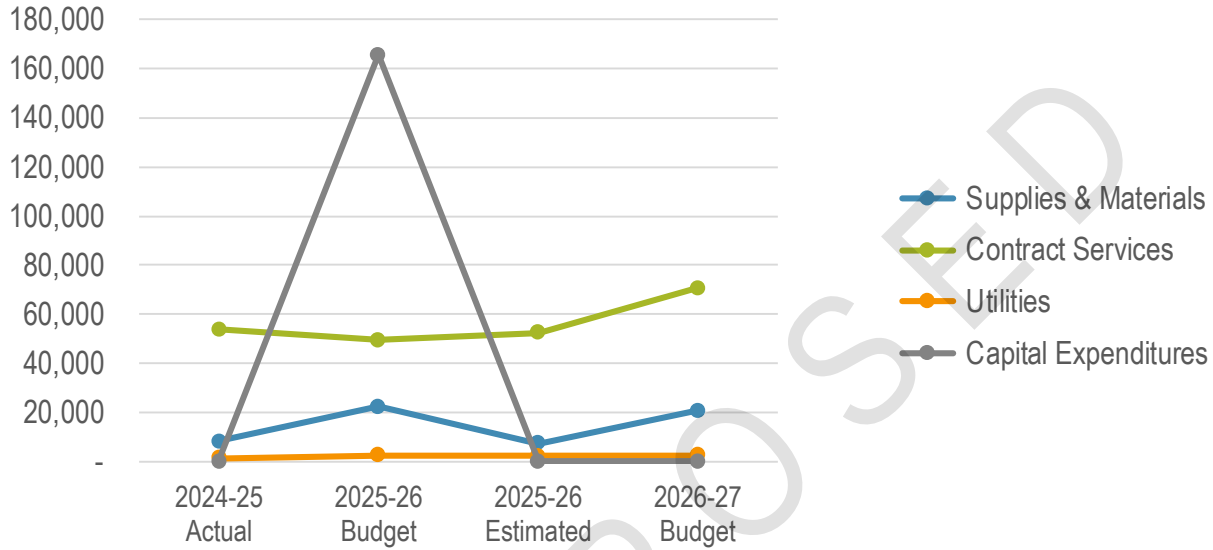
- Improve staff efficiency through the use of technology and training.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Improve Sanger's basic infrastructure.
- Improve the visual appearance of Sanger.
- Promote economic development and a diversified economy.
- Provide a safe and prepared City.
- Promote cultural and recreational opportunities for locals and tourists.

No personnel are budgeted in this department.

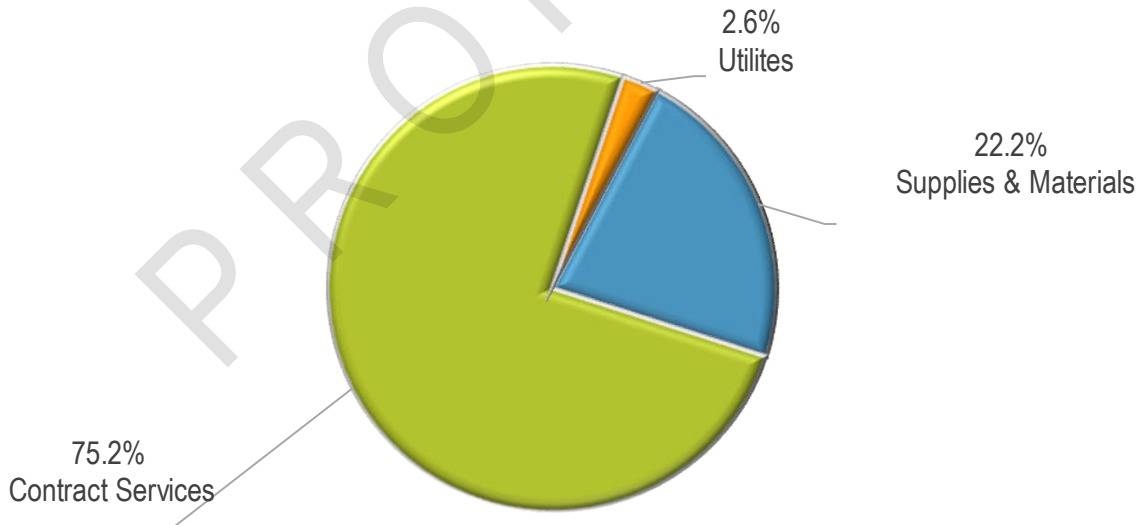
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Supplies & Materials	8,150	22,400	7,397	20,775	(1,625)	-7.25%
Contract Services	53,855	49,500	52,342	70,500	21,000	42.42%
Utilities	1,302	2,450	2,160	2,450	-	-
Capital Expenditures	-	165,500	-	-	(165,500)	(1)
Total	63,307	239,850	61,899	93,725	(146,125)	-60.92%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



ADMINISTRATION

OVERVIEW

The City of Sanger Administration Department is responsible for the daily operations of all aspects of city government. Administration includes the office of City Manager. Administration is responsible for the day-to-day general governmental administration of the City including directing, coordinating, and reviewing operations in the implementation of policy directive provided by Sanger's Mayor and City Council.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve staff efficiency through the use of technology and training.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Improve Sanger's basic infrastructure.
- Improve the visual appearance of Sanger.
- Promote economic development and a diversified economy.
- Provide a safe and prepared City.
- Promote cultural and recreational opportunities for locals and tourists.

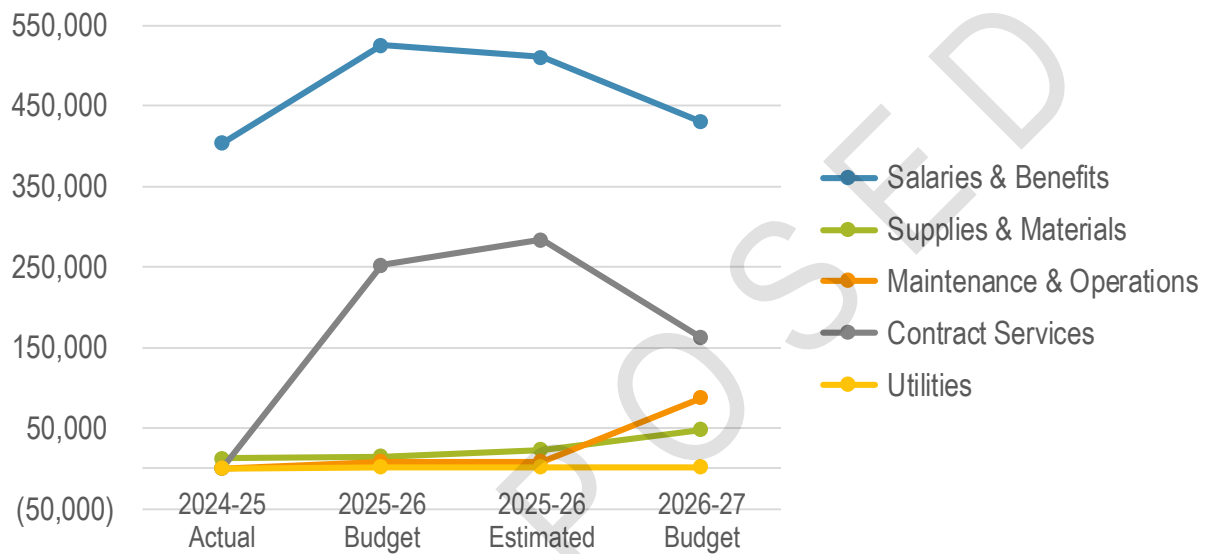
BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
City Manager	1	1	1
Executive Assistant	1	1	1
Capital Projects Manager	1	1	0
Total Budgeted Positions	3	3	2

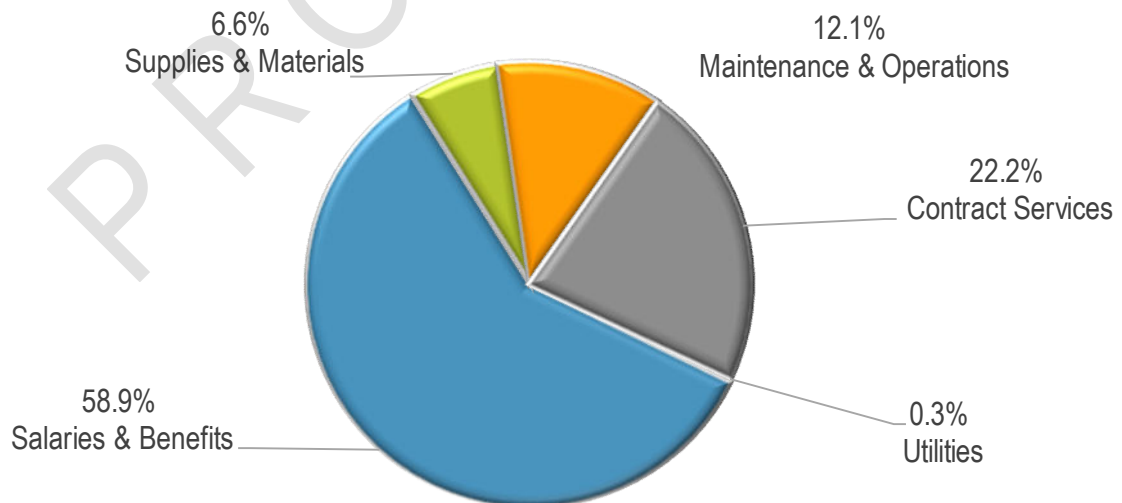
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	403,846	525,200	509,712	429,700	(95,500)	-18.18%
Supplies & Materials	12,969	15,380	23,512	47,970	32,590	211.90%
Maintenance & Operations	-	9,000	9,000	88,000	79,000	877.78%
Contract Services	295	252,590	283,816	162,000	(90,590)	-35.86%
Utilities	1,205	1,900	1,898	1,900	-	0.00%
Capital Expenditures	42,525	-	-	-	-	-
Total	460,840	804,070	827,938	729,570	(74,500)	-9.27%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



CITY SECRETARY

OVERVIEW

The City of Sanger City Secretary Department is responsible for implementing policies and procedures for disseminating information to the Sanger City Council, City staff, and citizens of Sanger. The City Secretary's core services include elections, preparing City Council meeting packets and meeting minutes, records management, processing Public Information Act requests, and maintaining the City's Code of Ordinances.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve staff efficiency through the use of technology and training.
- Maintain excellent, conservative finances while delivering the services desired by its citizens.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Managed the May 2026 General Election
- Completed TMCA Advanced Institute professional training
- Revised the Solicitors ordinance
- Created a Proclamation Policy
- Completed the Police Department records management workflow in Laserfiche
- Received the Municipal Clerk's Office Achievement of Excellence award

GOALS FOR FISCAL YEAR 2026-27

- Manage the May 2027 General Election.
- Complete an annual records destruction.
- Collaborate with Human Resources on the electronic application management.
- Collaborate with Municipal Court on electronic citation management.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
City Secretary	1	1	1
Total Budgeted Positions	1	1	1

PERFORMANCE MEASURES

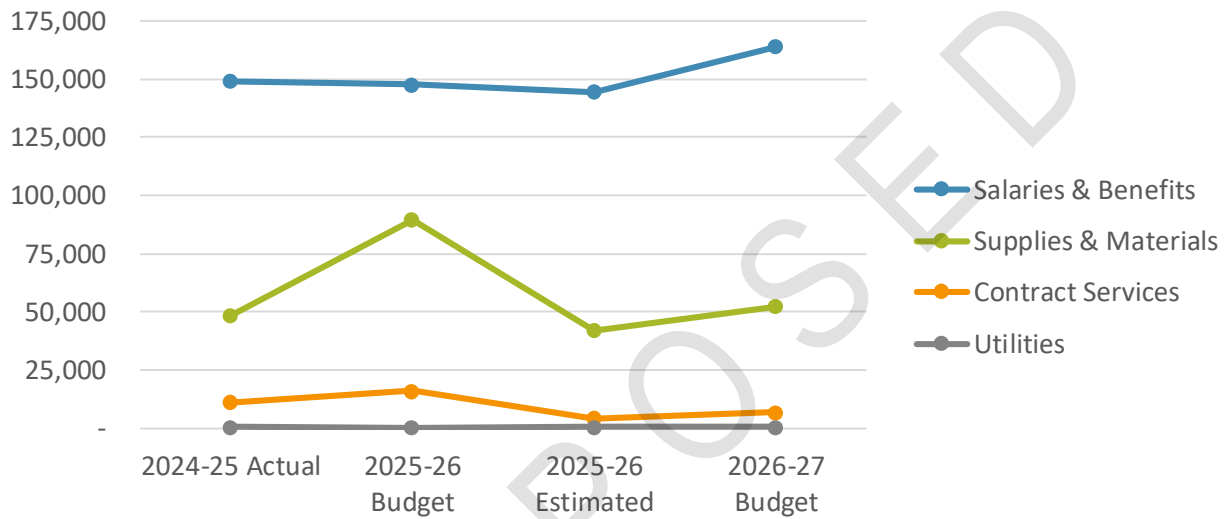
CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
Increase government transparency by providing timely public access to City Council agendas and legislative action taken by City Council in the minutes				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
City Council agendas posted 72 hours before meeting	100%	100%	100%	100%

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Utilization of software and process workflows to increase staff efficiency and effectiveness responding to requests				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of Public Information Act (PIA) requests processed within statute timeframe	100%	100%	100%	100%

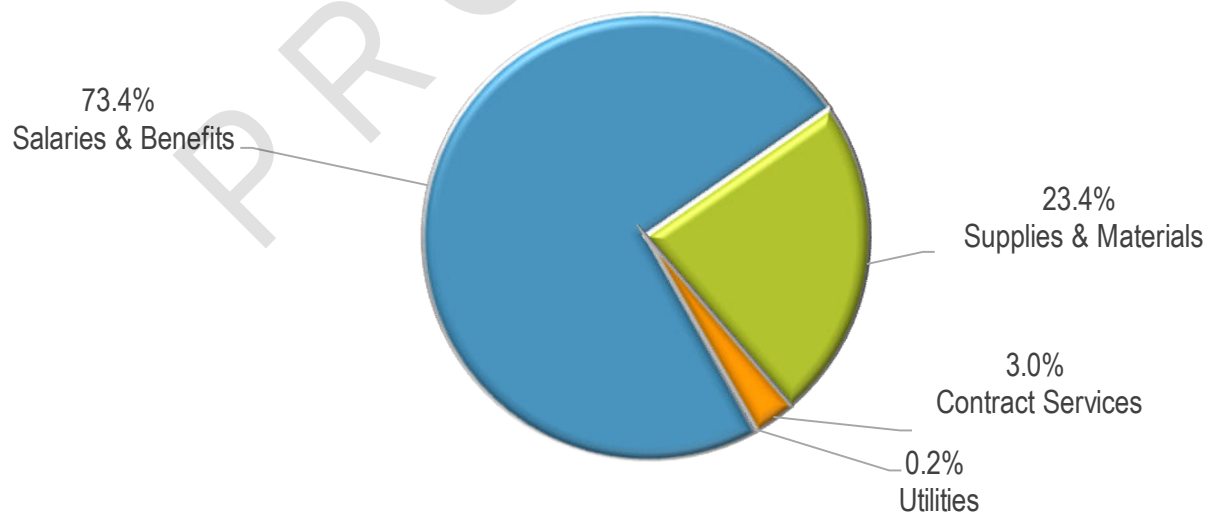
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	148,979	147,700	144,608	164,000	16,300	11.04%
Supplies & Materials	48,435	89,630	41,904	52,350	(37,280)	-41.59%
Contract Services	11,106	16,000	4,111	6,700	(9,300)	-58.13%
Utilities	472	436	472	500	64	0.146789
Total	208,992	253,766	191,095	223,550	(30,280)	-11.93%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



PUBLIC WORKS

OVERVIEW

The City of Sanger Public Works Administration Department oversees the street, park and recreation, fleet maintenance, water and wastewater departments. It is also responsible for engineering services and liaison with outside engineers and contractors. Public Works Administration oversees most capital improvement projects. Engineering also reviews new subdivision plans and serves as the flood plain coordinator.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Improve the visual appearance of Sanger.
- Improve Sanger's basic infrastructure.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Coordination with TXDOT on the I-35 projects.
- Completed a Water Site Study.
- Completed a Property Boundary Study on the former Riley property.
- Entered into a Voluntary Advanced Funding Agreement with TXDOT for aesthetic improvements on the I-35 soundwall.

GOALS FOR FISCAL YEAR 2026-27

- Marion Road City/County project.
- Receive reimbursements from TXDOT for the FM 455 project.
- Begin SUMP Program projects.
- Continue to coordinate with TXDOT on the I-35 project.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Public Works Director	1	1	1
Capital Projects Manager	0	0	1
Operations Coordinator	1	1	0
Administrative Assistant	1	1	2
Total Budgeted Positions	3	3	4

PERFORMANCE MEASURES

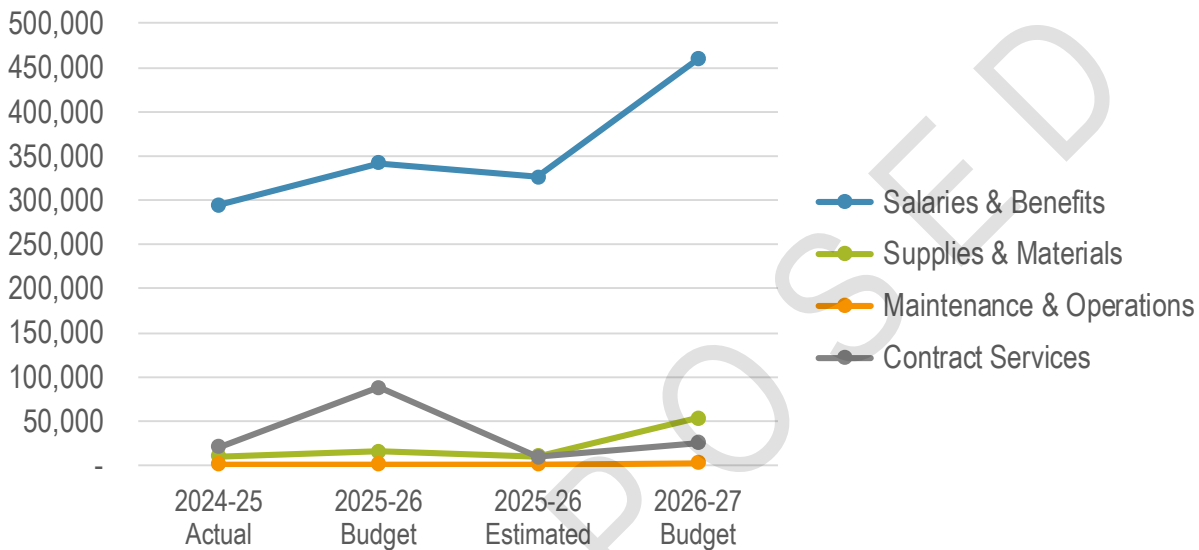
CITY COUNCIL GOAL				
Improve the visual appearance of Sanger				
DEPARTMENTAL OBJECTIVE				
To provide an aesthetically pleasing community				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Remove 95% of brush and limb piles within one week of notification	94%	99%	96%	100%

PROPOSED

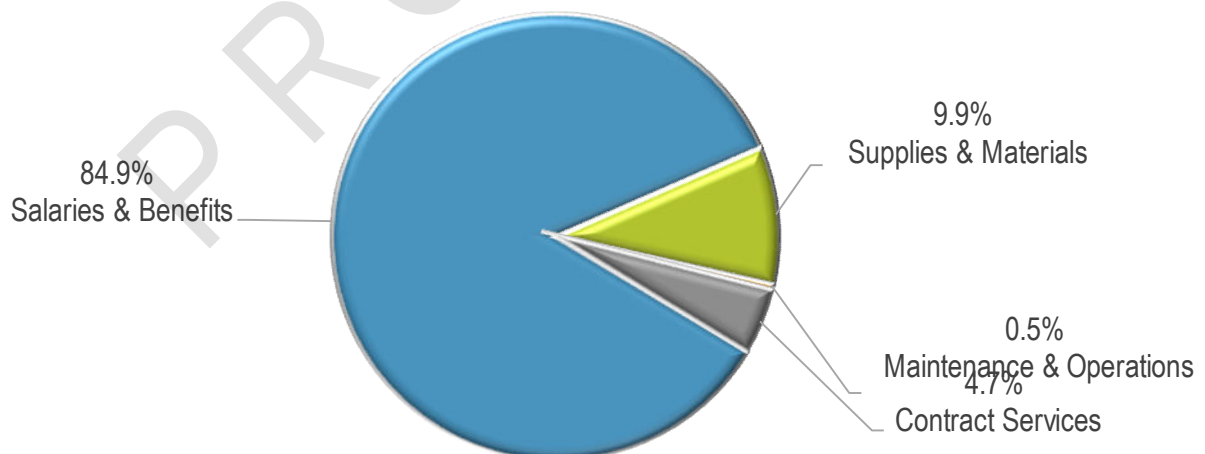
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	294,539	341,700	326,244	459,200	117,500	34.39%
Supplies & Materials	10,659	15,300	10,027	53,550	38,250	250.00%
Maintenance & Operations	1,186	1,500	1,416	2,500	1,000	66.67%
Contract Services	21,076	88,000	9,493	25,500	(62,500)	-71.02%
Total	327,460	446,500	347,180	540,750	94,250	21.11%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



FINANCE

OVERVIEW

The Finance Department is responsible for all financial and accounting operations of the City. The department is charged with managing the City's resources through budgeting, purchasing, and reporting. Operations of the department include handling all accounts receivable and payable functions, preparing payroll for all City employees, paying all City obligations, and preparing the City's annual budget document. Finance assists Administration with budget monitoring and provides reports to the City Manager and City Council on current revenues and expenditures.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Improve staff efficiency through the use of technology and training.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Received an unmodified opinion on the City's annual financial audit.
- Received an unmodified opinion on the City's Single Audit.
- Received the GFOA Distinguished Budget Presentation Award.
- Prepared 100% of payroll items without error due to departmental processing.
- Implemented a new online procurement system to handle Requests for Proposals, Requests for Qualifications, and Contracts.

GOALS FOR FISCAL YEAR 2026-27

- Receive an unmodified opinion on the City's annual audit.
- Receive the GFOA Distinguished Budget Presentation Award.
- Upgrade the City's financial management software from Tyler ERP Pro 9 to Tyler ERP Pro 10.
- Prepare 100% of payroll items without error due to departmental processing.
- Update the City's Purchasing Policy and Procedures Manual.
- Update the City's Travel Policy.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Chief Financial Officer	1	1	1
Controller	1	1	1
Accountant	1	1	1
Accounting Technician	1	1	1
Total Budgeted Positions	4	4	4

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Maintain excellent, conservative finances while delivering the services desired by its citizens				
DEPARTMENTAL OBJECTIVE				
To prepare financial and budgetary documents of the highest quality that evidence the spirit of transparency and full disclosure				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Maintain or increase the City's S&P bond rating	AA+	AA+	AA+	AA+
Receive an unmodified opinion on the City's annual audit	Received	Received	Received	Receive
Receive the GFOA Distinguished Budget Presentation Award	Awarded	Awarded	Awarded	Awarded
Monthly Financial reports provided to City Council	12	12	12	①
Biweekly Financial reports provided to City Departments	26	26	26	①
DEPARTMENTAL OBJECTIVE				
To provide timely an accurate payments to vendors and employees				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of accounts payable transactions processed within 30 days	93%	93%	92%	95%
Percent of employee payroll items prepared without processing errors	100%	100%	100%	100%
Number of accounts payable invoices processed	6,696	6,857	7,271	①
Number of Purchase Orders issued	528	314	301	①

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Implement Laserfiche to improve Accounts Payable efficiency				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Percent of Accounts Payable documents digitized	100%	52%	100%	100%
Number of vendor payments made by ACH	385	496	717	850
Number of Purchase card transactions	774	970	1,570	2,000
Percent of employee payroll payments made by Direct Deposit	99.87%	99.92%	99.93%	100.00%

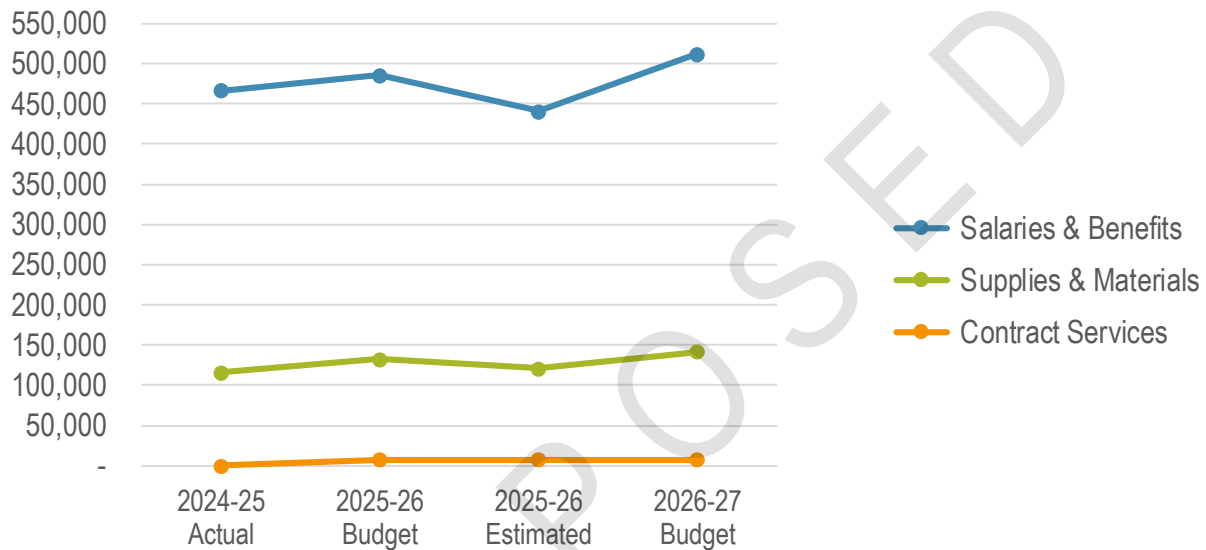
SYMBOL KEY

① Activity measures that are informational only

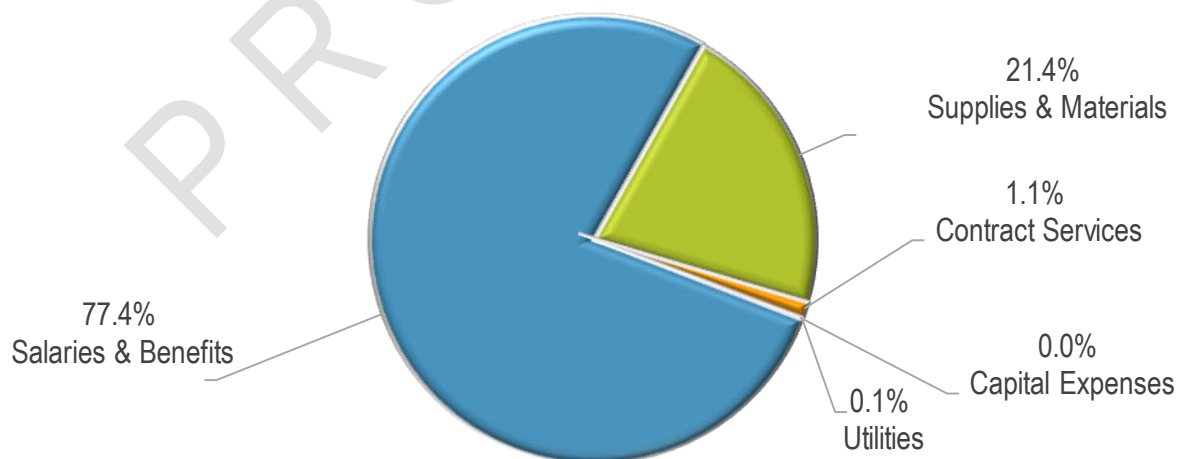
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	466,949	486,000	440,831	511,900	25,900	5.33%
Supplies & Materials	116,162	132,900	121,254	141,395	8,495	6.39%
Contract Services	-	7,500	7,452	7,500	-	0.00%
Utilities	96	865	863	900	35	4.05%
Capital Expenditures	-	69,250	69,250	-	(69,250)	-100.00%
Total	583,207	696,515	639,650	661,695	(34,820)	-5.00%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



HUMAN RESOURCES

OVERVIEW

The City of Sanger Human Resources Department is responsible for providing support to City departments, current employees, and job applicants and providing expertise on salaries, benefits, training, and employee relations.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Improve staff efficiency through the use of technology and training.
- Provide a safe and prepared City.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- Policy and Compliance: Completed and implemented the updated Personnel Policy Manual for all employees.
- Employee Development: Hosted an in-person TEEX FEMA NIMS 300 and 400 training for City employees.
- Employee Engagement: Organized and hosted seven employee appreciation events to promote employee recognition and strengthen connections across departments.
- Employee Feedback: Conducted a citywide employee engagement survey and provided targeted supervisor training based on the results.
- Professional Certification: Achieved 100% TMHRA certification within the Human Resources Department, with the Director earning certification in November and the HR Generalist earning certification in May.
- Compensation and Equity: Completed a citywide salary survey to evaluate compensation competitiveness and promote internal equity.

GOALS FOR FISCAL YEAR 2026-27

- Leadership Development: Provide leadership development training for supervisors and managers.
- Succession Planning: Develop a city-wide succession plan.
- Technology: Implement Human Resources software to improve efficiency and streamline HR processes.
- Employee Feedback: Conduct a city-wide employee benefits survey.
- Employee Health & Wellness: Implement a physical testing and health screening program for emergency services personnel in partnership with the Fire Department.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Human Resources Director	1	1	1
Human Resources Generalist	1	1	1
Total Budgeted Positions	2	2	2

PROPOSED

PERFORMANCE MEASURES

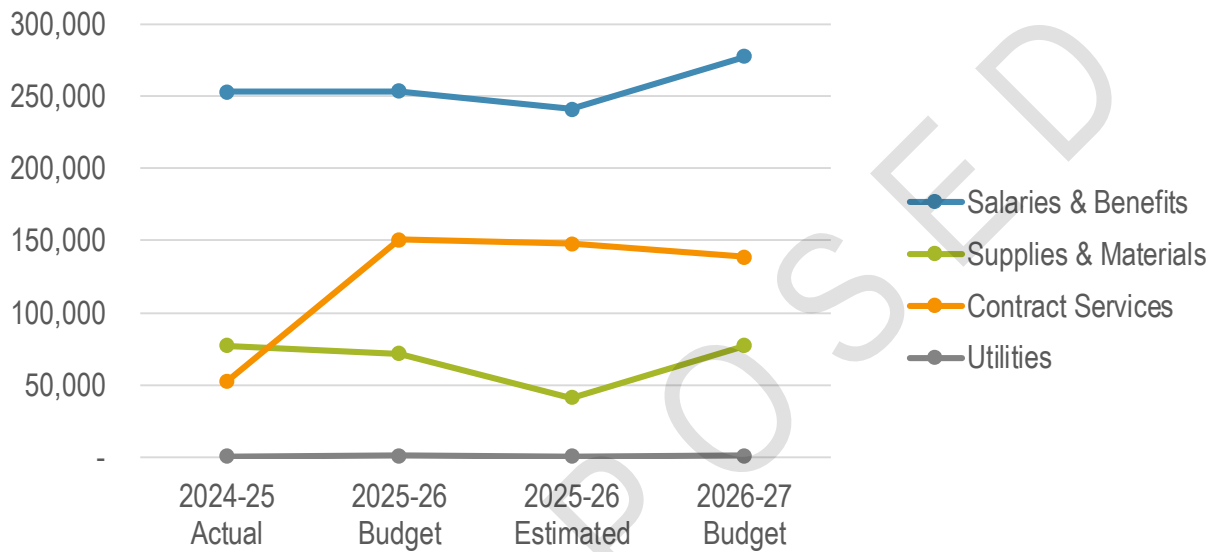
CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Staffing and Turnover				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Positions Filled	33	25	22	20
Time to fill a position	3-4 weeks	2-3 weeks	2-3 weeks	2-3 weeks
Employee Turnover/Retirement	26	17	18	15
DEPARTMENTAL OBJECTIVE				
Enriching Employees lives with Resources				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Wellness Events and Education	4	3	2	3
Flu Shot Clinic	2	2	1	1
Wellness Expo and Health Screening	0	1	1	2

CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Human Resources Sponsored Training Events				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Leadership Training	2	4	5	5
Teex's/FEMA Training	0	1	0	2
General Safety Training	0	2	4	5
DEPARTMENTAL OBJECTIVE				
Implement Laserfiche				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Moving active and inactive employee files to streamline processes and reduce the carbon footprint	16%	52%	80%	100%
DEPARTMENTAL OBJECTIVE				
On-site Training Hub with TML				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Securing the classification as a TML approved training Hub to offer more in person training opportunities to staff and surrounding Cities at a zero or minimal cost	85%	100%	100%	100%

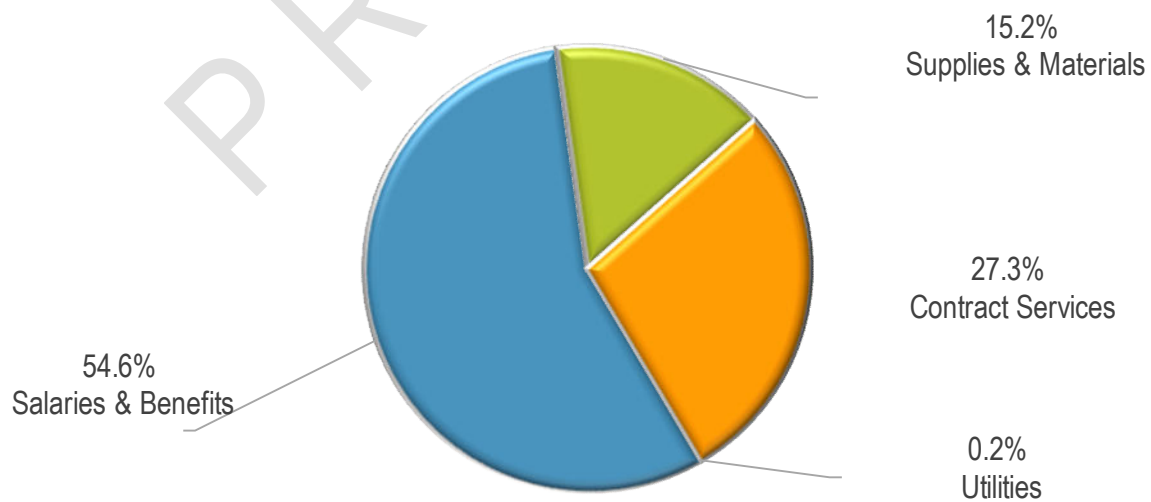
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	253,155	253,330	241,181	277,600	24,270	9.58%
Supplies & Materials	77,405	71,700	41,411	77,400	5,700	7.95%
Contract Services	52,260	150,500	148,001	138,700	(11,800)	-7.84%
Utilities	949	1,000	975	1,000	-	0.00%
Capital Expenditures	-	-	-	13,500	13,500	-
Total	383,769	476,530	431,568	508,200	31,670	6.65%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



MARKETING

OVERVIEW

The City of Sanger Marketing Department is responsible for promoting and marketing the City of Sanger and informing citizens about the City's services, programs, and special events.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Promote cultural and recreational opportunities for locals and tourists.
- Provide a safe and prepared City.
- Promote economic development and a diversified economy.
- Improve staff efficiency through the use of technology and training.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Marketing Director	1	1	0
Marketing/Civic Engagement Manager	0	0	1
Total Budgeted Positions	1	1	1

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Promote cultural and recreational opportunities for locals and tourists				
DEPARTMENTAL OBJECTIVE				
Expand our current events to attract tourism and provide a statement event for Sanger				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Maintain the three current City events - Christmas on the Square, Freedom Fest, and Old Bolivar Street Festival	Maintained - Won Stevie Award for best municipal event	Maintained - Freedom Fest had >5,000 attendees	Maintained - Won Stevie Award for best recurring event	Maintain

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Provide opportunities for Community Engagement and interaction				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Community Engagement	Added Coffee with a cop, City Showcase 3CM, 1Cop	1 Coffee with City Manager, 3 Police Department events	Coffee with City Manger, National Night Out, Cones with Cops events	Expand events to include department heads and City Council.
Provide monthly Council Recaps through videos with the Mayor	Achieved	Achieved	Achieved	Achieve
Create a monthly letter and video from the CM to residents	Videos added / high click rate	1,600 views	1,394 views	Increase views by 10%

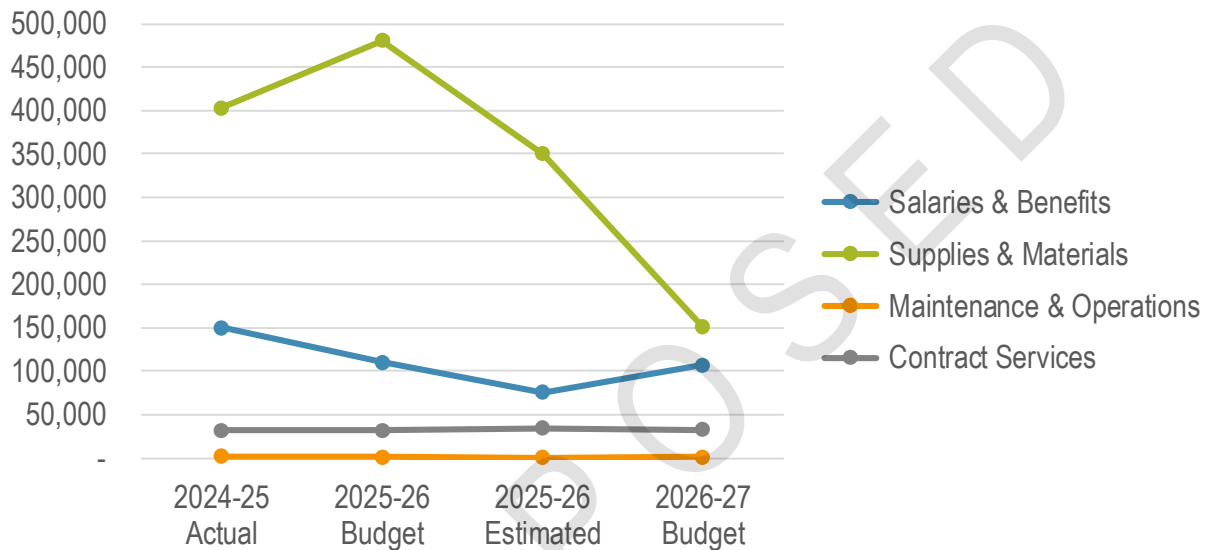
CITY COUNCIL GOAL				
Improve staff efficiency through the use of technology and training				
DEPARTMENTAL OBJECTIVE				
Communicate with Sanger residents and businesses through the use of social media				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Increase Facebook followers/likes	9,132 Followers	Followers up 11%	Followers up 10.6%	Increase followers by 10%
Maintain updated city website	3.9k New Users in 2023	Done	New users up 35.1%	Grow new users by 10%

CITY COUNCIL GOAL				
Promote economic development and a diversified economy				
DEPARTMENTAL OBJECTIVE				
Promote the City through newsletters, websites, and connections to the community				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Maintain updated website DiscoverSanger.com	10,667 Unique Visits	11,780 unique visitors - up 10.4%	8,771 unique visitors - down 27%	Increase unique visitors by 10%

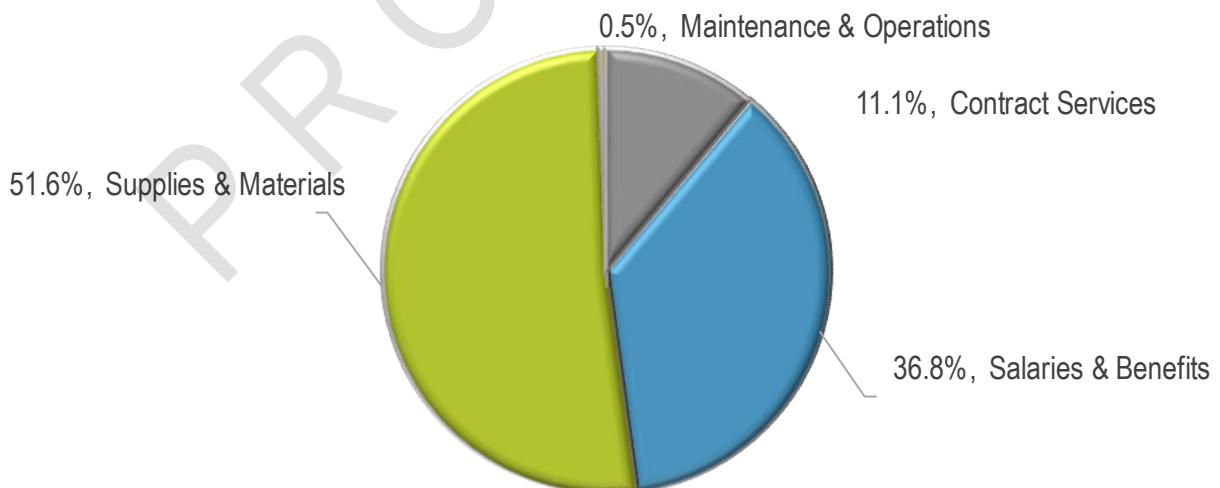
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	149,960	109,800	75,491	107,300	(2,500)	-2.28%
Supplies & Materials	402,981	480,400	349,995	150,600	(329,800)	-68.65%
Maintenance & Operations	1,623	1,500	1,127	1,500	-	0.00%
Contract Services	31,521	32,100	34,219	32,500	400	1.25%
Total	586,085	623,800	460,832	291,900	(331,900)	-53.21%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



FACILITIES

OVERVIEW

The City of Sanger Facilities Department provides for the maintenance and operations of City-owned buildings. This includes repairs, janitorial services and utilities.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Maintain excellent, conservative finances while delivering the services desired by its citizens.
- Promote cultural and recreational opportunities for locals and tourists.
- Provide a safe and prepared City.

BUDGETED PERSONNEL SCHEDULE

Functions of the Facilities Department are handled by personnel in the Parks Department. Although there are no employees working solely in Facilities, ten percent of salaries and benefits from Parks Department personnel are allocated to Facilities.

Full-Time Positions	2024-25	2025-26	2026-27
Crew Leader	0.1	0.1	0.1
Grounds Maintenance Worker	0.4	0.4	0.5
Total Budgeted Positions	0.5	0.5	0.6

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Provide a safe and prepared City				
DEPARTMENTAL OBJECTIVE				
Current facility upgrades (Safety and Security)				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of safety upgrades	15	4	3	3
Number of security system upgrades	Ⓝ	3	1	1

CITY COUNCIL GOAL				
Improve the visual appearance of Sanger				
DEPARTMENTAL OBJECTIVE				
Improve the customers experience				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of visual upgrades added to city facilities	10	6	6	4

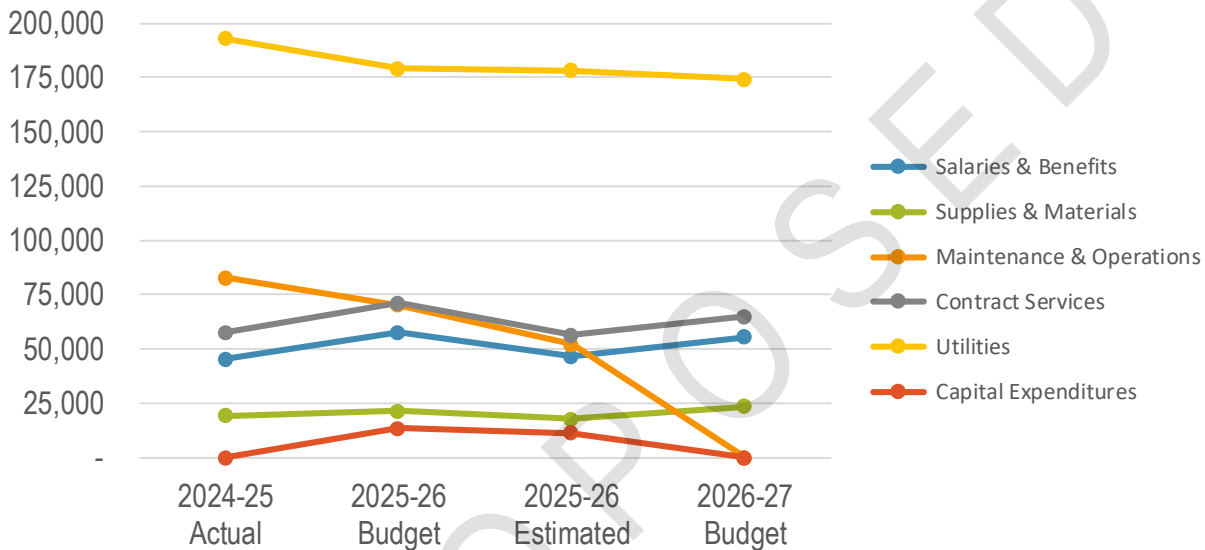
SYMBOL KEY

Ⓝ New activity measure

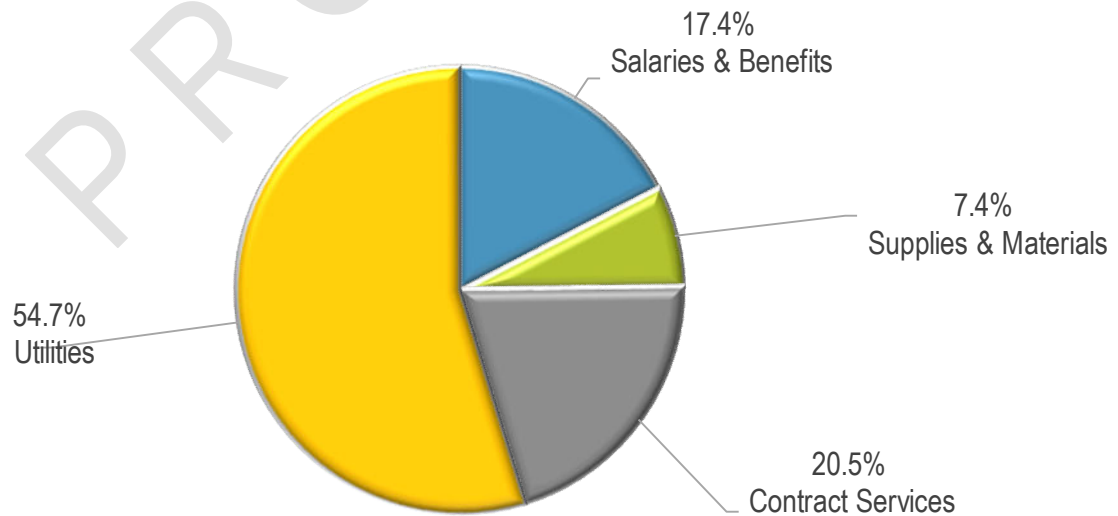
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	45,238	57,500	46,552	55,400	(2,100)	-3.65%
Supplies & Materials	19,150	21,420	17,684	23,420	2,000	9.34%
Maintenance & Operations	82,597	70,000	52,156	-	(70,000)	-100.00%
Contract Services	57,471	70,980	56,263	65,000	(5,980)	-8.42%
Utilities	192,702	179,000	178,000	174,000	(5,000)	-2.79%
Capital Expenditures	-	13,500	11,190	-	(13,500)	-100.00%
Total	397,158	412,400	361,845	317,820	(94,580)	-22.93%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION



NON-DEPARTMENTAL

OVERVIEW

The City of Sanger Non-Departmental Department budget accounts for expenses that cannot easily be attributed to any specific department. This includes postage, property and liability insurance and tax collection fees.

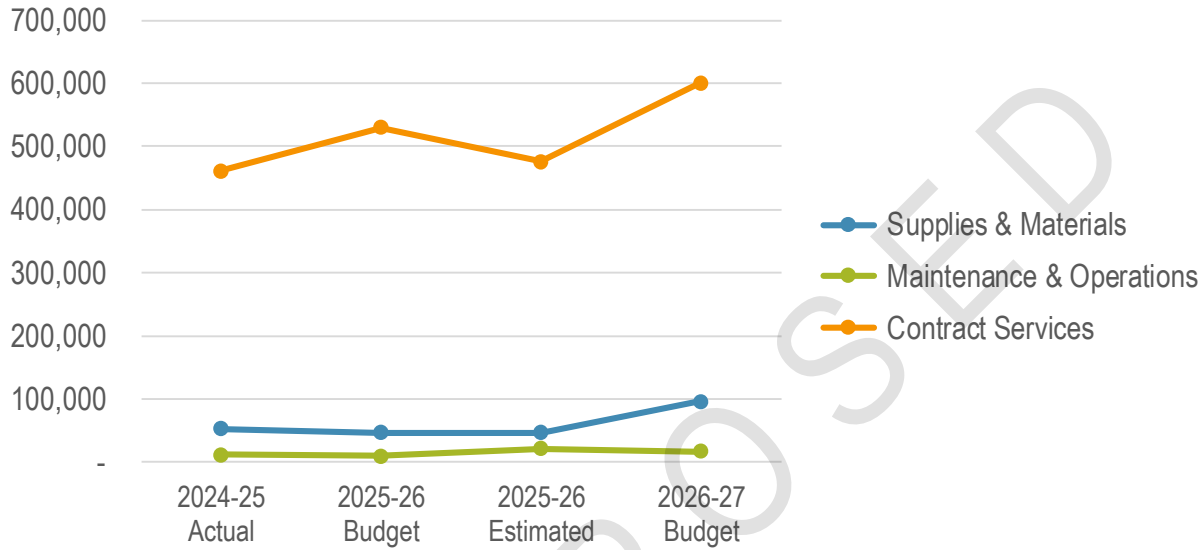
No personnel are budgeted in this department.

PROPOSED

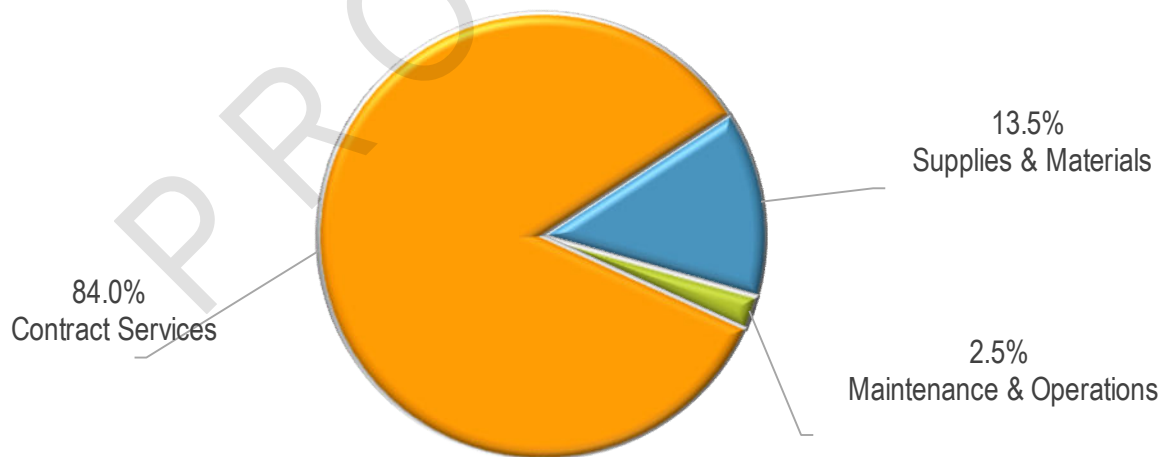
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Supplies & Materials	52,861	47,107	46,904	96,500	49,393	104.85%
Maintenance & Operations	11,676	9,500	21,637	17,500	8,000	84.21%
Contract Services	461,625	530,000	476,041	600,000	70,000	13.21%
Total	526,162	586,607	544,582	714,000	127,393	21.72%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION





4A CORPORATION FUND

OVERVIEW

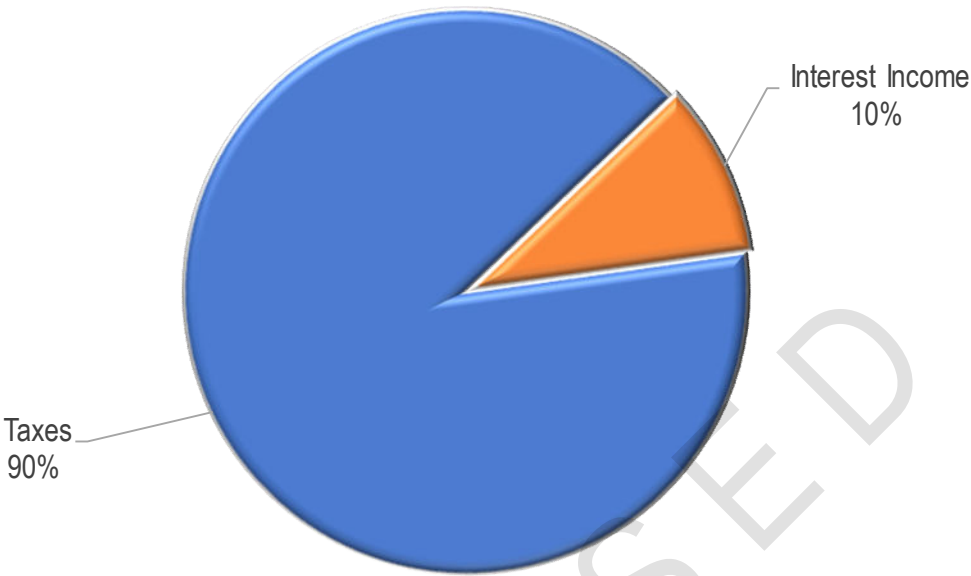
The Sanger Texas Industrial Development Corporation (4A Fund) is funded by a 1/2 cent sales tax. It is used to help new and existing businesses expand in Sanger with a primary goal of bringing jobs to the Sanger community. Primary jobs include manufacturing and distribution jobs that increase income and enhance the local economy.

The mission of the Sanger Economic Development Corporation is to continually expand our property and sales tax base, encourage creation of jobs, promote tourism, improve the quality of life, and facilitate a self-sustaining local economy for the City by attracting, assisting, and retaining businesses, as well as investing in our community needs to foster growth and encourage tourism.

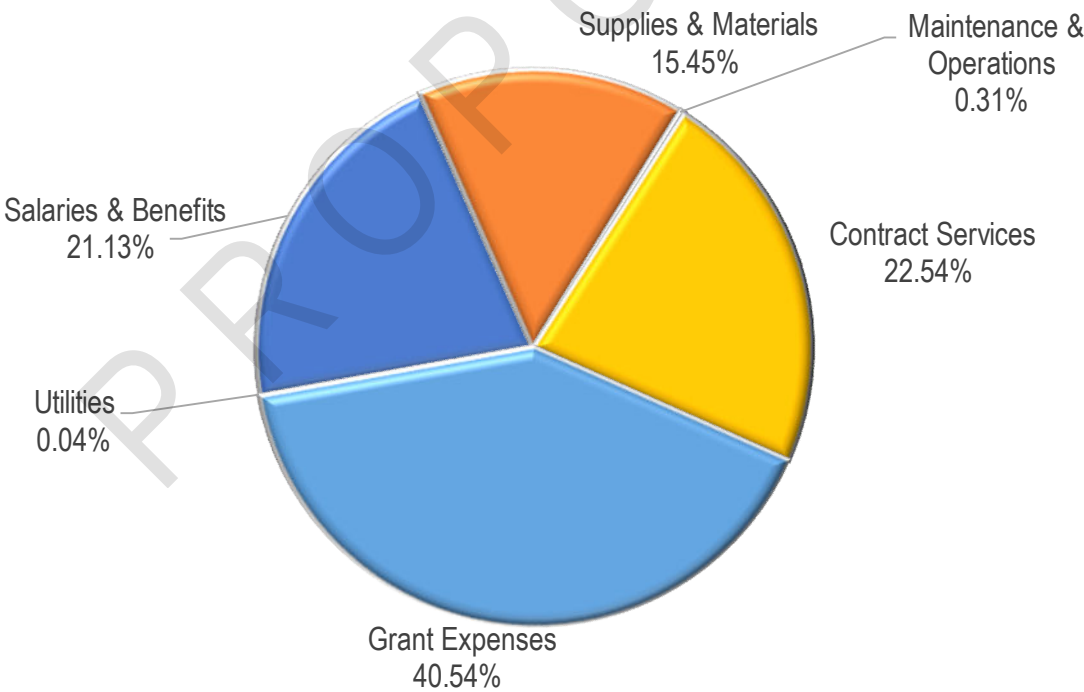
The Sanger Texas Industrial Development Corporation is governed by a board of five directors, all of whom are appointed by the City Council of the City of Sanger. The 4A Fund was incorporated in the state of Texas as a non-profit industrial development corporation under section 4A of the Development Corporation Act of 1979.

The basis of accounting for the 4A Corporation Fund for both financial reporting and budgeting is the modified accrual basis.

4A Fund Revenues



4A Fund Expenditures



4A CORPORATION FUND BUDGET SUMMARY

Item 17.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	5,827,419	6,472,672	6,472,672	7,282,765
Revenues				
Sales Tax	890,167	962,500	1,076,716	1,087,500
Interest Income	148,564	95,000	115,000	118,750
Total Revenues	1,038,731	1,057,500	1,191,716	1,206,250
Expenditures				
Salaries & Benefits	86,702	123,500	119,148	130,300
Supplies & Materials	54,457	95,250	60,402	95,250
Maintenance & Operations	812	1,900	721	1,900
Contract Services	2,400	139,000	86,102	139,000
Grant Expenses	234,075	250,000	100,000	250,000
Utilities	32	250	250	250
Transfers Out	15,000	15,000	15,000	-
Total Expenditures	393,478	624,900	381,623	616,700
Net Revenues Over (Under) Expenditures	645,253	432,600	810,093	589,550
Ending Fund Balance	6,472,672	6,905,272	7,282,765	7,872,315

ECONOMIC DEVELOPMENT

OVERVIEW

The mission of the Economic Development Department is to retain, strengthen, and diversify our local economy while capitalizing on our location in north central Texas.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Promote economic development and a diversified economy.

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- **Business Attraction & Expansion:** Supported the recruitment and expansion of several new businesses representing approximately 295 new jobs through incentives, development assistance, business recruitment, and promotional outreach.
- **Business Support:** Invested in existing businesses through property enhancement incentives and promotional initiatives to support business retention and encourage private investment.
- **Porter Park Phase II Design:** Funded the design of Phase II, including a Miracle League Field to expand inclusive recreation opportunities.
- **Workforce Grant (SWAG):** Launched a grant to support Career and Technical Education at Sanger High School.
- **Community Engagement:** Supported community events and partnerships that strengthen workforce development, quality of life, and community connections.
- **Professional Recognition:** The EDC Director earned the CTED designation and was part of the program's inaugural graduating class, and the EDC Coordinator completed the Basic Economic Development Certification and Business Retention and Expansion Coordinator Certification.
- **Recognition & Awards:** Received the 2025 Economic Excellence Award from the Texas Economic Development Council, the 2025 Award of Honor from the Texas Association of Municipal Information Officers, and the Visionary Award from the Sanger Area Chamber of Commerce. The EDC was also recognized for its partnership with Sanger ISD through the Sanger Workforce Achievement Grant initiative.
- **Staff Expansion:** Added an Economic Development Coordinator position to support business retention, expansion, and marketing efforts.

GOALS FOR FISCAL YEAR 2026-27

- **Complete Strategic Plan:** Finalize the City's first Economic Development Strategic Plan and begin implementation of key initiatives.
- **Attract More Businesses:** Continue recruiting new businesses and supporting opportunities that create jobs and investment in Sanger.
- **Retail Recruitment:** Hire a retail recruitment firm to help attract new retail and restaurant options.
- **Support Local Businesses:** Continue providing incentives, grants, and resources to support existing businesses and encourage investment.

- **Workforce Development:** Continue partnerships with schools, colleges, and employers to support workforce needs.
- **Marketing & Promotion:** Launch a comprehensive marketing campaign to promote Sanger as a great place to live and work.
- **Community Investment:** Support projects and partnerships that improve quality of life and strengthen the community.
- **Staff Development:** Provide ongoing training and professional development opportunities for EDC staff.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Director of Economic Development	0.5	0.5	0.5
Economic Development Coordinator	0.5	0.5	0.5
Total Budgeted Positions	1	1	1

**Departmental personnel are split 50/50 between the 4A and 4B Funds.*

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Promote economic development and a diversified economy				
DEPARTMENTAL OBJECTIVE				
Build Awareness of Community Assets				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of trade show events attended to market Sanger to brokers, developers, and national retailers	2	2	1	2
Number of targeted retailers engaged at Trade Shows	④	8	25	10
Number of active prospects	④	9	10	10
Number of events sponsored by the EDC	6	5	6	5
Number of conference attended to engage with other EDOs (TEDC, IEDC, SEDC.)	4	4	4	4
Number of Site Selection/Networking Events attended outside the metroplex area and in Texas to increase awareness of Sanger	7	3	10	10
DEPARTMENTAL OBJECTIVE				
Foster Strong Relationships with Existing Businesses				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Total annual local business visits	16	16	10	10
Number of questionnaires/surveys as means of keeping in touch with local businesses	1	1	0	1
Number of request for small business assistance	④	5 (Façade Grants & Spotlight Videos)	3	3
DEPARTMENTAL OBJECTIVE				
Create and Promote Sanger Using an Integrated Marketing & Communication Strategy				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of visitors to the Economic Development Website	3,000	5,100	746,000	720000
Number of followers on social media	1,400	2,175	2,500	2720
Number of ads in regional publications to market Sanger for tourism and promote business expansion	5	4	3	Ⓜ
Number of subscribers to the quarterly Economic Development newsletter.	245	318	352	387

SYMBOL KEY

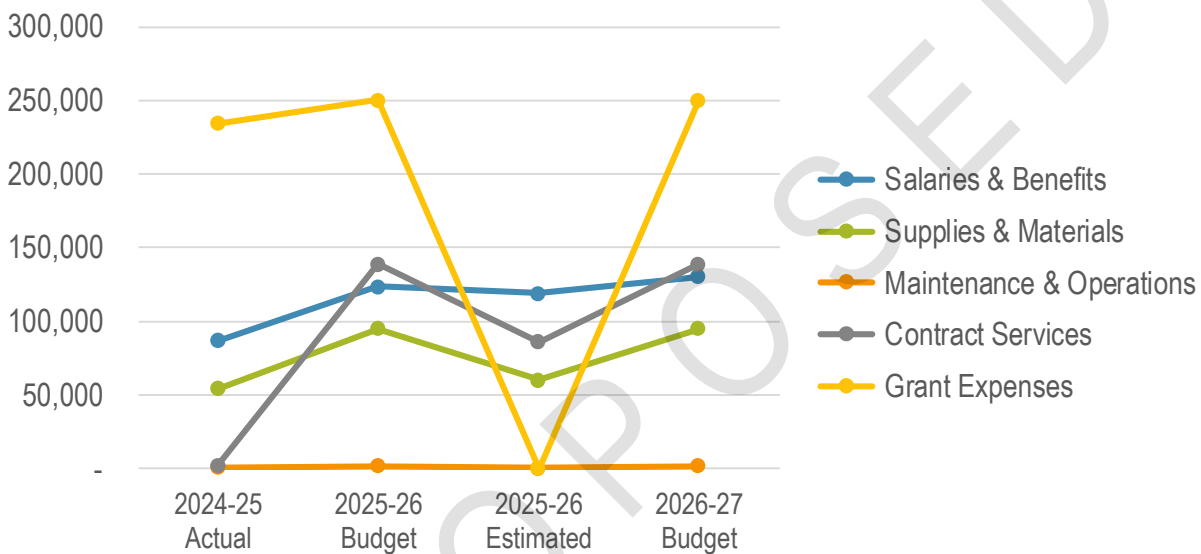
④ New activity measure

Ⓜ Retired measure

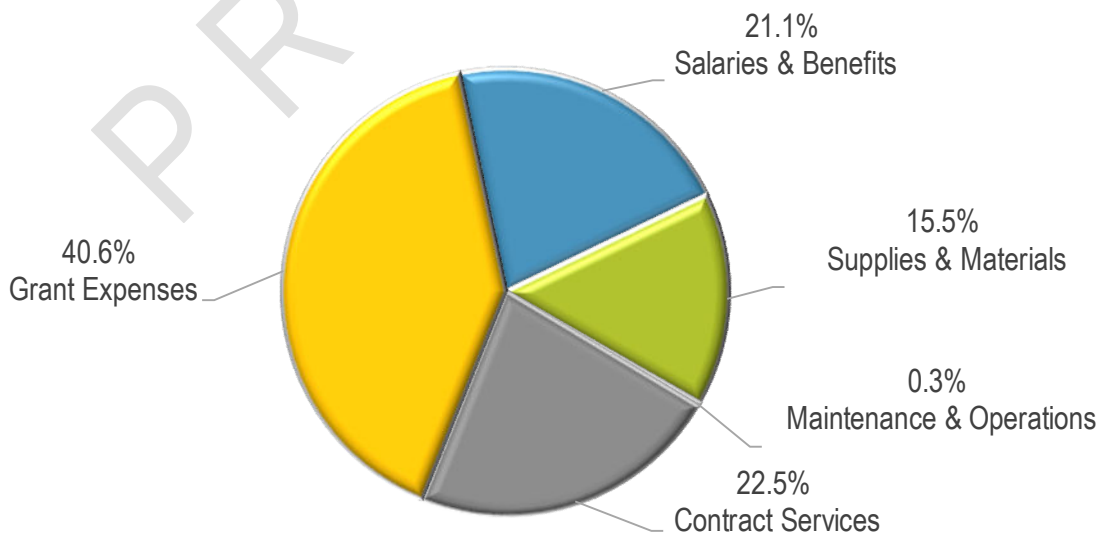
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	86,702	123,500	119,148	130,300	6,800	5.51%
Supplies & Materials	54,457	95,250	60,402	95,250	-	0.00%
Maintenance & Operations	812	1,900	721	1,900	-	0.00%
Contract Services	2,400	139,000	86,102	139,000	-	0.00%
Grant Expenses	234,075	250,000	-	250,000	-	0.00%
Utilities	32	250	250	250	-	0.00%
Transfers Out	15,000	15,000	15,000	-	(15,000)	-100.00%
Total	393,478	624,900	281,623	616,700	(8,200)	-1.31%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION





4B CORPORATION FUND

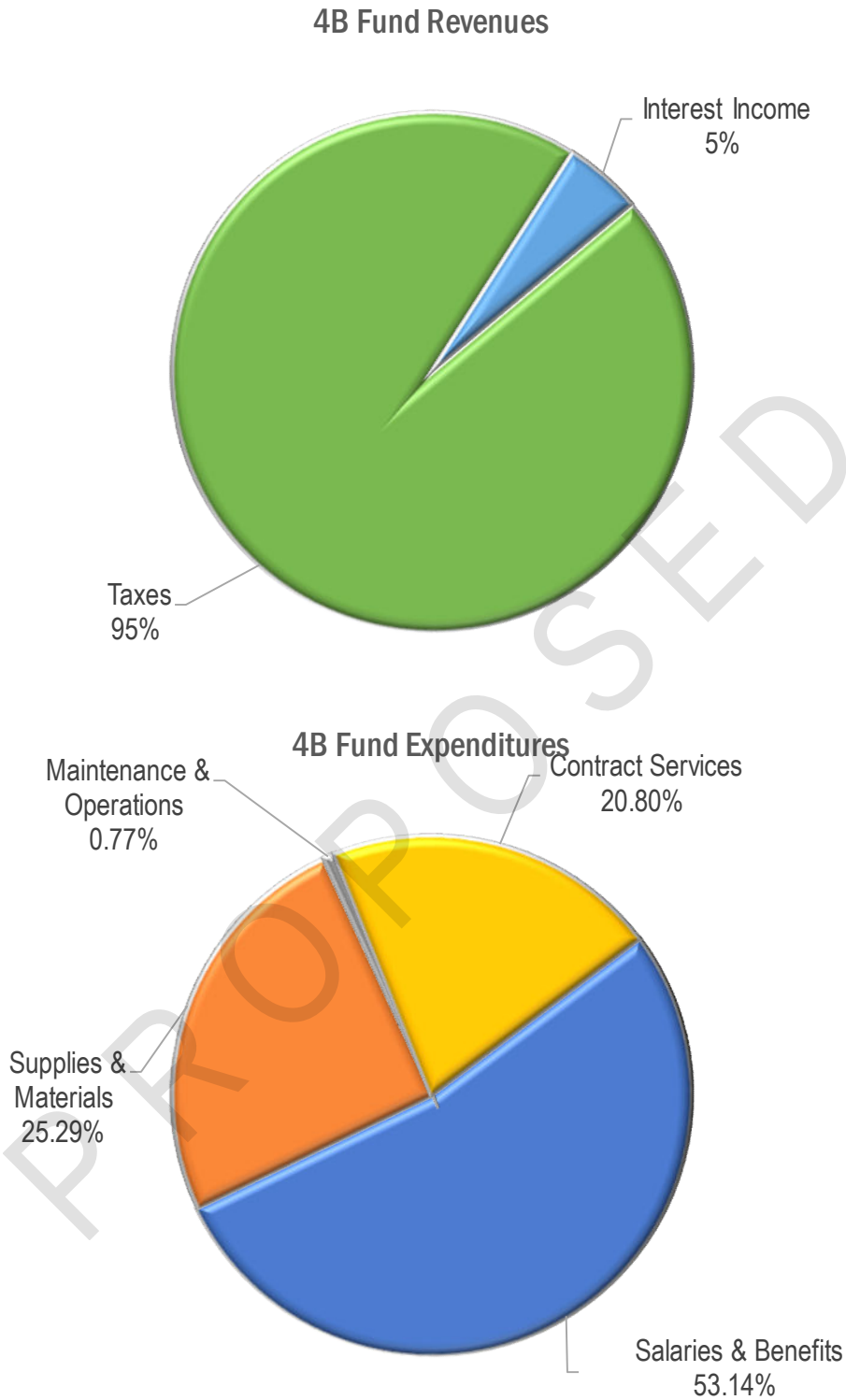
OVERVIEW

The Sanger Texas Economic Development Corporation (4B Fund) is funded by a 1/2 cent sales tax. It is used to enhance the local economy by improving the quality of life. This includes park improvements, downtown streetscaping and other projects that make living in Sanger enjoyable.

The Sanger Texas Economic Development Corporation is governed by a board of seven directors, all of whom are appointed by the City Council of the City of Sanger. The 4B Fund was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4B of the Development Corporation Act of 1979.

The basis of accounting for the 4B Corporation Fund for both financial reporting and budgeting is the modified accrual basis.

PROPOSED



4B CORPORATION FUND BUDGET SUMMARY

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	2,879,865	3,499,015	3,499,015	3,069,301
Revenues				
Sales Tax	890,167	962,500	1,076,716	1,087,500
Interest Income	77,502	44,000	46,989	55,000
Total Revenues	967,669	1,006,500	1,123,705	1,142,500
Expenditures				
Salaries & Benefits	86,207	123,500	118,610	130,300
Supplies & Materials	52,685	61,750	58,022	62,000
Maintenance & Operations	812	1,900	721	1,900
Contract Services	11,618	51,000	70,715	51,000
Utilities	32	250	251	250
Grant Expenses	2,165	1,060,000	30,000	110,000
Transfers Out	195,000	1,275,100	1,275,100	-
Total Expenditures	348,519	2,573,500	1,553,419	355,450
Net Revenues Over (Under) Expenditures	619,150	(1,567,000)	(429,714)	787,050
Ending Fund Balance	3,499,015	1,932,015	3,069,301	3,856,351

ECONOMIC DEVELOPMENT

OVERVIEW

The mission of the Economic Development Department is to retain, strengthen and diversity our local economy while capitalizing on our location in north central Texas.

CITY COUNCIL STRATEGIC PLAN GOALS SUPPORTED THROUGH OPERATIONS

- Promote economic development and a diversified economy

ACCOMPLISHMENTS FOR FISCAL YEAR 2025-26

- **Business Attraction & Expansion:** Supported the recruitment and expansion of several new businesses representing approximately 295 new jobs through incentives, development assistance, business recruitment, and promotional outreach.
- **Business Support:** Invested in existing businesses through property enhancement incentives and promotional initiatives to support business retention and encourage private investment.
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- **Professional Recognition:** The EDC Director earned the CTED designation and was part of the program's inaugural graduating class, and the EDC Coordinator completed the Basic Economic Development Certification and Business Retention and Expansion Coordinator Certification.
- **Recognition & Awards:** Received the 2025 Economic Excellence Award from the Texas Economic Development Council, the 2025 Award of Honor from the Texas Association of Municipal Information Officers, and the Visionary Award from the Sanger Area Chamber of Commerce. The EDC was also recognized for its partnership with Sanger ISD through the Sanger Workforce Achievement Grant initiative.
- **Staff Expansion:** Added an Economic Development Coordinator position to support business retention, expansion, and marketing efforts.

GOALS FOR FISCAL YEAR 2026-27

- **Complete Strategic Plan:** Finalize the City's first Economic Development Strategic Plan and begin implementation of key initiatives.
- **Attract More Businesses:** Continue recruiting new businesses and supporting opportunities that create jobs and investment in Sanger.
- **Retail Recruitment:** Hire a retail recruitment firm to help attract new retail and restaurant options.
- **Support Local Businesses:** Continue providing incentives, grants, and resources to support existing businesses and encourage investment.

- **Workforce Development:** Continue partnerships with schools, colleges, and employers to support workforce needs.
- **Marketing & Promotion:** Launch a comprehensive marketing campaign to promote Sanger as a great place to live and work.
- **Community Investment:** Support projects and partnerships that improve quality of life and strengthen the community.
- **Staff Development:** Provide ongoing training and professional development opportunities for EDC staff.

BUDGETED PERSONNEL SCHEDULE

Full-Time Positions	2024-25	2025-26	2026-27
Director of Economic Development	0.5	0.5	0.5
Economic Development Coordinator	0.5	0.5	0.5
Total Budgeted Positions	1	1	1

**Departmental personnel are split 50/50 between the 4A and 4B Funds.*

PERFORMANCE MEASURES

CITY COUNCIL GOAL				
Promote economic development and a diversified economy				
DEPARTMENTAL OBJECTIVE				
Build Awareness of Community Assets				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of trade show events attended to market Sanger to brokers, developers, and national retailers	2	2	1	2
Number of targeted retailers engaged at Trade Shows	Ⓝ	8	25	10
Number of active prospects	Ⓝ	9	10	10
Number of events sponsored by the EDC	6	5	6	5
Number of conference attended to engage with other EDOs (TEDC, IEDC, SEDC.)	4	4	4	4
Number of Site Selection/Networking Events attended outside the metroplex area and in Texas to increase awareness of Sanger	7	3	10	10
DEPARTMENTAL OBJECTIVE				
Foster Strong Relationships with Existing Businesses				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Total annual local business visits	16	16	10	10
Number of questionnaires/surveys as means of keeping in touch with local businesses	1	1	0	1
Number of request for small business assistance	Ⓝ	5 (Façade Grants & Spotlight Videos)	3	3
DEPARTMENTAL OBJECTIVE				
Create and Promote Sanger Using an Integrated Marketing & Communication Strategy				
Strategy / Measure	2022-23 Actual	2023-24 Actual	2024-25 Actual	2025-26 Target
Number of visitors to the Economic Development Website	3,000	5,100	746,000	720000
Number of followers on social media	1,400	2,175	2,500	2720
Number of ads in regional publications to market Sanger for tourism and promote business expansion	5	4	3	Ⓜ
Number of subscribers to the quarterly Economic Development newsletter.	245	318	352	387

SYMBOL KEY

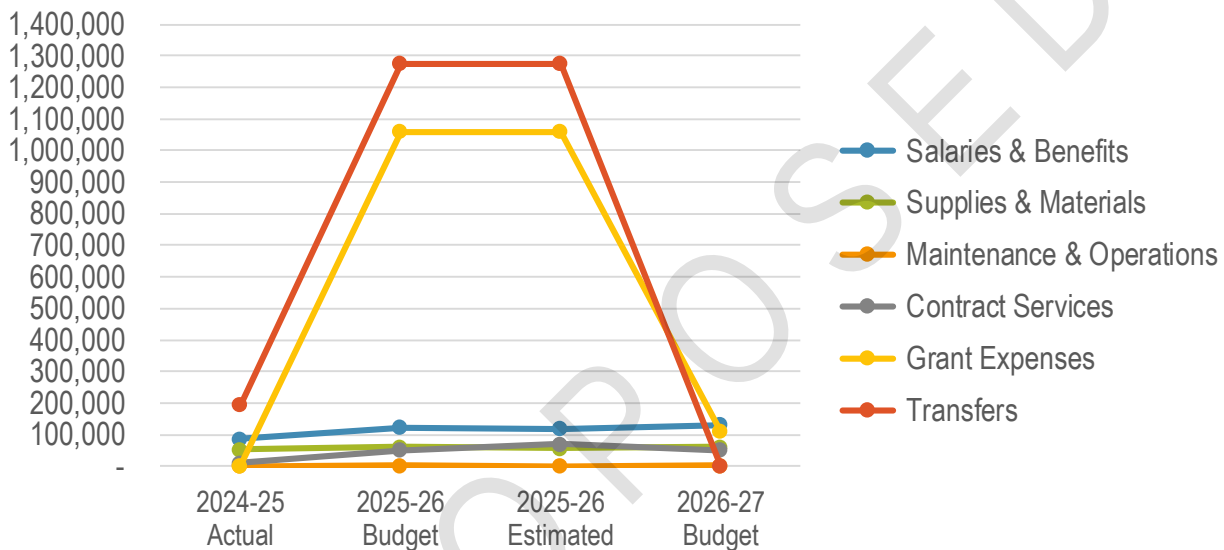
Ⓝ New activity measure

Ⓜ Retired measure

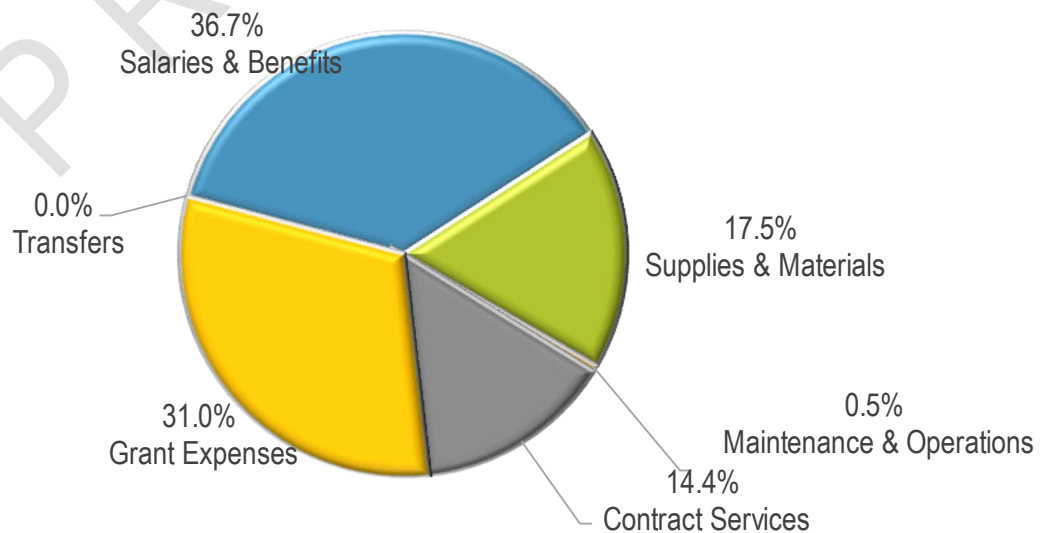
DEPARTMENTAL EXPENDITURES

Category	2024-25 Actual	2025-26 Budget	2025-26 Estimated	2026-27 Budget	Difference	% Change
Salaries & Benefits	86,207	123,500	118,610	130,300	6,800	5.51%
Supplies & Materials	52,685	61,750	58,022	62,000	250	0.40%
Maintenance & Operations	812	1,900	721	1,900	-	0.00%
Contract Services	11,618	51,000	70,715	51,000	-	0.00%
Grant Expenses	2,165	1,060,000	1,060,000	110,000	(950,000)	-89.62%
Utilities	32	250	251	250	-	0.00%
Transfers	195,000	1,275,100	1,275,100	-	(1,275,100)	-100.00%
Total	348,519	2,573,500	2,583,419	355,450	(2,218,050)	-86.19%

EXPENDITURE BY CATEGORY



EXPENDITURE ALLOCATION





SPECIAL REVENUE FUNDS

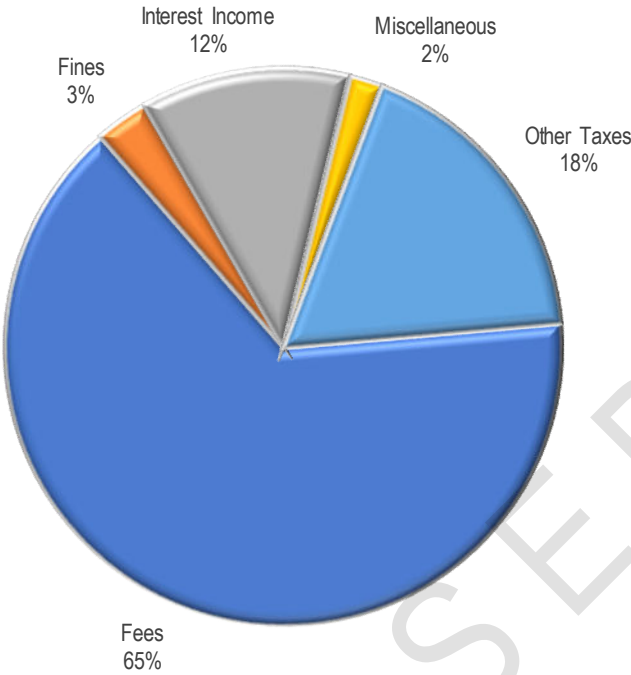
OVERVIEW

The City utilizes Special Revenue Funds to account for the proceeds of specific revenue sources restricted or committed to expenditure for specific purposes. The City utilizes the following Special Revenue Funds:

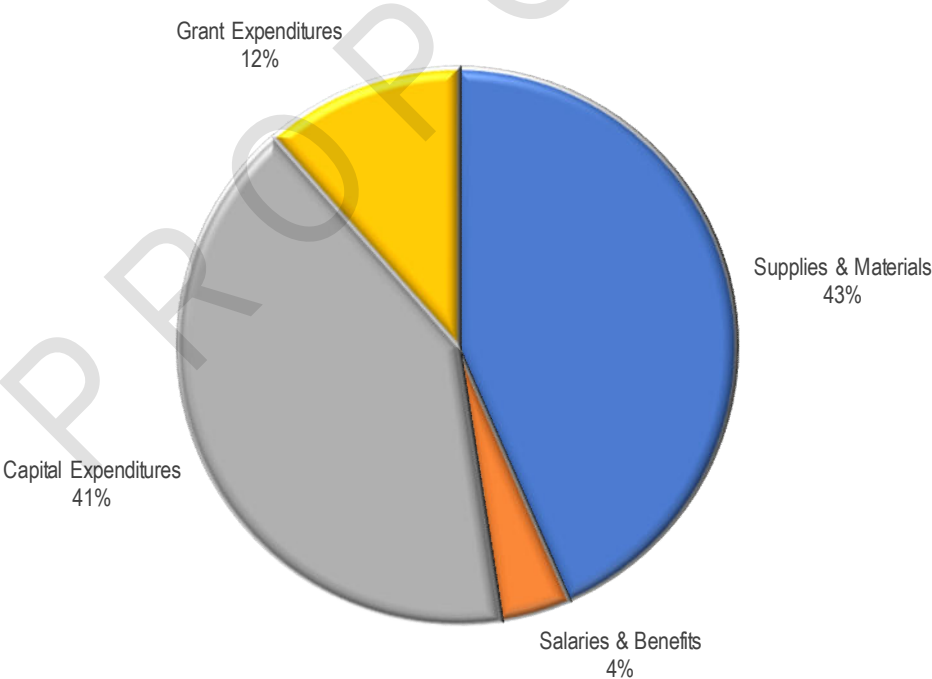
- Hotel Occupancy Tax Fund
- General Storm Recovery Fund
- Electric Storm Recovery Fund
- Police Grant Fund
- Fire Grant Fund
- Library Grant Fund
- Beautification Fund
- Library Restricted Fund
- Parkland Dedication Fund
- Roadway Impact Fee Fund
- Court Security Fund
- Court Technology Fund
- Youth Diversion Fund
- Court Security/Technology Fund
- Child Safety Fee Fund
- Police Donations Fund
- Fire Donations Fund
- Parks Donations Fund
- Library Donations Fund

The basis of accounting for the Special Revenue Funds for both financial reporting and budgeting is the modified accrual basis.

Special Revenue Funds Revenues



Special Revenue Funds Expenditures



COMBINED SCHEDULE OF ALL SPECIAL REVENUE FUNDS

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	4,693,511	5,132,029	5,132,029	6,225,968
Revenues				
Taxes	116,850	140,000	106,079	140,000
Fees	793,197	105,000	865,061	510,000
Fines	35,723	13,500	24,793	24,000
Interest Income	107,973	90,185	80,530	94,810
Grant Revenue	28,720	-	6,667	5,500
Miscellaneous	7,790	5,250	31,918	10,000
Total Revenues	1,090,253	353,935	1,115,048	784,310
Expenditures				
Salaries & Benefits	594	400	722	20,000
Supplies & Materials	3,839	104,000	387	211,800
Contract Services	15,000	20,000	20,000	-
Grant Expenses	1,642	57,500	-	55,800
Capital Expenditures	-	-	-	200,000
Transfers	630,660	-	-	-
Total Expenditures	651,735	181,900	21,109	487,600
Net Revenues Over (Under) Expenditures	438,518	172,035	1,093,939	296,710
Ending Fund Balance	5,132,029	5,304,064	6,225,968	6,522,678

HOTEL OCCUPANCY TAX FUND

The Hotel Occupancy Tax Fund is used to account for revenues from the Hotel Occupancy Tax.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	300,256	410,033	410,033	502,158
Revenues				
Hotel Occupancy Tax	169,455	175,000	187,826	175,000
Tax Abatements	(52,605)	(35,000)	(81,747)	(35,000)
Interest Income	7,927	5,000	6,046	5,000
Total Revenues	124,777	145,000	112,125	145,000
Expenditures				
Contract Services	15,000	20,000	20,000	-
Total Expenditures	15,000	20,000	20,000	-
Net Revenues Over (Under) Expenditures	109,777	125,000	92,125	145,000
Ending Fund Balance	410,033	535,033	502,158	647,158

GENERAL STORM RECOVERY FUND

The General Storm Recovery Fund is utilized to account for funds to repair storm damage within the City.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	1,028,794	748,618	748,618	759,495
Revenues/Other Sources				
Interest	19,824	18,000	10,877	12,000
Total Revenues	19,824	18,000	10,877	12,000
Expenditures				
Tranfers to General Fund	300,000	-	-	-
Total Expenditures	300,000	-	-	-
Net Revenues Over (Under) Expenditures	(280,176)	18,000	10,877	12,000
Ending Fund Balance	748,618	766,618	759,495	771,495

ELECTRIC STORM RECOVERY FUND

The Electric Storm Recovery Fund is utilized to account for funds to repair the City's electric system following storms and other weather events.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	1,277,474	965,358	965,358	980,358
Revenues/Other Sources				
Interest	18,544	17,500	15,000	17,500
Total Revenues	18,544	17,500	15,000	17,500
Expenditures				
Transfers to Enterprise Fund	330,660	-	-	-
Total Expenditures	330,660	-	-	-
Net Revenues Over (Under) Expenditures	(312,116)	17,500	15,000	17,500
Ending Fund Balance	965,358	982,858	980,358	997,858

POLICE GRANT FUND

The Police Grant Fund is utilized to account for grant funds for the Sanger Police Department

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	4,920	5,036	5,036	5,109
Revenues/Other Sources				
Interest Income	116	100	73	100
Total Revenues	116	100	73	100
Expenditures				
Grant Expenditures	-	4,500	-	5,000
Total Expenditures	-	4,500	-	5,000
Net Revenues Over (Under) Expenditures	116	(4,400)	73	(4,900)
Ending Fund Balance	5,036	636	5,109	209

FIRE GRANT FUND

The Fire Grant Fund is utilized to account for grant funds for the Sanger Fire Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	136,392	168,774	168,774	177,955
Revenues/Other Sources				
Interest Income	3,662	1,500	2,514	2,000
Grant Revenues	28,720	-	6,667	5,000
Total Revenues	32,382	1,500	9,181	7,000
Expenditures				
Grant Expenditures	-	50,000	-	50,000
Total Expenditures	-	50,000	-	50,000
Net Revenues Over (Under) Expenditures	32,382	(48,500)	9,181	(43,000)
Ending Fund Balance	168,774	120,274	177,955	134,955

LIBRARY GRANT FUND

The Library Grant Fund is utilized to account for grant funds for the Sanger Public Library.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	2,514	913	913	927
Revenues/Other Sources				
Interest Income	41	25	14	25
Grant Revenue	-	-	-	500
Total Revenues	41	25	14	525
Expenditures				
Grant Expenditures	1,642	3,000	-	800
Total Expenditures	1,642	3,000	-	800
Net Revenues Over (Under) Expenditures	(1,601)	(2,975)	14	(275)
Ending Fund Balance	913	(2,062)	927	652

BEAUTIFICATION FUND

The Beautification Fund accounts for revenue sources dedicated to beautifying City-owned parks by the Parks Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	5,687	5,821	5,821	5,906
Revenues				
Interest	134	100	85	75
Miscellaneous	-	500	-	500
Total Revenues	134	600	85	575
Expenditures				
Supplies & Materials	-	5,000	-	5,000
Total Expenditures	-	5,000	-	5,000
Net Revenues Over (Under) Expenditures	134	(4,400)	85	(4,425)
Ending Fund Balance	5,821	1,421	5,906	1,481

LIBRARY RESTRICTED FUND

The Library Restricted Fund is utilized to account for specific revenues set aside for future Library expenditures.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	101,893	105,190	105,190	107,698
Revenues				
Interest Income	3,297	2,500	2,508	2,500
Total Revenues	3,297	2,500	2,508	2,500
Ending Fund Balance	105,190	107,690	107,698	110,198

PARKLAND DEDICATION FUND

The Parkland Dedication Fund is utilized to account for the collection and expenditure of Parkland Dedication Fees. City Ordinances requires new residential developments to provide for community parks and open spaces.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	107,472	110,012	110,012	122,626
Revenues				
Parkland Dedication Fee	-	5,000	10,960	10,000
Interest	2,540	2,000	1,654	12,500
Total Revenues	2,540	7,000	12,614	22,500
Expenditures				
Capital Expenditures	-	-	-	100,000
Total Expenditures	-	-	-	100,000
Net Revenues Over (Under) Expenditures	2,540	7,000	12,614	(77,500)
Ending Fund Balance	110,012	117,012	122,626	45,126

ROADWAY IMPACT FEE FUND

The Roadway Impact Fee Fund is utilized to account for the collection and expenditure of Roadway Impact Fee. City Ordinances require each development to pay a share of the cost of such capital improvements or roadway expenditures attributable to such new development.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	1,571,746	2,412,863	2,412,863	3,305,564
Revenues				
Roadway Impact Fee	793,197	100,000	854,101	500,000
Interest	47,920	40,000	38,600	40,000
Total Revenues	841,117	140,000	892,701	540,000
Expenditures				
Capital Expenditures	-	-	-	100,000
Total Expenditures	-	-	-	100,000
Net Revenues Over (Under) Expenditures	841,117	140,000	892,701	440,000
Ending Fund Balance	2,412,863	2,552,863	3,305,564	3,745,564

COURT SECURITY FUND

The Court Security Fund is utilized to account for Court Security Fees imposed on convictions by the Sanger Municipal Court.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	20,056	22,052	22,052	21,650
Revenues				
Fines	2,094	-	4	-
Interest	496	400	316	250
Total Revenues	2,590	400	320	250
Expenditures				
Salaries & Benefits	594	400	722	20,000
Total Expenditures	594	400	722	20,000
Net Revenues Over (Under) Expenditures	1,996	-	(402)	(19,750)
Ending Fund Balance	22,052	22,052	21,650	1,900

COURT TECHNOLOGY FUND

The Court Technology Fund is utilized to account for Court Technology Fees imposed on convictions by the Sanger Municipal Court.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	2,066	-	-	-
Revenues				
Fines	1,722	-	5	-
Interest	51	-	-	-
Total Revenues	1,773	-	5	-
Expenditures				
Supplies & Materials	3,839	-	5	-
Total Expenditures	3,839	-	5	-
Net Revenues Over (Under) Expenditures	(2,066)	-	-	-
Ending Fund Balance	-	-	-	-

YOUTH DIVERSION FUND

The Youth Diversion Fund accounts for Youth Diversion Fees imposed on convictions by the Sanger Municipal Court.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	-	20,308	20,308	24,434
Revenues				
Fines	20,196	1,500	3,818	4,000
Interest	112	250	308	250
Total Revenues	20,308	1,750	4,126	4,250
Expenditures				
Supplies & Materials	-	7,500	-	22,500
Total Expenditures	-	7,500	-	22,500
Net Revenues Over (Under) Expenditures	20,308	(5,750)	4,126	(18,250)
Ending Fund Balance	20,308	14,558	24,434	6,184

COURT SECURITY/TECHNOLOGY FUND

The Court Security/Technology Fund accounts for Court Security/Technology Fees imposed on convictions by the Sanger Municipal Court. As of 2025, this fund replaces the individual Security and Technology funds.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	-	1,293	1,293	8,012
Revenues				
Fines	1,290	2,000	6,677	7,500
Interest	3	250	42	100
Total Revenues	1,293	2,250	6,719	7,600
Expenditures				
Supplies & Materials	-	2,000	-	7,000
Total Expenditures	-	2,000	-	7,000
Net Revenues Over (Under) Expenditures	1,293	250	6,719	600
Ending Fund Balance	1,293	1,543	8,012	8,612

CHILD SAFETY FUND

The Child Safety Fund is utilized to account for Child Safety Fees collected by the Sanger Municipal Court.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	86,867	99,518	99,518	115,385
Revenues				
Fines	10,421	10,000	14,289	12,500
Interest	2,230	1,750	1,578	1,500
Total Revenues	12,651	11,750	15,867	14,000
Expenditures				
Supplies & Materials	-	45,000	-	100,000
Total Expenditures	-	45,000	-	100,000
Net Revenues Over (Under) Expenditures	12,651	(33,250)	15,867	(86,000)
Ending Fund Balance	99,518	66,268	115,385	29,385

FORFEITED PROPERTY FUND

The Forfeited Property Fund accounts for forfeited property collected by the Sanger Police Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	3,610	3,695	3,695	5,284
Revenues				
Interest	85	100	63	100
Miscellaneous	-	-	1,908	-
Total Revenues	85	100	1,971	100
Expenditures				
Supplies & Materials	-	3,500	382	4,500
Total Expenditures	-	3,500	382	4,500
Net Revenues Over (Under) Expenditures	85	(3,400)	1,589	(4,400)
Ending Fund Balance	3,695	295	5,284	884

POLICE DONATIONS FUND

The Police Donations Fund is utilized to account for specific funds donated for the exclusive use of the Sanger Police Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	285	292	292	364
Revenues				
Interest	7	10	5	10
Miscellaneous	-	2,500	67	500
Total Revenues	7	2,510	72	510
Expenditures				
Supplies & Materials	-	2,500	-	300
Total Expenditures	-	2,500	-	300
Net Revenues Over (Under) Expenditures	7	10	72	210
Ending Fund Balance	292	302	364	574

FIRE DONATIONS FUND

The Fire Donations Fund is utilized to account for specific funds donated for the exclusive use of the Sanger Fire Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	21,728	22,743	22,743	27,086
Revenues				
Interest	515	300	343	350
Miscellaneous	500	1,000	4,000	3,000
Total Revenues	1,015	1,300	4,343	3,350
Expenditures				
Supplies & Materials	-	20,000	-	25,000
Total Expenditures	-	20,000	-	25,000
Net Revenues Over (Under) Expenditures	1,015	(18,700)	4,343	(21,650)
Ending Fund Balance	22,743	4,043	27,086	5,436

PARK DONATIONS FUND

The Park Donations Fund is utilized to account for specific funds donated for the exclusive use of the Parks Department.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	14,214	21,602	21,602	35,275
Revenues				
Interest	388	250	340	400
Miscellaneous	7,000	1,000	13,333	1,000
Total Revenues	7,388	1,250	13,673	1,400
Expenditures				
Supplies & Materials	-	12,500	-	30,000
Total Expenditures	-	12,500	-	30,000
Net Revenues Over (Under) Expenditures	7,388	(11,250)	13,673	(28,600)
Ending Fund Balance	21,602	10,352	35,275	6,675

LIBRARY DONATIONS FUND

The Library Donations Fund accounts for specific funds donated for the exclusive use of the Sanger Public Library.

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	7,537	7,908	7,908	20,682
Revenues				
Interest	81	150	164	150
Miscellaneous	290	250	12,610	5,000
Total Revenues	371	400	12,774	5,150
Expenditures				
Supplies & Materials	-	6,000	-	17,500
Total Expenditures	-	6,000	-	17,500
Net Revenues Over (Under) Expenditures	371	(5,600)	12,774	(12,350)
Ending Fund Balance	7,908	2,308	20,682	8,332



PROPOSED

CAPITAL PROJECTS

CAPITAL PROJECTS FUNDS

OVERVIEW

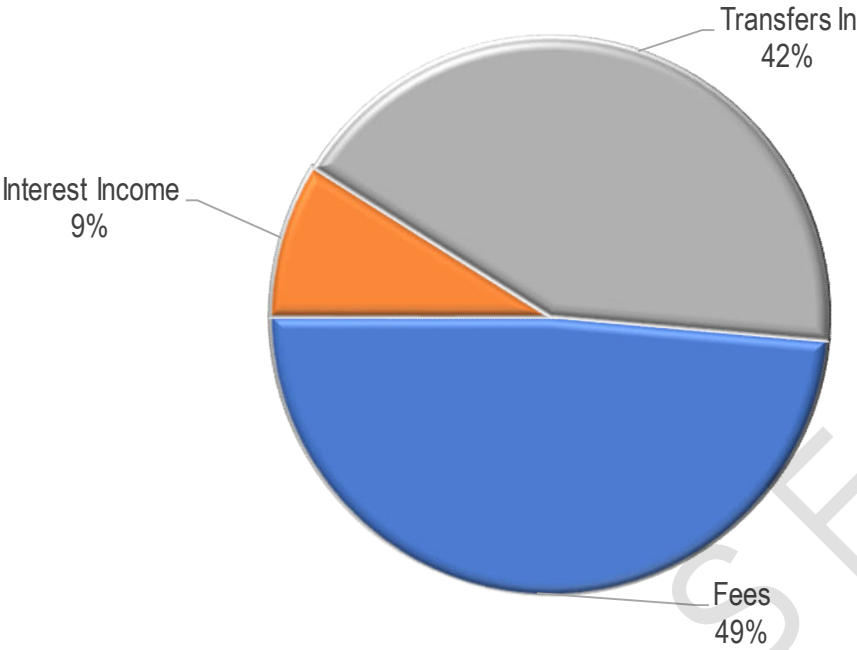
The City maintains two separate funds for capital projects. The Capital Projects Fund was established to account for general capital projects and the Enterprise Projects Fund was established to account for those capital projects specifically related to the water, wastewater and electric utility.

The basis of accounting for the Capital Projects Funds for both financial reporting and budgeting is the modified accrual basis.

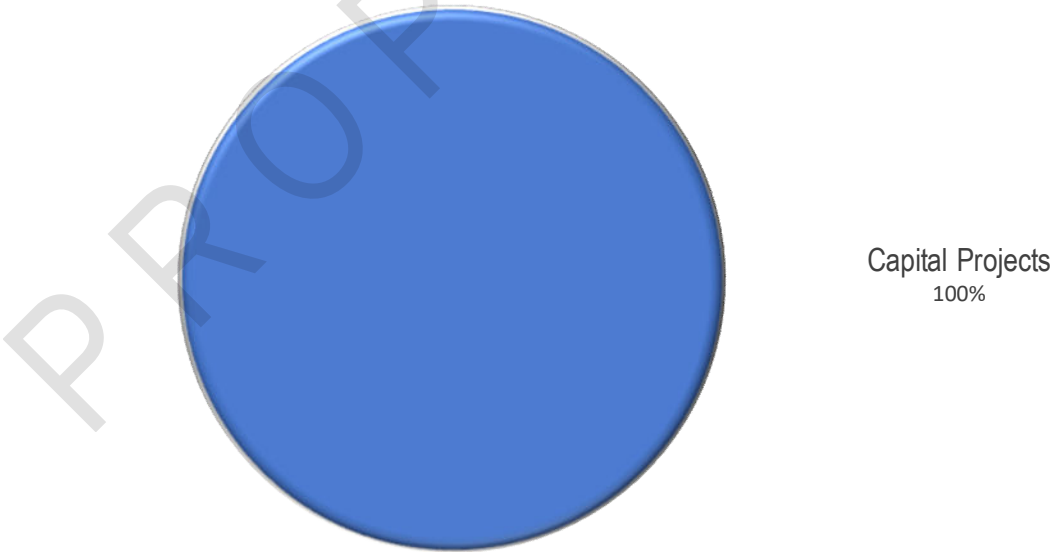
PROPOSED

COMBINED CAPITAL PROJECTS FUNDS BUDGET SUMMARY

Combined Capital Projects Funds Revenues



Combined Capital Projects Funds Expenditures



CAPITAL PROJECTS FUND

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	1,567,159	637,131	637,131	13,739,441
Revenues				
Interest Income	35,392	50,000	7,000	15,000
Transfers from General Fund	457,194	3,652,985	3,678,483	-
Transfer from 4B	-	1,080,100	1,080,100	-
Intergovernmental Revenue	155,053	-	214,929	-
Proceeds from Sale of Real Property	-	-	10,000,000	-
Bond Proceeds	-	15,000,000	-	7,500,000
Total Revenues	647,639	19,783,085	14,980,512	7,515,000
Expenditures				
I-35 Aesthetics	327,534	150,000	2,000	-
Senior Center Improvements	253,008	-	303,091	-
Porter Park Phase II	-	1,680,100	175,000	-
Raidroad Park Improvements	-	-	174,072	-
Community Center Renovation	-	500,000	50,000	-
Annual Street Rehab Project	586,891	512,000	512,000	716,754
Street/Utility Maintenance Program	410,234	2,000,000	412,039	878,232
Downtown Improvements	-	20,000	-	-
Fire Station I Renovation	-	250,000	250,000	5,000,000
Switzer Park Renovations	-	100,000	-	-
Joint Public Safety Facility	-	800,000	-	-
Total Expenditures	1,577,667	6,012,100	1,878,202	6,594,986
Net Revenues Over (Under) Expenditures	(930,028)	13,770,985	13,102,310	920,014
Ending Fund Balance	637,131	14,408,116	13,739,441	14,659,455

ENTERPRISE CAPITAL PROJECTS FUND

	2024-2025	2025-2026		2026-2027
	Actual	Budget	Estimated	Budget
Beginning Fund Balance	7,230,369	6,984,002	6,984,002	14,647,565
Revenues				
Water Tap Fees	155,063	375,000	389,535	425,000
Sewer Tap Fees	217,750	375,000	545,053	475,000
Interest Income	149,593	200,000	125,738	150,000
Transfer from Enterprise Fund	-	186,715	186,715	813,330
Intergovernmental Revenue	3,750,153	2,500,000	7,812,467	-
Total Revenues	4,272,559	3,636,715	9,059,508	1,863,330
Expenditures				
Relocation of Utilities along FM 455	45,022	-	-	-
Relocation of Utilities along I-35	3,957,948	-	129,074	-
Automated Metering System	276,889	-	35,226	-
Riley Property Purchase	-	-	133,241	-
WWTP Site Study	110,927	-	-	-
WWTP Blowers	128,140	160,000	165,285	-
Electric System Improvements	-	1,000,000	933,119	1,000,000
Water Site Study	-	70,000	-	-
WWTP Clarifiers	-	150,000	-	1,350,000
Water System Cell Communication	-	83,500	-	-
Return Activated Sludge Pump	-	15,760	-	-
Total Expenditures	4,518,926	1,479,260	1,395,945	2,350,000
Net Revenues Over (Under) Expenditures	(246,367)	2,157,455	7,663,563	(486,670)
Ending Fund Balance	6,984,002	9,141,457	14,647,565	14,160,895

CAPITAL IMPROVEMENT PLAN

INTRODUCTION

This Capital Improvement Plan identifies the City of Sanger's capital improvement needs over the next five years and outlines the funding sources for projects planned for Fiscal Year 2026–2027.

Infrastructure continues to be a top priority for the City of Sanger. Over the past several years, the City has dedicated increasing resources to the maintenance, rehabilitation, and replacement of critical infrastructure, resulting in the completion of several significant projects. While the annual Street Rehabilitation Program continues to provide funding for routine street maintenance and roadway resurfacing, the City has also initiated the planning and design of the more comprehensive Street and Utility Maintenance Program (SUMP).

The Street and Utility Maintenance Program is a long-term initiative that will systematically replace aging streets, water distribution lines, wastewater collection systems, and storm drainage infrastructure through a coordinated and strategic approach. By addressing multiple infrastructure systems simultaneously, the program will improve efficiency, reduce long-term costs, and provide a sustainable foundation to meet the community's needs for decades to come.

As Sanger continues to experience rapid growth, the City's focus remains on expanding and improving the infrastructure necessary to support future development. In 2023, the City Council authorized the issuance of \$15,215,000 in debt to acquire approximately 450 acres for future development, including the expansion of the City's water, wastewater, and electric utility systems. Initial site selection for future water and wastewater facilities has been completed, and planning efforts will continue. Over the next several fiscal years, the City will begin the design and construction planning necessary to develop these critical public infrastructure improvements.

The City of Sanger remains committed to enhancing public safety and preserving the high quality of life enjoyed by our community. While many of the capital improvement projects funded by the City Council are not highly visible to residents, they play a critical role in providing reliable utility services, maintaining safe and well-maintained streets, and ensuring adequate public facilities to support our growing community.

Like all municipalities, the City must continually balance infrastructure needs with available financial resources. Our ongoing commitment is to maintain and improve existing facilities and infrastructure, prepare for future growth, and make strategic investments that enhance the quality of life for current and future residents.

The following pages provide detailed information on the projects planned within both the General Capital Projects Fund and the Enterprise Capital Projects Fund. Following the individual project descriptions, five-year capital improvement plans are presented for each fund, outlining planned projects and anticipated funding over the planning period.

GENERAL CAPITAL PROJECTS

Porter Park Phase II: Miracle Field

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Design/Const Docs.	Jul-26

STRATEGIC PLAN GOALS SUPPORTED

- | | |
|---|---|
| X | Promote cultural and recreational opportunities for locals as well as tourist |
| X | Improve the Visual Appearance of Sanger |



DESCRIPTION

Porter Park Phase II: Miracle Field is a collaborative project with the EDC in order to develop a miracle league field and potentially other additional baseball fields for recreational and league usage.

JUSTIFICATION

The Miracle Field provides a unique opportunity for the city's inclusiveness to ADA needs for not only our community but the surrounding area to come and use facilities specifically designed for that purpose.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 4,000,000
Totals	\$ 1,080,000	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 5,080,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 4,000,000
Totals	\$ 1,080,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,500,000	\$ 5,080,000

Community Center Remodel

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Quote for Design	N/A

STRATEGIC PLAN GOALS SUPPORTED

- X Promote cultural and recreational opportunities for locals as well as tourist
- X Maintain excellent, conservative finances while delivering the services desired by citizens.



DESCRIPTION

The Sanger Community Center Remodel will include ADA compliance along with updated electrical and restrooms.

JUSTIFICATION

The Sanger Community Center is one of the most rented indoor facilities by the city. Additionally it serves as the polling station making voting for our residents convenient. The facility see approximately 5000 visitors a year. This high demand for use had led to old and outdated equipment that requires constant repair.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
Totals	\$ 50,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 400,000

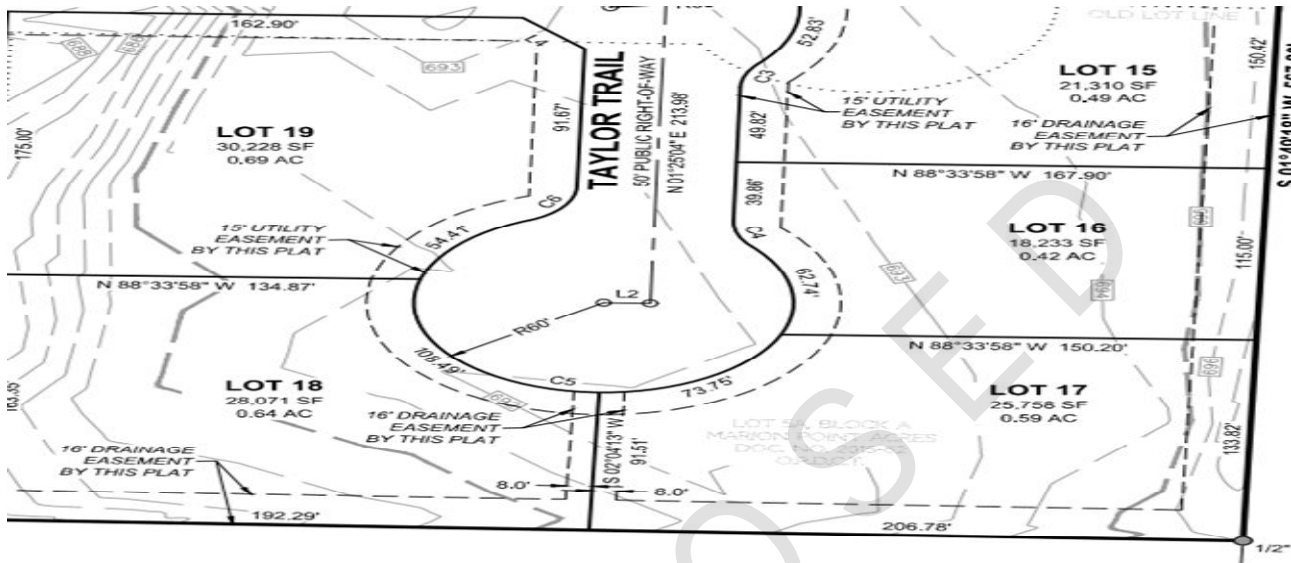
Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 50,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 400,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 50,000	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 400,000

Annual Street Rehab

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
123-456	Public Works	Ongoing	FY Continued

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

The Annual Street Rehab Program addresses our streets as they currently exist, filling pot holes, overlaying and chip sealing to maintain the viability of the streets.

JUSTIFICATION

The program allows us to maintain streets rather than rehab or rebuild them which can be much more costly and time consuming.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Construction	\$ 512,000	\$ 716,754	\$ 871,862	\$ 500,000	\$ 500,000	\$ -	\$ 3,100,616
Totals	\$ 512,000	\$ 716,754	\$ 871,862	\$ 500,000	\$ 500,000	\$ -	\$ 3,100,616

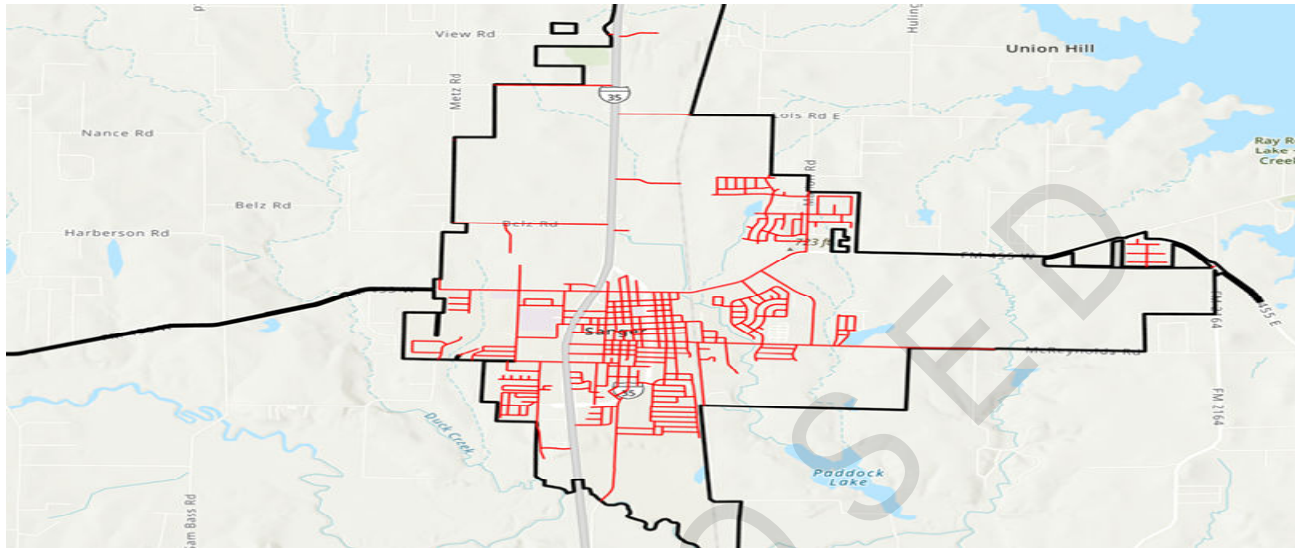
Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 512,000	\$ 716,754	\$ 871,862	\$ 500,000	\$ 500,000	\$ -	\$ 3,100,616
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 512,000	\$ 716,754	\$ 871,862	\$ 500,000	\$ 500,000	\$ -	\$ 3,100,616

Street Utility Maintenance Program: SUMP

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	In Development	Ongoing

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

The goal for the Street Utility Maintenance Program (SUMP) is to create a systematic approach to street and infrastructure maintenance and rehabilitation. A properly planned approach helps preserve pavement conditions and extend pavement lifespan while reducing the city's financial impact.

JUSTIFICATION

For FY 27/28, the City has allocated \$7,000,000 in anticipation of developing a comprehensive program to proactively address the City's infrastructure needs. An additional \$6,000,000 is expected to be allocated for FY 29-30.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ 822,273	\$ 878,265	\$ -	\$ -	\$ -	\$ -	\$ 1,700,538
Property Acquisition	\$ -	\$ -	\$ 819,426	\$ -	\$ -	\$ -	\$ 819,426
Construction	\$ -	\$ -	\$ 7,000,000	\$ 6,000,000	\$ -	\$ -	\$ 13,000,000
Totals	\$ 822,273	\$ 878,265	\$ 7,819,426	\$ 6,000,000	\$ -	\$ -	\$ 15,519,964

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 822,273	\$ 878,232	\$ 7,819,426	\$ -	\$ -	\$ -	\$ 9,519,931
Bond Proceeds	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -	\$ -	\$ 6,000,000
Totals	\$ 822,273	\$ 878,232	\$ 7,819,426	\$ 6,000,000	\$ -	\$ -	\$ 15,519,931

Fire Station Renovation

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Fire	Design/Const Docs.	Oct-27

STRATEGIC PLAN GOALS SUPPORTED

- X Provide a safe and prepared city.
- X Improve sanger's basic infrastructure.



DESCRIPTION

The fire station renovation will be a complete remodel of the fire station above the foundation, with 3 bays and staff living quarters, equipment storage and facilities for employee's of the Sanger fire Department.

JUSTIFICATION

The original station was built by volunteers and was not designed for occupancy. The current building is sub-standard when it comes to electrical needs and codes and is not ADA compliant. The remodel will provide a building that is up to date with modern technology and the needs of a fire department to function in day to day operations.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000
Totals	\$ 250,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 250,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 250,000	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,250,000

Joint Public Safety Facility

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

- X Provide a safe and prepared city.
- X Improve sanger's basic infrastructure.



DESCRIPTION

The Joint Public Safety Facility will be an all safety services facility housing the Fire Department, Police Station, and Potential Jail Facilities.

JUSTIFICATION

The Building offers up to date facilities bringing Sanger's safety needs to meet the growing demand as the city increases in population

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 4,300,000	\$ 8,600,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 4,300,000	\$ 8,600,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 4,300,000	\$ 8,600,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000	\$ 4,300,000	\$ 8,600,000

New Downtown Park

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
123-456	Parks & Recreation	Ongoing	FY 2030-31

STRATEGIC PLAN GOALS SUPPORTED

- X Improve the visual appearance of Sanger.
- X Promote cultural and recreational opportunities for locals & tourists.



DESCRIPTION

The goal for the Sanger Downtown Park is to create an extension of the current downtown that would be flexible for both large events and daily use. Working from the Sanger 2040 Comprehensive Plan and the location of the site, the long-term vision for the project is to be a catalyst for future downtown development.

JUSTIFICATION

During FY 2022-23, the City purchased property totaling \$1.7M in anticipation of developing a new downtown park as a part of the Sanger 2040 Comprehensive Plan. Design and planning are scheduled to begin in FY 2026-27 with construction beginning the same year and running through FY 2028-29.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000
Property Acquisition	\$ 1,712,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,712,135
Construction	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ 3,000,000
Totals	\$ 1,712,135	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 5,712,135

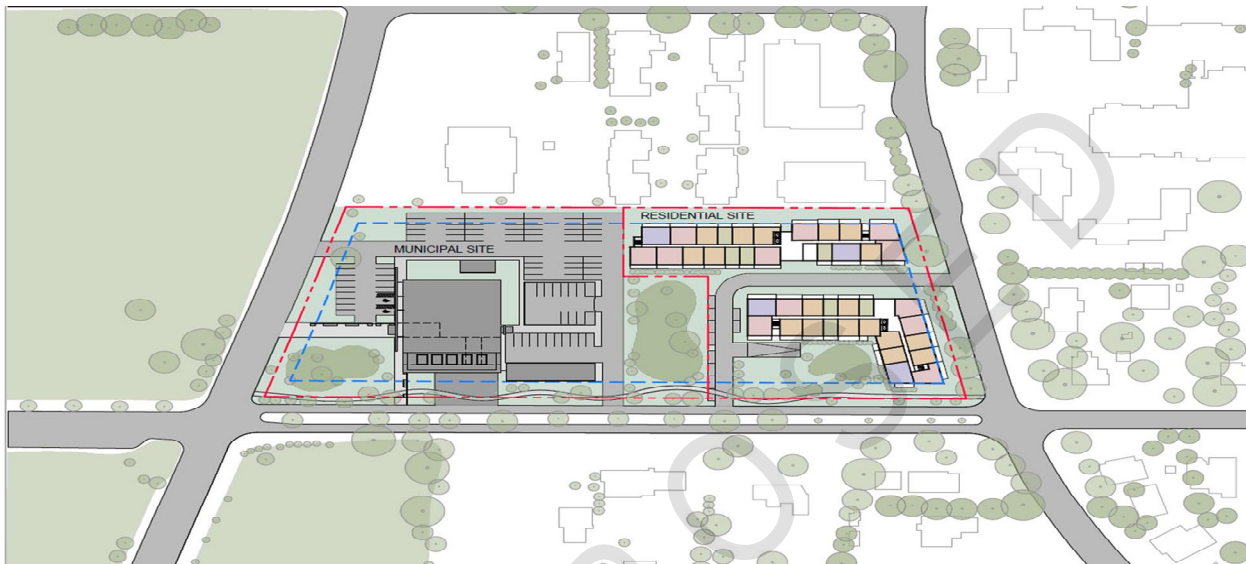
Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ 1,712,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,712,135
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 4,000,000
Totals	\$ 1,712,135	\$ -	\$ -	\$ 2,000,000	\$ 1,500,000	\$ 3,000,000	\$ 5,712,135

Municipal Complex

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve the visual appearance of Sanger.



DESCRIPTION

The Municipal Complex would be an all encompassing Government building for the City of Sanger, Consisting of city offices, Courts and other facilities as designed.

JUSTIFICATION

Sangers current government offices are in older building that have been continually modified and maintained. A new complex would potentially benefit the city financially and reliably when it comes to government business.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000

IH-35 System Feeder Upgrade

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
2026-2030	Electric	Ongoing	FY 2026-2030

STRATEGIC PLAN GOALS SUPPORTED	
X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



JUSTIFICATION
The project will increase feeder capacity from 600 amps to 900 amps to align with the new substation relay settings. This upgrade includes upsizing the conductor from 477 kcmil to 795 kcmil and replacing poles that are more than 20 years old to improve system reliability and support the increased load capacity.

PROJECT STATUS
The project is an ongoing system capacity upgrade scheduled from 2026 through completion in 2030.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		\$ 40,000
Materials		\$ 143,611	\$ 143,611	\$ 143,611	\$ 143,611		\$ 574,444
Construction		\$ 846,389	\$ 846,389	\$ 846,389	\$ 846,389		\$ 3,385,556
Totals	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 4,000,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000		\$ 4,000,000
Bond Proceeds							\$ -
Totals	\$ -	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ -	\$ 4,000,000

WWTP Clarifiers

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
1416-010-01	Public Works	proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

The WWTP Clarifier project would be an addition of clarifiers to the city's current waste water treatment facility.

JUSTIFICATION

The city currently is permitted at 1.2 MGD in its treatment of waste water and sewage. This project would increase capacity for water treatment, ensuring a cleaner and ecologically safer environment for the city of Sanger and its watershed area.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ 1,350,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 4,350,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ 1,350,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 4,350,000

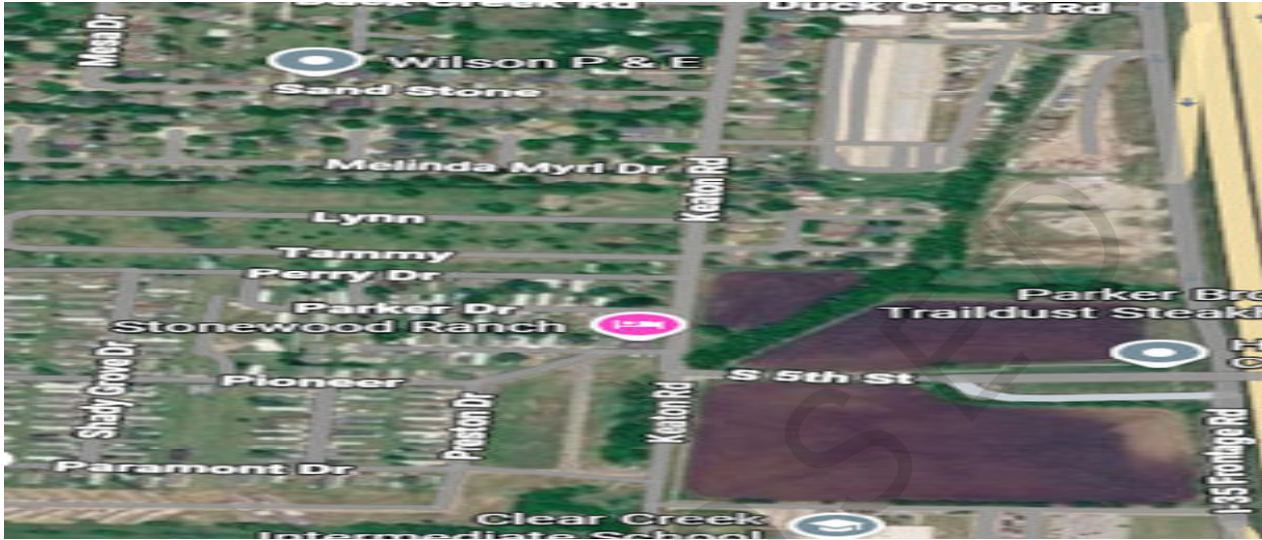
Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -	\$ -	\$ 1,350,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 3,000,000
Totals	\$ -	\$ 1,350,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 4,350,000

Keaton Road Sewer Line

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

The project aims to pipe burst an existing undersized sewer line along Keaton Road.

JUSTIFICATION

The current sewer line along this portion of Keaton Road is creating a pinch point inhibiting flow. A bigger line will allow for efficacy within the Sanger waste water system.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
Totals	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ 500,000

Railroad Lift Station

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

The Railroad lift station would elevate sewage flow to allow for proper sewage flow within the City of Sanger waste water treatment system.

JUSTIFICATION

Current flow would not be sufficient to proposed system upgrades. A lift station would be necessary and efficient to meet flow standards in the future.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000
Totals	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000

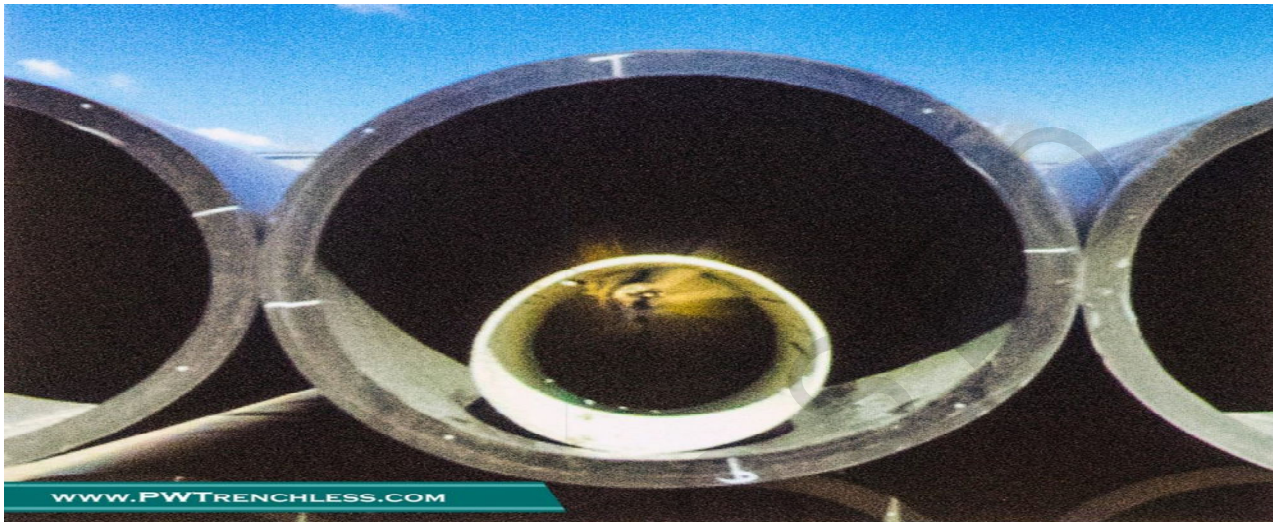
Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000
Totals	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ 1,750,000

Pipe Bursting

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Contingent	FY 27/28

STRATEGIC PLAN GOALS SUPPORTED

- | | |
|---|--|
| X | Provide a safe and prepared city. |
| X | Improve sanger's basic infrastructure. |



DESCRIPTION

The goal of this project is to increase capacity in the city's main arterial sewer line. Pipe bursting allows a larger-diameter, seamless pipe to be installed in place of the existing line without the need for trenching.

JUSTIFICATION

This sewer line was originally installed in 1985 and labeled the East Sewer Outfall, and extended from the Wastewater Treatment Plant northward to near FM 455. With additional extensions through the years, the line now extends to View Road. Increased growth has created the need to add additional capacity to the original portion of this line. During FY 27/28 the City has allocated \$3,000,000 to address this need.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000

New WWTP Engineering

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

This is a proposed project to build a new waste water treatment plant on the acquired property currently south of the existing treatment plant.

JUSTIFICATION

As the City of Sanger continues to develop and Expand, waste water treatment needs will have to be met in volume and environmental compliance. A new treatment plant would accomplish these needs for decades to come.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ -	\$10,000,000	\$10,000,000	\$10,000,000	\$ 30,000,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ -	\$10,000,000	\$10,000,000	\$10,000,000	\$ 30,000,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$10,000,000	\$10,000,000	\$10,000,000	\$ 30,000,000
Totals	\$ -	\$ -	\$ -	\$10,000,000	\$10,000,000	\$10,000,000	\$ 30,000,000

Elevated Water Storage

PROJECT NUMBER	LEAD DEPARTMENT	PROJECT STATUS	ESTIMATED COMPLETION
	Public Works	Proposed	N/A

STRATEGIC PLAN GOALS SUPPORTED

X	Provide a safe and prepared city.
X	Improve sanger's basic infrastructure.



DESCRIPTION

This Proposed Project would build new elevated water storage for the City of Sanger

JUSTIFICATION

Current water demand and Pressure is met within the city, however, as Sanger grows and expands the water storage and pressure needs will have to be addressed. New elevated storage accomplishes meeting these issues and will ensure the reliability of the city water system.

Expenditure Category	Prior Years Expenditures	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Design / Engineering	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
Property Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ -	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 12,000,000
Totals	\$ -	\$ -	\$ 750,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 12,750,000

Source of Funds	Prior Years Allocations	FY 2026-27	FY 2027-28	FY 2028-29	FY2029-30	FY 2030-31	Totals
Capital Projects Fund	\$ -	\$ -	\$ 750,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 12,750,000
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ -	\$ -	\$ 750,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ 12,750,000

CAPITAL PROJECTS FIVE YEAR SUMMARY

Item 17.

General Capital Projects

	2024-2025 Actual	2025-2026 Estimate	2026-2027 Budget
Capital Projects Fund Balance	1,567,159	637,131	13,739,441
Project Funding			
Interest Income	35,392	7,000	15,000
Transfers from General Fund	457,194	3,678,483	-
Transfers from 4B	-	1,080,100	-
Intergovernmental Revenue	155,053	214,929	-
Proceeds from Sale of Real Property	-	10,000,000	-
Bond Proceeds	-	-	7,500,000
Total Funding Sources	647,639	14,980,512	7,515,000
Expenditures			
I-35 Aesthetics	327,534	2,000	-
Senior Center Renovation	253,008	303,091	-
Porter Park Phase II	-	175,000	-
Railroad Park Improvements	-	174,072	-
Community Center Renovation	-	50,000	-
Annual Street Rehab Project	586,891	512,000	716,754
Street/Utility Maintenance Program	410,234	412,039	878,232
Fire Station I Renovation	-	250,000	5,000,000
Joint Public Safety Facility	-	-	-
New Downtown Park	-	-	-
Municipal Complex	-	-	-
Total Expenditures	1,577,667	1,878,202	6,594,986
Funding Sources less Expenditures	(930,028)	13,102,310	920,014
Capital Projects Fund Balance	637,131	13,739,441	14,659,455

	2027-2028 Projected	2028-2029 Projected	2029-2030 Projected	2030-2031 Projected
	14,659,455	16,138,167	8,158,167	8,378,167
Project Funding				
Interest Income	20,000	20,000	20,000	20,000
Transfers from General Fund	500,000	500,000	500,000	500,000
Transfers from 4B	-	-	-	-
Intergovernmental Revenue	-	-	-	-
Proceeds from Sale of Real Property	-	-	-	-
Bond Proceeds	10,000,000	-	7,500,000	-
Total Funding Sources	10,520,000	520,000	8,020,000	520,000
Expenditures				
I-35 Aesthetics	-	-	-	-
Senior Center Renovation				
Porter Park Phase II	-	1,000,000	1,500,000	1,500,000
Railroad Park Improvements				
Community Center Renovation	350,000	-	-	-
Annual Street Rehab Project	871,862	500,000	500,000	-
Street/Utility Maintenance Program	7,819,426	6,000,000	-	-
Fire Station I Renovation	-	-	-	-
Joint Public Safety Facility	-	-	4,300,000	4,300,000
New Downtown Park	-	1,000,000	1,500,000	1,500,000
Municipal Complex	-	-	-	1,000,000
Use of Bond Proceeds	9,041,288	8,500,000	7,800,000	8,300,000
Funding Sources less Expenditures	1,478,712	(7,980,000)	220,000	(7,780,000)
	16,138,167	8,158,167	8,378,167	598,167

CAPITAL PROJECTS FIVE YEAR SUMMARY

Enterprise Capital Projects

	2024-2025 Actual	2025-2026 Estimate	2026-2027 Budget
Capital Projects Fund Balance	7,230,369	6,984,002	14,647,565
Project Funding			
Water Tap Fees	155,063	389,535	425,000
Sewer Tap Fees	217,750	545,053	475,000
Interest Income	149,593	125,738	150,000
Intergovernmental Income (TXDOT)	3,750,153	7,812,467	-
Transfer from Enterprise Fund	-	186,715	813,330
Bond Funds	-	-	-
Total Funding Sources	4,272,559	9,059,508	1,863,330
Expenditures			
Relocation of Utilities along FM 455	45,022	-	-
Relocation of Utilities along I-35	3,957,948	129,074	-
Automated Metering System	276,889	35,226	-
Riley Property Purchase	106,837	133,241	-
WWTP Site Study	4,090	-	-
WWTP Blowers	128,140	165,285	-
Water System Improvements	-	-	-
I-35 System Feeder Electric Improvements	-	933,119	1,000,000
WWTP Clarifiers	-	-	1,350,000
Keaton Road Sewer Line	-	-	-
Railroad Lift Station	-	-	-
Pipe Bursting North Trunk Line	-	-	-
New WWTP Engineering	-	-	-
Elevated Water Storage	-	-	-
Total Expenditures	4,518,926	1,395,945	2,350,000
Funding Sources less Expenditures	(246,367)	7,663,563	(486,670)
Capital Projects Fund Balance	6,984,002	14,647,565	14,160,895

	2027-2028 Projected	2028-2029 Projected	2029-2030 Projected	2030-2031 Projected
	14,133,805	10,333,805	18,108,805	1,208,805
Project Funding				
Water Tap Fees	450,000	475,000	500,000	525,000
Sewer Tap Fees	500,000	550,000	600,000	625,000
Interest Income	250,000	250,000	250,000	250,000
Intergovernmental Income (TXDOT)	-	-	-	-
Transfer from Enterprise Fund	250,000	250,000	250,000	250,000
Bond Funds	-	27,500,000	-	10,000,000
Total Funding Sources	1,450,000	29,025,000	1,600,000	11,650,000
Expenditures				
Relocation of Utilities along FM 455	-	-	-	-
Relocation of Utilities along I-35	-	-	-	-
Automated Metering System	-	-	-	-
Riley Property Purchase	-	-	-	-
WWTP Site Study	-	-	-	-
WWTP Blowers	-	-	-	-
Water System Improvements	500,000	500,000	-	-
I-35 System Feeder Electric Improvements	1,000,000	1,000,000	1,000,000	-
WWTP Clarifiers	-	1,500,000	1,500,000	-
Keaton Road Sewer Line	-	500,000	-	-
Railroad Lift Station	-	1,750,000	-	-
Pipe Bursting North Trunk Line	3,000,000	-	-	-
New WWTP Engineering	-	10,000,000	10,000,000	10,000,000
Elevated Water Storage	750,000	6,000,000	6,000,000	-
Total Expenditures	5,250,000	21,250,000	18,500,000	10,000,000
Funding Sources less Expenditures	(3,800,000)	7,775,000	(16,900,000)	1,650,000
	10,333,805	18,108,805	1,208,805	2,858,805



PROPOSED

APPENDIX

DEPARTMENTAL CAPITAL REQUESTS

To request departmental capital expenditures, City Department Directors complete a request form for each requested expenditure. These requests and supporting documentation are reviewed during individual and group budget planning meetings. A review of the items includes a discussion of any available alternatives to the requested items.

In requesting a capital item, Directors must tie the request to the City's Organizational Goals, explain the objective of the request, offer alternatives to funding the request, and document the expected impact of not funding the item.

The City Manager reviews all capital requests to determine if they are in sync with City Council goals and the City's strategic plan. The following are the original requests submitted which are included in the current budget that have been approved. Some requests have been approved as submitted, some have been approved with modifications, and some were not approved for the current year.

PROPOSED

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

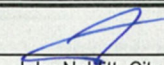
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>2026 Toyota Camry LE</u>	
VENDOR QUOTED <u>Silsbee Toyota (TIPS 240901)</u>	QUOTE EXPIRATION DATE <u></u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☒ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☒ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$34,851	ANNUAL CONTRACT RENEWAL	\$0
DELIVERY & INSTALLATION	\$525	SUPPLIES, FUEL, ETC.	\$0
ALL OTHER ACQUISITION COSTS*	\$5,023	ALL OTHER OPERATING COSTS*	\$0
TOTAL	\$40,399	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Routine maintenance and fuel for vehicle</u>			
DOES THIS REPLACE ANY EQUIPMENT? <u>Yes</u>		AGE OF ITEM BEING REPLACED? <u>14 Years</u>	
WHAT IS BEING REPLACED? <u>2012 Chevrolet Tahoe CID vehicle (Totaled in crash 10/30/25)</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
<u>New detective vehicle to replace the 2012 Tahoe that was totaled in a crash on 10/30/2025. Going with a lower cost sedan to lessen overall cost, fuel expenses, and maintenance costs. The sedan also blends in better with normal traffic allowing for surveillance when needed. The vehicle will be outfitted with covert lighting and siren for emergency operation if absolutely needed in emergency situations.</u>
ALTERNATIVES TO THIS REQUEST:
<u>Operating with no spare vehicles in the criminal investigations division.</u>
IMPACT OF NOT FUNDING THIS REQUEST:
<u>Continue to be a vehicle short in CID. A detective would have to drive a marked patrol unit (if available) or their personal car when any assigned detective vehicle is down for any time.</u>
APPROVED FOR FUNDING ☒ YES ☐ NO  John Noblitt, City Manager

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: **Police**

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

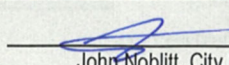
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION 2026 Toyota Camry	
VENDOR QUOTED Silsbee Toyota (TIPS 240901)	QUOTE EXPIRATION DATE
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☒ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☒ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$34,851	ANNUAL CONTRACT RENEWAL	\$0
DELIVERY & INSTALLATION	\$525	SUPPLIES, FUEL, ETC.	\$0
ALL OTHER ACQUISITION COSTS*	\$5,023	ALL OTHER OPERATING COSTS*	\$0
TOTAL	\$40,399	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
Routine maintenance and fuel for vehicle			
DOES THIS REPLACE ANY EQUIPMENT? No		AGE OF ITEM BEING REPLACED? NA	
WHAT IS BEING REPLACED? New vehicle for newly requested CID Sergeant Position			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
New vehicle for new CID Sergeant position being requested in this budget. Going with a lower cost sedan versus a police package Tahoe or F150 to lessen fuel expenses, maintenance and repair, and overall costs. The sedan also blends in better with normal traffic allowing for surveillance when needed. The vehicle will be outfitted with covert lighting and siren for emergency operation if absolutely needed in emergency situations.
ALTERNATIVES TO THIS REQUEST:
Operate one vehicle short in the criminal investigations division with no spare vehicles.
IMPACT OF NOT FUNDING THIS REQUEST:
If the requested CID Sergeant position is approved and funded, this vehicle would be needed to have an adequate fleet for the detectives. If the new position is funded, but the vehicle is not, the CID lieutenant would have to drive an extra marked patrol unit (if available) or their personal car daily.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

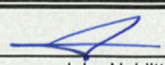
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION	<u>2026 Chevrolet Traverse LT AWD - Community Police Officer</u>		
VENDOR QUOTED	<u>Lake Country Chevrolet (TIPS 240901)</u>	QUOTE EXPIRATION DATE	<u></u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:			
☒	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS		
☒	2. PROVIDE A SAFE AND PREPARED CITY		
☐	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE		
☒	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING		
☒	5. IMPROVE THE VISUAL APPEARANCE OF SANGER		
☒	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY		
☒	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS		

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$43,120	ANNUAL CONTRACT RENEWAL	<u></u>
DELIVERY & INSTALLATION	\$438	SUPPLIES, FUEL, ETC.	<u></u>
ALL OTHER ACQUISITION COSTS*	\$6,715	ALL OTHER OPERATING COSTS*	<u></u>
TOTAL	\$50,272	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Emergency equipment upfitting</u>			
DOES THIS REPLACE ANY EQUIPMENT?		<u>No</u>	AGE OF ITEM BEING REPLACED?
			<u>N/A</u>
WHAT IS BEING REPLACED? <u></u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:	This vehicle is being requested for the Community Police Officer position being requested. Because this is primarily an administrative position, a traditional police patrol vehicle is not needed. Going with a mid-size civilian SUV lessens overall cost by approximately \$35-40k, fuel expenses, and maintenance costs. The vehicle will be outfitted with covert lighting and siren for emergency operation if needed in emergency situations.
ALTERNATIVES TO THIS REQUEST:	Using a fully-outfitted patrol vehicle.
IMPACT OF NOT FUNDING THIS REQUEST:	Increased cost of an additional fully-outfitted patrol unit to go to patrol because this position would utilize a current patrol unit.
APPROVED FOR FUNDING ☒ YES ☐ NO	
 John Noblitt, City Manager	

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

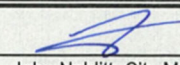
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Patrol Tahoe</u>	QUOTE EXPIRATION DATE <u> </u>
VENDOR QUOTED <u>Lake Country Chev, Defender, Stolz</u>	
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☒ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☒ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$57,505	ANNUAL CONTRACT RENEWAL	<u> </u>
DELIVERY & INSTALLATION	\$600	SUPPLIES, FUEL, ETC.	<u> </u>
ALL OTHER ACQUISITION COSTS*	\$33,140	ALL OTHER OPERATING COSTS*	<u> </u>
TOTAL	\$91,244	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Radio and Vehicle upfitting of emergency and police equipment</u>			
DOES THIS REPLACE ANY EQUIPMENT? <u>Yes</u>		AGE OF ITEM BEING REPLACED? <u>10 Years</u>	
WHAT IS BEING REPLACED? <u>2016 Patrol Tahoe</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
Replacement of aged fleet patrol vehicle. This cost includes new radio and new radar system since older equipment has reached end of life cycle.
ALTERNATIVES TO THIS REQUEST:
Continue to operate old and outdated police patrol equipment.
IMPACT OF NOT FUNDING THIS REQUEST:
Continued rise in current vehicle maintenance costs as old parts break due to police operation of vehicles. Vehicle shortage as older units are down for longer times with more repairs.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

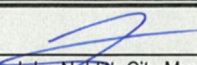
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Patrol Tahoe</u>	QUOTE EXPIRATION DATE <u> </u>
VENDOR QUOTED <u>Lake Country Chev, Defender, Stolz</u>	
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☒ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☒ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$57,505	ANNUAL CONTRACT RENEWAL	<u> </u>
DELIVERY & INSTALLATION	\$600	SUPPLIES, FUEL, ETC.	<u> </u>
ALL OTHER ACQUISITION COSTS*	\$33,140	ALL OTHER OPERATING COSTS*	<u> </u>
TOTAL	\$91,244	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Radio and Vehicle upfitting of emergency and police equipment</u>			
DOES THIS REPLACE ANY EQUIPMENT? <u>Yes</u>		AGE OF ITEM BEING REPLACED? <u>8 Years</u>	
WHAT IS BEING REPLACED? <u>2018 Patrol Tahoe</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
Replacement of aged fleet patrol vehicle. This cost includes new radio and new radar system since older equipment has reached end of life cycle.
ALTERNATIVES TO THIS REQUEST:
Continue to operate old and outdated police patrol equipment.
IMPACT OF NOT FUNDING THIS REQUEST:
Continued rise in current vehicle maintenance costs as old parts break due to police operation of vehicles. Vehicle shortage as older units are down for longer times with more repairs.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Nobert, City Manager

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

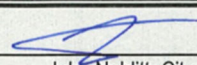
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Patrol Tahoe</u>	
VENDOR QUOTED <u>Lake Country Chev, Defender, Stolz</u>	QUOTE EXPIRATION DATE <u> </u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
☒	2. PROVIDE A SAFE AND PREPARED CITY
☐	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
☒	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
☒	5. IMPROVE THE VISUAL APPEARANCE OF SANGER
☒	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
☒	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$57,505	ANNUAL CONTRACT RENEWAL	<u> </u>
DELIVERY & INSTALLATION	\$600	SUPPLIES, FUEL, ETC.	<u> </u>
ALL OTHER ACQUISITION COSTS*	\$33,140	ALL OTHER OPERATING COSTS*	<u> </u>
TOTAL	\$91,244	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Radio and Vehicle upfitting of emergency and police equipment</u>			
DOES THIS REPLACE ANY EQUIPMENT? <u>Yes</u>		AGE OF ITEM BEING REPLACED? <u>8 Years</u>	
WHAT IS BEING REPLACED? <u>2018 Patrol Tahoe</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
Replacement of aged fleet patrol vehicle. This cost includes new radio and new radar system since older equipment has reached end of life cycle.
ALTERNATIVES TO THIS REQUEST:
Continue to operate old and outdated police patrol equipment.
IMPACT OF NOT FUNDING THIS REQUEST:
Continued rise in current vehicle maintenance costs as old parts break due to police operation of vehicles. Vehicle shortage as older units are down for longer times with more repairs.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-2027 BUDGET CAPITAL REQUEST FORM

DEPARTMENT: Police

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$5,000

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Patrol Tahoe</u>	
VENDOR QUOTED <u>Lake Country Chev, Defender, Stolz</u>	QUOTE EXPIRATION DATE <u></u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
☒	2. PROVIDE A SAFE AND PREPARED CITY
☐	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
☒	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
☒	5. IMPROVE THE VISUAL APPEARANCE OF SANGER
☒	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
☒	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$57,505	ANNUAL CONTRACT RENEWAL	
DELIVERY & INSTALLATION	\$600	SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*	\$33,140	ALL OTHER OPERATING COSTS*	
TOTAL	\$91,244	TOTAL	\$0
* EXPLANATION OF "OTHER" COSTS			
<u>Radio and Vehicle upfitting of emergency and police equipment</u>			
DOES THIS REPLACE ANY EQUIPMENT? <u>Yes</u>		AGE OF ITEM BEING REPLACED? <u>8 Years</u>	
WHAT IS BEING REPLACED? <u>2018 Patrol Tahoe</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
<u>Replacement of aged fleet patrol vehicle. This cost includes new radio and new radar system since older equipment has reached end of life cycle.</u>
ALTERNATIVES TO THIS REQUEST:
<u>Continue to operate old and outdated police patrol equipment.</u>
IMPACT OF NOT FUNDING THIS REQUEST:
<u>Continued rise in current vehicle maintenance costs as old parts break due to police operation of vehicles. Vehicle shortage as older units are down for longer times with more repairs.</u>
APPROVED FOR FUNDING ☒ YES ☐ NO
<u>John Noblitt, City Manager</u>

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Fire

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION Type I Engine NTX Spartan

VENDOR QUOTED

QUOTE EXPIRATION DATE

ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:

- ☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
- ☒ 2. PROVIDE A SAFE AND PREPARED CITY
- ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
- ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
- ☐ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER
- ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
- ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION

PURCHASE PRICE	\$1,320,500.00
DELIVERY & INSTALLATION	
ALL OTHER ACQUISITION COSTS*	\$200,000.00
TOTAL	\$1,520,500.00

OPERATING BUDGET IMPACT

ANNUAL CONTRACT RENEWAL	
SUPPLIES, FUEL, ETC.	\$2,300.00
ALL OTHER OPERATING COSTS*	
TOTAL	\$2,300.00

* EXPLANATION OF "OTHER" COSTS

Cost of SCBA, hose, nozzles, Thermal Imaging camera, Rescue tools

DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW

Yes, a 1995 Spartan Apparatus

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:

Replacing a 31-year-old fire apparatus is a crucial step to ensure that your fire department can meet current ISO standards and maintain the safety of the community. Since the unit has reached its life expectancy, it's no longer providing the necessary benefits under the ISO standards, which could have significant consequences for both safety and the local economy.

ALTERNATIVES TO THIS REQUEST:

Continue to use the 31 year old Engine we are currently using.

IMPACT OF NOT FUNDING THIS REQUEST:

If we cannot replace the outdated apparatus, we will continue to lose ratings on our ISO standards. This has the potential to raise insurance premiums for businesses in the area. It also has the potential to not attract new business to our local area. Also, the cost of repairs for this unit has increased since parts are not as readily available.

APPROVED FOR FUNDING ☒ YES ☐ NO

John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Fire

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION Life Pak 15 V4 and the Lucas

VENDOR QUOTED yes

QUOTE EXPIRATION DATE 05/25/2026

ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:

- ☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
- ☒ 2. PROVIDE A SAFE AND PREPARED CITY
- ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
- ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
- ☐ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER
- ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
- ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION

PURCHASE PRICE	\$148,738.80
DELIVERY & INSTALLATION	
ALL OTHER ACQUISITION COSTS*	
TOTAL	\$148,738.80

OPERATING BUDGET IMPACT

ANNUAL CONTRACT RENEWAL	
SUPPLIES, FUEL, ETC.	
ALL OTHER OPERATING COSTS*	
TOTAL	\$0.00

* EXPLANATION OF "OTHER" COSTS

DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW

yes, our two oldest LifePak and our two out of service plan LUCAS devices.

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:

We need to replace the two oldest LifePak 15 cardiac monitors/defibrillators, as they are no longer covered under a serviceable manufacturer contract. Without an active service agreement, repair costs increase significantly and turnaround times may impact frontline readiness.

Additionally, our LUCAS chest compression devices have gone out of their serviceable contract this year. If any of these devices experience a software malfunction or mechanical issue, they must now be sent to a third-party vendor for repair. This process increases downtime and can delay returning critical life-saving equipment to service.

Under the ProCare service contract, the devices are fully serviceable by Stryker and can often be repaired on-site. This ensures faster turnaround, reduced operational disruption, and maintains compliance with manufacturer standards.

Maintaining reliable cardiac monitors and mechanical CPR devices is essential to life safety, operational readiness, and risk reduction for the City.

ALTERNATIVES TO THIS REQUEST:

continue using the current devices and assume the risk that they do not experience any mechanical or software failures requiring repair. However, this approach carries significant operational risk.

If a LifePak 15 monitor or LUCAS device fails while out of contract:

Repairs would likely require third-party servicing

Turnaround times could remove the unit from service for an extended period

Costs would be unpredictable and potentially higher

Frontline apparatus could be left without critical life-saving equipment

IMPACT OF NOT FUNDING THIS REQUEST:

These devices are essential for cardiac arrest management and advanced life support operations. Relying on out-of-contract equipment increases the risk of downtime, liability exposure, and potential impact to patient outcomes.

While continuing to operate the equipment without service coverage reduces immediate budget impact, it shifts the risk to operational readiness and emergency response capability.

APPROVED FOR FUNDING ☒ YES ☐ NO

John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Streets

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION 2026 Ford Super Cab F250 Flatbed

VENDOR QUOTED Glenn Polk Autoplex

QUOTE EXPIRATION DATE 04/12/2026

ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:

- ☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
- ☒ 2. PROVIDE A SAFE AND PREPARED CITY
- ☒ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
- ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
- ☐ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER
- ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
- ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION

PURCHASE PRICE	\$92,228.00
DELIVERY & INSTALLATION	
ALL OTHER ACQUISITION COSTS*	
TOTAL	\$92,228.00

OPERATING BUDGET IMPACT

ANNUAL CONTRACT RENEWAL	
SUPPLIES, FUEL, ETC.	\$5,000.00
ALL OTHER OPERATING COSTS*	
TOTAL	\$5,000.00

* EXPLANATION OF "OTHER" COSTS

DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW

Yes. This truck replaces a 1999 Ford 550 flatbed that will be auctioned because we can't find replacement parts.

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:

This vehicle will be used for multiple functions such as hauling coldlay while fixing potholes, transporting trailered equipment, and employee transportation.

ALTERNATIVES TO THIS REQUEST:

None

IMPACT OF NOT FUNDING THIS REQUEST:

Continue in current status.

APPROVED FOR FUNDING ☒ YES ☐ NO

John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Streets

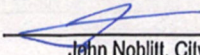
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>2026 Ford Super Cab F250 Flatbed</u>	
VENDOR QUOTED <u>Glenn Polk Autoplex</u>	QUOTE EXPIRATION DATE <u>04/12/2026</u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☒ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☐ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$62,844.56	ANNUAL CONTRACT RENEWAL	
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	\$5,000.00
ALL OTHER ACQUISITION COSTS*		ALL OTHER OPERATING COSTS*	
TOTAL	\$62,844.56	TOTAL	\$5,000.00
* EXPLANATION OF "OTHER" COSTS			
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW			
Yes. This truck replaces a 2005 Chevy Duramax that is out of service and scheduled to be auctioned.			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
This vehicle will be used for transporting trailered equipment, and employee transportation.
ALTERNATIVES TO THIS REQUEST:
None
IMPACT OF NOT FUNDING THIS REQUEST:
Continue in current status.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Streets

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION	<u>Equipment Storage Structure Extension</u>		
VENDOR QUOTED	<u>Clayton Custom Services</u>	QUOTE EXPIRATION DATE	<u>04/12/2026</u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:			
☐	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS		
☒	2. PROVIDE A SAFE AND PREPARED CITY		
☒	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE		
☐	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING		
☒	5. IMPROVE THE VISUAL APPEARANCE OF SANGER		
☐	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY		
☐	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS		

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	<u>\$64,600.00</u>	ANNUAL CONTRACT RENEWAL	
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*		ALL OTHER OPERATING COSTS*	
TOTAL	<u>\$64,600.00</u>	TOTAL	<u>\$0.00</u>
* EXPLANATION OF "OTHER" COSTS			
<u></u>			
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW			
<u>No</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
<u>This is an extension to enlarge the current equipment storage structure so that we can store current and additional equipment in a more protected environment.</u>
ALTERNATIVES TO THIS REQUEST:
<u>Store some of our equipment out in the open.</u>
IMPACT OF NOT FUNDING THIS REQUEST:
<u>Faster degradation of equipment.</u>
APPROVED FOR FUNDING ☒ YES ☐ NO
<u>John Roblitt, City Manager</u>

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Streets

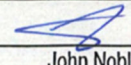
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Carmanah Solar Crosswalk Flashers</u>	
VENDOR QUOTED <u>Mobotrex</u>	QUOTE EXPIRATION DATE <u>4/30/2026</u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☐ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☒ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	17028	ANNUAL CONTRACT RENEWAL	
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*		ALL OTHER OPERATING COSTS*	
TOTAL	17028	TOTAL	0
* EXPLANATION OF "OTHER" COSTS			
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST: Two of these lights will be installed near Chisolm Trail Elementary, one on FM 455, and one at Serendipity/Keaton. The other two lights will be installed on 7th Street near the old 6th Grade Center.
ALTERNATIVES TO THIS REQUEST: None
IMPACT OF NOT FUNDING THIS REQUEST: Fund from System Maintenance line item.
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Streets

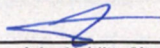
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Linedriver Attachment for Striping</u>	QUOTE EXPIRATION DATE <u>04/30/2026</u>
VENDOR QUOTED <u>Sherwin Williams</u>	
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☐ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☒ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☒ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$15,935.00	ANNUAL CONTRACT RENEWAL	\$0.00
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*		ALL OTHER OPERATING COSTS*	
TOTAL	\$15,935.00	TOTAL	\$0.00
* EXPLANATION OF "OTHER" COSTS			
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW			
<u>No</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST: <u>This piece of equipment will be utilized when striping larger projects like Lois Road or Indian Lane that we currently contract out because of their length. It couples to the striping machine and enables the operator to "ride" while painting. It is much faster and easier than walking and pushing the striping machine while performing the work.</u>
ALTERNATIVES TO THIS REQUEST: <u>None</u>
IMPACT OF NOT FUNDING THIS REQUEST: <u>Continue to contract out larger jobs.</u>
APPROVED FOR FUNDING ☒ YES ☐ NO
 John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Parks & Recreation

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION 72" Zero Turn Mower

VENDOR QUOTED United Ag & Turf

QUOTE EXPIRATION DATE 04/09/2026

ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:

- ☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS
- ☐ 2. PROVIDE A SAFE AND PREPARED CITY
- ☒ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE
- ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING
- ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER
- ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY
- ☐ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS

SECTION B

COST OF ACQUISITION

PURCHASE PRICE	\$20,249.09
DELIVERY & INSTALLATION	
ALL OTHER ACQUISITION COSTS*	
TOTAL	\$20,249.09

OPERATING BUDGET IMPACT

ANNUAL CONTRACT RENEWAL	
SUPPLIES, FUEL, ETC.	
ALL OTHER OPERATING COSTS*	
TOTAL	\$0.00

* EXPLANATION OF "OTHER" COSTS

DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW

Yes , Two, 2015 Bobcat mowers that are no longer working.

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:

The Parks Department received two 2015 Bobcat mowers from the Streets and Wastewater Treatment divisions in 2019. However, both units are aging and have proven to be unreliable. To keep one mower operational, staff have been using parts from the second unit, resulting in increased maintenance costs. At this time, both mowers are inoperable, making the replacement of at least one mower a operational need.

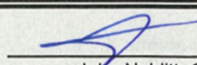
ALTERNATIVES TO THIS REQUEST:

NA

IMPACT OF NOT FUNDING THIS REQUEST:

If the mower is not replaced, we will need to add additional mowing areas to our contract mowing responsibilities to ensure all areas are maintained at a high standard.

APPROVED FOR FUNDING ☒ YES ☐ NO


John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Library

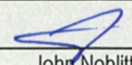
SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION <u>Storage Shed</u>	
VENDOR QUOTED <u>\$9,887.00 (Discounted) \$10,537 Regular</u>	QUOTE EXPIRATION DATE <u>07/09/2026</u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:	
☒ 1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS ☒ 2. PROVIDE A SAFE AND PREPARED CITY ☐ 3. IMPROVE SANGER'S BASIC INFRASTRUCTURE ☐ 4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING ☒ 5. IMPROVE THE VISUAL APPEARANCE OF SANGER ☐ 6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY ☒ 7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS	

SECTION B

COST OF ACQUISITION	OPERATING BUDGET IMPACT
PURCHASE PRICE <u>\$9,378.00</u>	ANNUAL CONTRACT RENEWAL <u></u>
DELIVERY & INSTALLATION <u>\$1,028.00</u>	SUPPLIES, FUEL, ETC. <u></u>
ALL OTHER ACQUISITION COSTS* <u>\$455.00</u>	ALL OTHER OPERATING COSTS* <u></u>
TOTAL <u>\$10,861.00</u>	TOTAL <u>\$0.00</u>
* EXPLANATION OF "OTHER" COSTS	
<u>Permits and engineering costs</u>	
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW	
<u></u>	

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
We are running out of room in the library. Our existing shed is leaking and too small to be useful. A larger shed would help us store items related to programming and library operations, freeing up valuable space within the library. We are currently using the building next door to store book sale books and furniture which may change if the building is rented out. Staff areas are cramped due to storing all these items. The public areas at times can also be cramped, and while we make every effort to have a clean appearance, it can look a bit cluttered during our busier times.
ALTERNATIVES TO THIS REQUEST:
Storing off site at another city building.
IMPACT OF NOT FUNDING THIS REQUEST:
The library will continue to struggle storing items related to programming and day to day library operations. Space will be cluttered and both public and staff areas will lose efficiencies allowing them to do their jobs.
APPROVED FOR FUNDING ☒ YES ☐ NO  John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Water

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION	Cellular Communication System for Lift Stations SCADA System		
VENDOR QUOTED	RLC Controls	QUOTE EXPIRATION DATE	04/01/2026
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:			
☐	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS		
☒	2. PROVIDE A SAFE AND PREPARED CITY		
☒	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE		
☒	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING		
☐	5. IMPROVE THE VISUAL APPEARANCE OF SANGER		
☐	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY		
☐	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS		

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	\$27,200.00	ANNUAL CONTRACT RENEWAL	
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*	\$0.00	ALL OTHER OPERATING COSTS*	\$5,000.00
TOTAL	\$27,200.00	TOTAL	\$5,000.00

* EXPLANATION OF "OTHER" COSTS
 I'm not sure how much the monthly cellular costs will be. I put \$5,000 for a year of service as an estimate.

DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW
 No

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
 We are having a difficult time with our SCADA system being able to communicate in between our lift stations and the master location at Well 6. This communication is by line-of-sight and has progressively gotten worse as trees and other vegetation mature and block the communication pathways. We have trimmed back trees where we can, but the trees that are now causing issues are on private property.

ALTERNATIVES TO THIS REQUEST:
 This is the best alternative moving forward.

IMPACT OF NOT FUNDING THIS REQUEST:
 Continue reduction in SCADA communication.

APPROVED FOR FUNDING ☒ YES ☐ NO

 John Noblitt, City Manager

2026-27 BUDGET CAPITAL REQUEST FORM

A VENDOR QUOTE MUST BE SUBMITTED FOR EACH CAPITAL REQUEST

THIS FORM IS ONLY FOR ITEMS COSTING MORE THAN \$10,000

DEPARTMENT: Human Resources

SECTION A (ALL ITEMS MUST BE COMPLETED)

DESCRIPTION	<u>DocuNav- Laserfiche Human Resources Employee Application Build</u>		
VENDOR QUOTED	<u>CoduNav</u>	QUOTE EXPIRATION DATE	<u>03/11/2027</u>
ORGANIZATIONAL GOALS SUPPORTED BY FUNDING THIS ACQUISITION:			
☒	1. MAINTAIN EXCELLENT, CONSERVATIVE FINANCES WHILE DELIVERING THE SERVICES DESIRED BY CITIZENS		
☐	2. PROVIDE A SAFE AND PREPARED CITY		
☐	3. IMPROVE SANGER'S BASIC INFRASTRUCTURE		
☒	4. IMPROVE STAFF EFFICIENCY THROUGH THE USE OF TECHNOLOGY & TRAINING		
☐	5. IMPROVE THE VISUAL APPEARANCE OF SANGER		
☐	6. PROMOTE ECONOMIC DEVELOPMENT AND A DIVERSIFIED ECONOMY		
☐	7. PROMOTE CULTURAL AND RECREATIONAL OPPORTUNITIES FOR LOCALS AND TOURISTS		

SECTION B

COST OF ACQUISITION		OPERATING BUDGET IMPACT	
PURCHASE PRICE	<u>\$13,500.00</u>	ANNUAL CONTRACT RENEWAL	<u>\$0.00</u>
DELIVERY & INSTALLATION		SUPPLIES, FUEL, ETC.	
ALL OTHER ACQUISITION COSTS*		ALL OTHER OPERATING COSTS*	
TOTAL	<u>\$13,500.00</u>	TOTAL	<u>\$0.00</u>
* EXPLANATION OF "OTHER" COSTS			
<u>N/A</u>			
DOES THIS REPLACE ANY EQUIPMENT? IF SO, EXPLAIN BELOW			
<u>Yes, This will replace the physical paper packet currently being used.</u>			

SECTION C (ALL ITEMS MUST BE COMPLETED)

PURPOSE/OBJECTIVE OF THIS REQUEST:
The purpose of this request is to implement an electronic employment application solution through DocuNav that integrates with Laserfiche. This system will allow the City to replace manual or static application processes with a structured digital form that automatically routes submissions, improves record retention, and enhances efficiency in the recruitment and hiring process. The implementation will support improved applicant accessibility, standardized data collection, and secure storage of employment records.
ALTERNATIVES TO THIS REQUEST:
Alternatives include continuing to utilize the City's existing application submission methods, such as paper forms or fillable documents submitted via email. While these methods are functional, they require manual tracking, filing, and distribution of applications, which can create inefficiencies and increase administrative workload. Without the implementation of a structured digital form through DocuNav within Laserfiche, the City will continue to rely on manual processes that do not fully leverage existing document management capabilities.
IMPACT OF NOT FUNDING THIS REQUEST:
If this request is not funded, the City will continue utilizing manual or partially digital processes for employment applications that require significant administrative oversight and manual handling of records. This can result in longer processing times, increased workload for HR staff, and potential inconsistencies in record management. Without implementing a structured digital application through DocuNav within Laserfiche, the City will not fully leverage its existing document management system to improve efficiency, accessibility, and long-term records organization.
APPROVED FOR FUNDING ☒ YES ☐ NO
<u>John Noblitt, City Manager</u>

FINANCIAL MANAGEMENT POLICY

**The Sanger City Council approved the City's Financial Management Policy on September 2, 2025*

Introduction

The City of Sanger, Texas financial policies set forth the basic framework for the fiscal management of the City. These policies were developed within the parameters established by applicable provisions of the Texas Local Government Code and the Sanger City Charter. The policies are intended to assist the City Council and city staff in evaluating current activities and proposals for future programs. The policies are to be reviewed on an annual basis and modified to accommodate changing circumstances or conditions.

The scope of these policies generally spans accounting, auditing, financial reporting, internal controls, operating and capital budgeting, revenue management, expenditure control and debt management, all to make it possible both: (a) to present fairly and with full disclosure the financial position and results of financial operations of the City in conformity to generally accepted accounting principles (GAAP), and (b) to determine and demonstrate compliance with finance-related legal and contractual provisions.

It is the goal of the Statement of Financial Management Policies to enable the City to adhere to the principles of sound municipal finance and to continue its long-term stable and positive financial condition.

Annual Budget

1. The fiscal year of the City of Sanger shall begin on October 1 of each calendar year and will end on September 30 of the following calendar year. The fiscal year will also be established as the accounting and budget year.
2. The City Manager, prior to August first of each year, shall prepare and submit to the City Secretary the annual budget covering the next fiscal year. The budget shall provide a complete financial plan of all city funds and activities and, except as required by law or the City Charter, shall be in such form as the Council may require.

The budget shall contain the following information:

- a. The City Manager's budget message outlining the proposed financial policies for the next fiscal year with an explanation of any changes in expenditures from the previous year, any major changes in policies, and a complete statement regarding the financial condition of the City. (Proposition 1 approved at an election held November 7, 2006 and certified by Resolution 11-19-06 adopted November 20, 2006.)
- b. An estimate of all revenues from taxes and other sources, including the present tax structure, rates, and property valuations for the ensuing year;
- c. A carefully itemized list of proposed expenses and revenues by fund, service type, and project for the budget year, as compared to actual expenditures and revenues of the last ended fiscal year and the projected final expenditures and revenues for the current fiscal year;
- d. A description of all outstanding bond indebtedness, showing amount, date of issue, rate of interest, and maturity date; also, any other indebtedness which the City has incurred and which has not been paid;
- e. A statement proposing any capital expenditures deemed necessary for undertaking during the next budget year and the recommended provision for financing; and
- f. Such other information as is required by City Council or deemed desirable by the City Manager.

3. The City Manager's budget should assume, for each fund, operating revenues that are equal to or exceed operating expenditures (i.e., a balanced budget). The City Manager's budget message shall explain the reasons for any fund that reflects operating expenditures exceeding operating revenues.
4. The City Council shall hold a public hearing on the budget, as submitted, at the time and place so advertised in the official newspaper, which will be no less than seven (7) days or more than fifteen (15) days after the date of notice. All interested persons shall be given the opportunity to be heard, either for or against, any item of the proposed budget.
5. The budget and tax rate may be adopted at any regular or special meeting of the Council prior to the beginning of the budgeted fiscal year by a majority vote of two thirds (2/3) quorum. The Council may amend the proposed budget by increasing, decreasing, or removing any programs or amounts, except for expenditures required by law, for debt service, or for estimated cash deficit. No amendment to the budget shall increase the authorized expenditures to an amount greater than the total of estimated income plus funds available from prior years.
6. If the Council fails to adopt a budget by the beginning of the fiscal year, the budget currently in place for the preceding year shall remain in place on a month-to-month basis until such time as a new budget has been adopted.
7. On final adoption, the budget shall be in effect for the budget year. Final adoption of the budget by the City Council shall constitute the official appropriations for the current year and shall constitute the basis of the official levy of the property tax. Under conditions which may arise, the City Council may amend or change the budget to provide for any additional expense.

Capital Program

1. The City Manager shall submit a five-year capital improvement program (CIP) as an attachment to the annual budget. The CIP shall induce the following:
 - a. A clear, general summary of its contents;
 - b. A list of all capital improvements which are proposed for the five (5) fiscal years including the budget year, with appropriate supporting information as to the necessity for such improvements;
 - c. Cost estimates, method of financing and recommended time schedules for each improvement; and
 - d. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

Basis of Accounting and Budgeting

1. The City's finances shall be accounted for in accordance with generally accepted accounting principles (GAAP) as established by the Governmental Accounting Standards Board (GASB).
 - a. The accounts of the City are organized and operated on the basis of funds and account groups. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds is maintained consistent with legal and managerial requirements. Account groups are a reporting device to account for certain assets and liabilities of the governmental funds not recorded directly in those funds.
 - b. Governmental fund types use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they are "measurable and available"). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. Substantially all revenues are considered to be susceptible to accrual. Ad valorem, sales, hotel, franchise and tax

revenues recorded in the General Fund and ad valorem tax revenues recorded in the Debt Se Fund are recognized under the susceptible to accrual concept. Licenses and permits, charges for services, fines and forfeitures, and miscellaneous revenues (except earnings on investments) are recorded as revenues when received in cash because they are generally not measurable until actually received. Investment earnings are recorded as earned since they are measurable and available. Expenditures are recognized when the related fund liability is incurred, if measurable, except for principal and interest on general long-term debt, which are recorded when due, and compensated absences, which are recorded when payable from currently available financial resources.

- c. The City utilizes encumbrance accounting for its governmental fund types, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.
 - d. The City's proprietary fund types are accounted for on a flow of economic resources measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned, and expenses are recorded at the time liabilities are incurred.
2. The City's annual budgets shall be prepared and adopted on a basis consistent with generally accepted accounting principles for all governmental and proprietary funds
 3. The issuance of Statement 34 by GASB has influenced the creation and reporting of individual funds. GASB 34 essentially mandates dual accounting systems: one for government-wide (i.e. the government as a single entity) reporting and another for individual fund reporting. Under GASB 34 for individual funds, the City will continue utilizing the accounting and budgeting processes as described in paragraphs (1) and (2) of this section. However, because GASB 34 mandates the flow of economic resources measurement focus and accrual basis of accounting for the government-wide reporting, extensive reconciliation must be performed to present aggregated fund information in the government-wide reporting model. Therefore, individual operating funds will be created with the objective of reducing fund to government-wide reconciliation as much as possible. When appropriate, individual funds will be examined as to whether it will be appropriate to account for them as proprietary fund types. Also, the City will limit the use of internal service funds and incorporate the financial transactions of those funds into other governmental funds.

Budget Administration

1. All expenses of the City shall be made in accordance with the adopted annual budget. Budgetary control is maintained at the individual expenditure account level by the review of all requisitions of estimated purchase amounts prior to the release of purchase orders to vendors.
2. The following represents the City's budget amendment policy delineating responsibility and authority for the amendment process. Transfers between expenditure accounts in one department may occur with the approval of the City Manager and Finance Director. Transfers between operating departments may occur with the approval of the City manager and Finance Director provided that a department's total budget is not changed by more than \$50,000. Transfers between funds must be accomplished by budget amendment approved by the City Council. Budget amendments calling for new fund appropriations must also be approved by the City Council.

Financial Reporting

1. At the close of each fiscal year, and at such other times as it may be deemed necessary, the Council shall direct that an independent audit be made on all accounts of the City by a certified public accountant. The certified public accountant shall have no personal interest directly or indirectly, in the financial affairs of the City

or any of its officers and shall report directly to the Council. Upon completion of the audit, a summary of results thereof shall be placed on file in the City Secretary's office for public record. A copy of the comprehensive financial annual report shall be available at City Hall.

2. The City Manager shall submit to the Council a monthly report of the financial condition of the City by department for the fiscal year-to-date. The financial records of the City will be maintained on a modified accrual basis to support this type of financial management. The City Manager shall make available to the Council the monthly cash disbursements journal of the City of all funds and accounts.

Revenues

1. To protect the City's financial integrity, the City will maintain a diversified and stable revenue system to shelter it from fluctuations in any one revenue source. Recognizing that sales tax is a volatile, unpredictable source of revenue, the City will attempt to reduce its dependence on sales tax revenue.
2. For every annual budget, the City shall levy two property tax rates: operation/ maintenance and debt service. The debt service levy shall be sufficient for meeting all principal and interest payments associated with the City's outstanding general obligation debt for that budget year. The debt service levy and related debt service expenditures shall be accounted for in the Debt Service Fund. The operation and maintenance levy shall be accounted for in the General Fund. City Council will consider exceeding the rollback rate only after options have been presented by staff to avoid the rollback by increasing revenue from other sources or reducing expenditures.
3. The City will maintain a policy of levying the lowest tax rate on the broadest tax base. Minimal exemptions may be provided to homeowners, senior citizens, and disabled veterans. The City may consider providing tax abatements or other incentives to encourage development.
4. The City will establish user charges and fees at a level that attempts to recover the full cost of providing the service.
 - a. User fees, particularly utility rates, should identify the relative costs of serving different classes of customers.
 - b. Where possible, utility rates should be designed to reduce peak (hour and day) demands on the utility systems.
 - c. The City will make every reasonable attempt to ensure accurate measurement of variables impacting taxes and fees (e.g., verification of business sales tax payments, verification of appraisal district property values, and accuracy of water meters).
5. The City will attempt to maximize the application of its financial resources by obtaining supplementary funding through agreements with other public and private agencies for the provision of public services or the construction of capital improvements.
6. The City will consider market rates and charges levied by other public and private organizations for similar services in establishing tax rates, fees and charges.
7. When developing the annual budget, the City Manager shall project revenues from every source based on actual collections from the preceding year and estimated collections of the current fiscal year, while taking into account known circumstances which will impact revenues for the new fiscal year. The revenue projections for each fund should be made conservatively so that total actual fund revenues exceed budgeted projections.

Operating Expenditures

1. Operating expenditures shall be accounted, reported, and budgeted for in the following major categories:
 - a. Operating, Recurring Expenditures

- i. Salaries and Benefits
 - ii. Supplies and Materials
 - iii. Maintenance and Operations
 - iv. Contractual Services
 - v. Utilities
 - vi. Capital Replacement
 - vii. Other Expenses
 - b. Operating, Non-Recurring Expenditures
 - i. Capital Equipment
2. The annual budget shall appropriate sufficient funds for operating, recurring expenditures necessary to maintain established (i.e., status quo) quality and scope of city services.
 3. The City will constantly examine the methods for providing public services in order to reduce operating, recurring expenditures and/or enhance quality and scope of public services with no increase to cost.
 4. Salaries and benefits expenditures will reflect the minimum staffing needed to provide established quality and scope of city services. To attract and retain employees necessary for providing high-quality service, the City shall maintain a compensation and benefit package competitive with the public and, when quantifiable, private service industries.
 5. Supplies and materials expenditures shall be sufficient for ensuring the optimal productivity of City employees.
 6. Maintenance and operations expenditures shall be sufficient for addressing the deterioration of the City's capital assets to ensure the optimal productivity of the capital assets. Maintenance should be conducted to ensure a relatively stable level of maintenance expenditures for every budget year.
 7. Utility expenditure providers shall, when options are available, be selected on the basis of the provider's competitive pricing and service.
 8. The City will utilize contractual services for the provision of city services whenever private contractors can perform the established level of service at less expense to the City. The City will regularly evaluate its agreements with private contractors to ensure the established levels of service are performed at the least expense to the City.
 9. Capital equipment is defined as equipment that exceeds \$5,000 and has a useful life of at least one year. Bulk purchases of smaller equipment with a useful life of at least one year will be capitalized if the total amount of the purchase exceeds \$25,000. Existing capital equipment shall be replaced when needed to ensure the optimal productivity of City employees.
 10. Expenditures for additional capital equipment shall be made only to enhance employee productivity, improve quality of service, or expand scope of service.
 11. Expenditures for other expenses not included in the categories above shall be made strictly on the basis of economic and business merit, ensuring the best possible return on each dollar spent.
 12. To assist in controlling the growth of operating expenditures, operating departments will submit their annual budgets to the City Manager during the budget preparation process. Departments shall provide justification where projected expenditures exceed prior year budgeted amounts.

Fund Balance

1. The annual budget shall be presented to City Council with each fund reflecting an ending fund balance which is no less than 25 percent of that fund's annual operating expenditures. To satisfy the particular needs of individual funds, ending fund balances may be established which exceed the 25 percent minimum.

2. Fund balance that exceeds the minimum level established for each fund may be appropriated for non-recurring capital projects or programs, reserves or as the Council directs.
3. The City will exercise diligence in avoiding the appropriation of fund balance for recurring operating expenditures. In the event fund balance is appropriated for recurring operating expenditures to meet the needs of the Sanger community, the budget document shall include an explanation of the circumstances requiring the appropriation and the methods to be used to arrest the future use of fund balance for operating expenditures.

Fund Transfers

1. With the exceptions noted below, there will be no operating transfers between funds. Any costs incurred by one fund to support the operations of another shall be charged directly to the fund.
2. Fund transfers may occur when surplus fund balances are used to support non-recurring capital expenses or when needed to satisfy debt service obligations.
3. Transfers are permitted between funds to support economic development programs.
4. Transfers are permitted from the Enterprise Fund to other funds to cover the cost of operations.

Debt Expenditures

1. The City shall have the right and power, except as prohibited by law or the City Charter, to borrow money by whatever method it may deem to be in the public interest.
2. The City shall have the power to borrow money on the credit of the City and to issue general obligation bonds for permanent public improvements or for any other public purpose not prohibited by law and the City Charter and to issue refunding bonds to refinance outstanding bonds previously issued. All such bonds or certificates of obligation shall be issued in conformity with the laws of the State of Texas and shall be used only for purposes for which they were issued. General obligation bonds shall not be issued without an election. In all cases when the City Council shall order an election for the issuance of bonds of the City, it shall, at the same time, state whether or not a tax rate increase is anticipated for the purpose of paying the principal and interest on the bonds and to create a sinking fund for their redemption.
3. The City shall have the power to borrow money for the purpose of constructing, purchasing, improving, extending or repairing public utilities, recreational facilities, or any other self-liquidating municipal function not prohibited by the Constitution and the laws of the State of Texas, and to issue revenue bonds to evidence the obligation created thereby. Such shall be a charge upon and payable from the properties, or interest therein pledged, or the income therefrom, or both. The holders of the revenue bonds shall never have the right to demand payment thereof out of moneys raised or to be raised by taxation. All such bonds shall be issued in conformity with the laws of the State of Texas and shall be used only for the purpose for which they were issued.
4. When needed to minimize annual debt payments, the City will obtain insurance for new debt issues.

Capital Project Expenditures

1. The City will develop a multi-year plan for capital projects, which identifies all projects likely to be constructed within a five-year horizon. The multi-year plan will reflect for each project the likely source of funding and attempt to quantify the project's impact to future operating expenditures.
2. Capital projects will be constructed to:
 - a. Protect or improve the community's quality of life.
 - b. Protect or enhance the community's economic vitality.

- c. Support and service new development.
3. To minimize the issuance of debt, the City will attempt to support capital projects with appropriations from operating revenues or excess fund balances (i.e., "pay-as-you-go").

Purchasing

1. All purchases and contracts over \$3,000 shall conform to Chapter 252, Subchapter B of the Local Government Code of Texas, as amended. Purchases of goods or services over \$50,000 shall be submitted to the City Council for approval. The adoption of the annual budget gives the City Manager the authority to approve all other purchases for goods or services in accordance with each department's approved budget.
2. Purchases of goods or services at a total cost of \$1,000 or more must be made through the City's purchase order system. Written purchase orders shall also be used for vendors requiring formal City authorization regardless of dollar amount.
3. Purchases of goods or services at a total cost of less than \$1,000 may be made via a written Accounts Payable Voucher, signed and submitted by the applicable Department Director to the Finance Department.
4. All invoices approved for payment by the proper City authorities shall be paid by the Finance Department within thirty (30) calendar days of receipt in accordance with provisions of Article 601f, Section 2 of the State of Texas Civil Statutes.

INVESTMENT POLICY

**The Sanger City Council approved the City's Investment Policy on September 2, 2025*

POLICY STATEMENT

It is the objective of the City of Sanger, Texas ("City") that the administration of its funds and the investment of those funds shall be handled in the highest public trust. Investments shall be made in a manner which will provide the maximum security of principle invested through limitations and diversification while meeting the daily cash flow needs of the city and conforming to all applicable federal, state, and local statutes, rules and regulations governing the investment of public funds. The receipt of a market rate return will be secondary to the requirements for safety and liquidity. The earning from investments shall be used in a manner that best serves the public trust and interest of the City. This policy serves to satisfy the statutory requirements of defining and adopting a formal investment policy and shall be reviewed annually for modifications. It is the intent of the City to be in compliance with local law and the provisions of Public Funds Investment Act of the Texas Government Code Chapter 2256.

SCOPE

This Investment Policy applies to the investment activities, all financial assets and funds held by the City of Sanger, Texas. Funds covered and managed by this Investment Policy include:

- A. General Fund – Used to account for resources traditionally associated with government, which are not required to be accounted for in another fund.
- B. Debt Service Fund – Used to account for resources to be used for the payment of principle, interest and related costs on debt.
- C. Enterprise Fund – Used to account for operations that are financed and operated in a manner similar to private business enterprises.
- D. Capital Improvement Fund – Used to account for resources to enable the acquisition or construction of major capital facilities which are not financed by enterprise funds, internal service funds, or trust funds.
- E. Special Revenue Funds – Used to account for proceeds from specific revenue sources which are restricted to expenditures for specific purposes.
 - 1. 4A Fund
 - 2. 4B Fund
 - 3. Employee Benefits Fund

INVESTMENT OBJECTIVES AND STRATEGY

It is the policy of the City that all funds shall be invested in conformance with state and federal regulations, applicable bond ordinance requirements, and adopted Investment Policy. In accordance with the Public Funds Investment Act, the following prioritized primary objectives, in accordance with the Texas Government Code Section 2256.005(d) apply to the City's investment strategy. Listed in order of their priority, these objectives encompass:

- A. Suitability – Understanding the suitability of the investment to the financial requirement of the City is important. Any investment eligible in the Investment Policy is suitable for all City funds.
- B. Safety – Preservation and safety of principal are the primary objectives of the Investment Policy. Investments of the City shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio. To obtain this goal, diversification is required in the portfolio's composition.

The suitability of each investment decision will be made on the basis of these objectives. The City prefers to invest in money market accounts, certificates of deposits, and United States government backed agency discount notes.

- C. Liquidity – The City’s investment portfolio will remain sufficiently liquid to meet operating requirements that might be reasonably anticipated. The City’s investment portfolio will remain sufficiently liquid and enable it to meet all operating requirements which might be reasonably anticipated.
- D. Diversification – Investment maturities shall be staggered throughout the budget cycle to provide cash flow based on the anticipated needs of the City. Diversifying the appropriate maturity structure will reduce market cycle risk. Diversification of the portfolio will include diversification by maturity and market sector and will include the use of a number of brokers/dealers for diversification and market coverage. Competitive bidding will be used on each sale and purchase.
- E. Yield – Attaining a competitive market yield, commensurate with the City’s investment risk constraints and cash flow characteristic of the portfolio, is the desired objective. The City’s investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the City’s risk constraints and the cash flow of the portfolio. “Market rate of return” may be defined as the average yield of the current three-month U.S. Treasury Bill or such other index that most closely matches the average maturity of the portfolio. The City’s objective shall be a reasonably safe yield rate in accordance with payment schedules and other investment goals.

Effective cash management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, disbursement of payments in accordance with invoice terms and the management of banking services. The City staff will follow the “Prudent Person” statement relating to the standard of care that must be exercised when investing public funds as expressed in the Texas Government Code Section 2256.006(a-b). The Investment Officers shall avoid any transactions that might impair public confidence in the City’s ability to govern effectively. The governing body recognizes that in diversifying the portfolio, occasional measured unrealized losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio’s investment return, provided that adequate diversification has been implemented. The prudence of the investment decision shall be measured in accordance with the tests set forth in the Texas Government Code Section 2256.006(b).

It shall be the policy of the City not to invest in speculative instruments such as derivatives.

LEGAL LIMITATIONS, RESPONSIBILITIES AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act of the Texas Government Code Section 2256. The Interlocal Cooperation Contracts, Section 791, of the Texas Government Code authorizes local governments to participate in public funds investments in conjunction with other local governments and agencies of the state of Texas. Section 791 along with Section 2256 of the Texas Government Code provides authorization for participation in investment pools to invest public funds jointly with objectives of preservation and safety of principal, liquidity, and yield.

DELEGATION OF INVESTMENT AUTHORITY

The City Manager and the Finance Director acting on behalf of the City Council are designated as the Investment Officers of the City and are responsible for investment management decisions and activities. The Council is responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officers shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with the investment policy. Procedures will include reference to safekeeping, wire transfers, certificates of deposit, and fund accounts. Additional procedures will be documented for the performance of wire transfer agreements; banking services contracts, and other investment related activities.

The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials and staff. The Investment Officers shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officers are not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Investment Officers and approved by the City Council.

PRUDENCE – STANDARD OF CARE

The standard of prudence to be used in the investment function shall be the “prudent person” standard and shall be applied in the context of managing the overall portfolio. The Texas Government Code Section 2256.006(a) states Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

Limitation of Personal Liability

The Investment Officers and those delegated investment authority under this policy, when acting in accordance with the written procedures and this policy and in accordance with the written procedures and this policy and in accord with the Prudent Person Rule, shall be relieved of personal responsibility and liability in the management of the portfolio provided that deviations from expectations for a specific security’s credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

INTERNAL CONTROLS

The Investment Officers shall establish a system of written internal controls which will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by employees or Investment Officers of the City.

Cash Flow Forecasting

Cash flow forecasting is designated to protect and sustain cash flow requirements of the City. Supplemental to the financial and budgetary systems, the Investment Officers will maintain a cash flow forecasting process designed to monitor and forecast cash positions for investment purposes. Cash flow will include the historical researching and monitoring of specific cash flow items, payables, and receivables as well as overall cash position and patterns.

AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below. The investments shall be selected in a manner which promotes diversity of the market sector and maturity. The selection of high-grade government investments and high-grade money market instruments is designed to assure the marketability of those investments should the need for liquidity arise.

- A. Obligations of the United States Government, its agencies and instrumentalities, and government sponsoring enterprises, not to exceed two years to stated maturity;
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under the terms of a written depository agreement with that bank, not to exceed three years to the stated maturity;
- C. Money market funds authorized by the Public Funds Investment Act of the Texas Government Code Chapter 2256.
- D. Texas Local Government Investment Pools authorized by the Public Funds Investment Act of the Texas Government Code Chapter 2256.

Additional types of securities approved for investment of public funds by Texas state statutes are not eligible for investment by the City until this Investment Policy has been amended and the amended version approved by the City Council authorizing investment of these additional types of securities.

Competitive Bidding Requirements

All securities, excluding certificates of deposit, will be purchased or sold after three (3) offers/bids are taken to verify that the City is receiving fair market value/price for the investment.

Delivery versus Payment

All security transactions, including collateral for repurchase agreements, entered into by the City, shall be conducted on a delivery versus payment (DVP) basis.

SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the City, an independent third-party financial institution, or the City's designated depository.

All safekeeping arrangements shall be designed by the Investment Officers and an agreement of the terms executed in writing. The third-party custodian shall be required to issue safekeeping receipts to the City listing each specific security, rate, description, maturity, cusip number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City or pledged to the City.

All securities pledged to the City for certificates of deposit or demand deposits shall be held by an independent third-party bank domiciled in Texas. The safekeeping bank may be written within the same holding company as the bank, from which the securities are pledged.

Collateralization

Collateralization shall be required on all public funds of the City over the FDIC insurance coverage limit, and in order to anticipate market changes and provide a level of additional security for all funds, the collateralized level required will be 102% of the market value of the principal accrued interest.

PERFORMANCE EVALUATION AND REPORTING

The Investment Officers shall submit quarterly and annual reports to the City Council containing a written report of investment transactions and investment positions as of the date of report. The report will be prepared jointly by all involved in the investment activity and be signed by the Investment Officer(s).

DEPOSITORIES

The City will designate one banking institution through a competitive process as its central banking service provider. This institution will be used for normal banking services including disbursements, deposits, and lockbox. As a matter of ensuring liquidity and security should the funds deposited with the designated bank be temporarily unavailable, the City will maintain an emergency reserve in another qualified bank.

INVESTMENT POLICY ADOPTION BY CITY COUNCIL

The City's Investment Policy shall be formally approved and adopted by resolution of the City Council and reviewed annually in accordance with the provisions of the Public Funds Investment Act of the Texas Government Code Chapter 2256.

AMENDMENT

In the event Texas state law changes and the City cannot invest in the investments described by this policy, this policy shall automatically be conforming to existing law.

DEBT SERVICE SCHEDULES

Certificates of Obligation, Series 2007

Purpose: to acquire and renovate a building and parking area to be used by the City's public works department; to purchase phone, alarm and computer equipment and office furniture for such building; and professional services rendered in connection with this project.

Fiscal Year	General Fund 34%			Enterprise Fund: 66%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	44,200	1,944	46,144	85,800	3,776	89,576	130,000	5,720	135,720
Total	44,200	1,944	46,144	85,800	3,776	89,576	130,000	5,720	135,720

Certificates of Obligation, Series 2015

Purpose: to pay for rehabilitation, reconstruction, addition and expansion of the waste water treatment plant; rehabilitation and construction of wastewater lift stations and wastewater lines; construction of water lines and associated equipment and facilities rehabilitation, reconstruction and construction of streets and drainage; rehabilitation of municipal facilities; and professional services rendered in connection with this project.

Fiscal Year	General Fund: 0%			Enterprise Fund: 100%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	-	-	-	320,000	132,900	452,900	320,000	132,900	452,900
Total	-	-	-	320,000	132,900	452,900	320,000	132,900	452,900

Certificates of Obligation, Series 2021A

Purpose: to pay for the expansion and improvements to the City's water and sewer system; system renovations and line relocations to the City's electric utility system; city-wide street repairs and improvements; and professional services related thereto.

Fiscal Year	General Fund: 0%			Enterprise Fund: 100%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	-	-	-	140,000	526,350	666,350	140,000	526,350	666,350
2028	-	-	-	135,000	523,550	658,550	135,000	523,550	658,550
2029	-	-	-	160,000	519,500	679,500	160,000	519,500	679,500
2030	-	-	-	160,000	514,700	674,700	160,000	514,700	674,700
2031	-	-	-	185,000	509,900	694,900	185,000	509,900	694,900
2032	-	-	-	260,000	504,350	764,350	260,000	504,350	764,350
2033	-	-	-	290,000	493,950	783,950	290,000	493,950	783,950
2034	-	-	-	290,000	482,350	772,350	290,000	482,350	772,350
2035	-	-	-	320,000	470,750	790,750	320,000	470,750	790,750
2036	-	-	-	370,000	457,950	827,950	370,000	457,950	827,950
2037	-	-	-	395,000	446,850	841,850	395,000	446,850	841,850
2038	-	-	-	1,620,000	435,000	2,055,000	1,620,000	435,000	2,055,000
2039	-	-	-	1,665,000	386,400	2,051,400	1,665,000	386,400	2,051,400
2040	-	-	-	1,715,000	336,450	2,051,450	1,715,000	336,450	2,051,450
2041	-	-	-	1,765,000	285,000	2,050,000	1,765,000	285,000	2,050,000
2042	-	-	-	1,820,000	232,050	2,052,050	1,820,000	232,050	2,052,050
2043	-	-	-	1,875,000	177,450	2,052,450	1,875,000	177,450	2,052,450
2044	-	-	-	1,930,000	121,200	2,051,200	1,930,000	121,200	2,051,200
2045	-	-	-	1,990,000	63,300	2,053,300	1,990,000	63,300	2,053,300
2046	-	-	-	120,000	3,600	123,600	120,000	3,600	123,600
Total	-	-	-	17,205,000	7,490,650	24,695,650	17,205,000	7,490,650	24,695,650

Certificates of Obligation, Series 2021B

Purpose: to refund certain obligations (Combination Tax & Revenue Certificates of Obligations, Series 2013) of the City, and professional services related thereto.

Fiscal Year	General Fund: 0%			Enterprise Fund: 100%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	31,800	4,341	36,141	233,200	31,833	265,033	265,000	36,174	301,174
2028	31,800	3,889	35,689	233,200	28,521	261,721	265,000	32,410	297,410
2029	33,000	3,390	36,390	242,000	24,860	266,860	275,000	28,250	303,250
2030	33,000	2,786	35,786	242,000	20,431	262,431	275,000	23,217	298,217
2031	34,200	2,149	36,349	250,800	15,761	266,561	285,000	17,910	302,910
2032	34,800	1,472	36,272	255,200	10,795	265,995	290,000	12,267	302,267
2033	34,800	741	35,541	255,200	5,436	260,636	290,000	6,177	296,177
Total	233,400	18,768	252,168	1,711,600	137,637	1,849,237	1,945,000	156,405	2,101,405

Limited Tax Notes, Series 2023A

Purpose: to purchase vehicles, equipment, real property for use by the City

Fiscal Year	General Fund: 100%			Enterprise Fund: 0%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	722,000	99,641	821,641	-	-	-	722,000	99,641	821,641
2028	749,000	72,428	821,428	-	-	-	749,000	72,428	821,428
2029	777,000	44,197	821,197	-	-	-	777,000	44,197	821,197
2030	806,000	14,911	820,911	-	-	-	806,000	14,911	820,911
Total	3,054,000	231,177	3,285,177	-	-	-	3,054,000	231,177	3,285,177

Certificates of Obligation, Series 2023B

Purpose: purchase of real property for use by water, wastewater, and electric improvements.

Fiscal Year	General Fund: 0%			Enterprise Fund: 100%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	-	-	-	-	217,056	217,056	-	217,056	217,056
2028	-	-	-	-	217,056	217,056	-	217,056	217,056
2029	-	-	-	-	217,056	217,056	-	217,056	217,056
2030	-	-	-	-	217,056	217,056	-	217,056	217,056
2031	-	-	-	130,000	217,056	347,056	130,000	217,056	347,056
2032	-	-	-	135,000	210,556	345,556	135,000	210,556	345,556
2033	-	-	-	140,000	203,806	343,806	140,000	203,806	343,806
2034	-	-	-	150,000	196,806	346,806	150,000	196,806	346,806
2035	-	-	-	155,000	189,306	344,306	155,000	189,306	344,306
2036	-	-	-	165,000	181,556	346,556	165,000	181,556	346,556
2037	-	-	-	170,000	173,306	343,306	170,000	173,306	343,306
2038	-	-	-	180,000	164,806	344,806	180,000	164,806	344,806
2039	-	-	-	190,000	155,806	345,806	190,000	155,806	345,806
2040	-	-	-	195,000	146,306	341,306	195,000	146,306	341,306
2041	-	-	-	205,000	138,506	343,506	205,000	138,506	343,506
2042	-	-	-	215,000	130,306	345,306	215,000	130,306	345,306
2043	-	-	-	220,000	121,706	341,706	220,000	121,706	341,706
2044	-	-	-	230,000	112,906	342,906	230,000	112,906	342,906
2045	-	-	-	240,000	103,706	343,706	240,000	103,706	343,706
2046	-	-	-	250,000	94,106	344,106	250,000	94,106	344,106
2047	-	-	-	260,000	84,106	344,106	260,000	84,106	344,106
2048	-	-	-	270,000	73,706	343,706	270,000	73,706	343,706
2049	-	-	-	280,000	62,906	342,906	280,000	62,906	342,906
2050	-	-	-	295,000	51,356	346,356	295,000	51,356	346,356
2051	-	-	-	305,000	39,188	344,188	305,000	39,188	344,188
2052	-	-	-	315,000	26,606	341,606	315,000	26,606	341,606
2053	-	-	-	330,000	13,613	343,613	330,000	13,613	343,613
Total	-	-	-	5,025,000	3,760,251	8,785,251	5,025,000	3,760,251	8,785,251

Certificates of Obligation, Series 2023C

Purpose: purchase of real property for future development by the City.

Fiscal Year	General Fund: 100%			Enterprise Fund: 0%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	170,000	526,443	696,443	-	-	-	170,000	526,443	696,443
2028	180,000	518,129	698,129	-	-	-	180,000	518,129	698,129
2029	190,000	509,328	699,328	-	-	-	190,000	509,328	699,328
2030	200,000	499,827	699,827	-	-	-	200,000	499,827	699,827
2031	205,000	489,828	694,828	-	-	-	205,000	489,828	694,828
2032	220,000	479,577	699,577	-	-	-	220,000	479,577	699,577
2033	230,000	468,578	698,578	-	-	-	230,000	468,578	698,578
2034	240,000	457,078	697,078	-	-	-	240,000	457,078	697,078
2035	255,000	444,237	699,237	-	-	-	255,000	444,237	699,237
2036	265,000	430,595	695,595	-	-	-	265,000	430,595	695,595
2037	280,000	416,418	696,418	-	-	-	280,000	416,418	696,418
2038	295,000	401,438	696,438	-	-	-	295,000	401,438	696,438
2039	310,000	385,655	695,655	-	-	-	310,000	385,655	695,655
2040	330,000	368,756	698,756	-	-	-	330,000	368,756	698,756
2041	345,000	350,775	695,775	-	-	-	345,000	350,775	695,775
2042	356,000	331,973	687,973	-	-	-	356,000	331,973	687,973
2043	385,000	312,080	697,080	-	-	-	385,000	312,080	697,080
2044	405,000	291,098	696,098	-	-	-	405,000	291,098	696,098
2045	430,000	268,620	698,620	-	-	-	430,000	268,620	698,620
2046	455,000	244,755	699,755	-	-	-	455,000	244,755	699,755
2047	480,000	219,503	699,503	-	-	-	480,000	219,503	699,503
2048	505,000	192,862	697,862	-	-	-	505,000	192,862	697,862
2049	530,000	164,835	694,835	-	-	-	530,000	164,835	694,835
2050	560,000	135,420	695,420	-	-	-	560,000	135,420	695,420
2051	595,000	104,340	699,340	-	-	-	595,000	104,340	699,340
2052	625,000	71,318	696,318	-	-	-	625,000	71,318	696,318
2053	669,000	36,630	705,630	-	-	-	669,000	36,630	705,630
Total	9,710,000	9,120,096	18,830,096	-	-	-	9,710,000	9,120,096	18,830,096

General Obligation Refunding Bonds, Series 2026

Purpose: to refund certain obligations (Certificates of Obligations, Series 2015 & 2017) of the City, and professional services related thereto.

Fiscal Year	General Fund: 0%			Enterprise Fund: 100%			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	-	-	-	290,000	535,292	825,292	290,000	535,292	825,292
2028	-	-	-	750,000	539,250	1,289,250	750,000	539,250	1,289,250
2029	-	-	-	780,000	501,750	1,281,750	780,000	501,750	1,281,750
2030	-	-	-	825,000	462,750	1,287,750	825,000	462,750	1,287,750
2031	-	-	-	865,000	421,500	1,286,500	865,000	421,500	1,286,500
2032	-	-	-	905,000	378,250	1,283,250	905,000	378,250	1,283,250
2033	-	-	-	955,000	333,000	1,288,000	955,000	333,000	1,288,000
2034	-	-	-	1,325,000	285,250	1,610,250	1,325,000	285,250	1,610,250
2035	-	-	-	1,390,000	219,000	1,609,000	1,390,000	219,000	1,609,000
2036	-	-	-	1,460,000	149,500	1,609,500	1,460,000	149,500	1,609,500
2037	-	-	-	1,530,000	76,500	1,606,500	1,530,000	76,500	1,606,500
Total	-	-	-	11,075,000	3,902,042	14,977,042	11,075,000	3,902,042	14,977,042

Total Debt

Fiscal Year	General Fund			Enterprise Fund			Total		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	968,000	632,369	1,600,369	1,069,000	1,447,207	2,516,207	2,037,000	2,079,576	4,116,576
2028	960,800	594,446	1,555,246	1,118,200	1,308,377	2,426,577	2,079,000	1,902,823	3,981,823
2029	1,000,000	556,915	1,556,915	1,182,000	1,263,166	2,445,166	2,182,000	1,820,081	4,002,081
2030	1,039,000	517,524	1,556,524	1,227,000	1,214,937	2,441,937	2,266,000	1,732,461	3,998,461
2031	239,200	491,977	731,177	1,430,800	1,164,217	2,595,017	1,670,000	1,656,194	3,326,194
2032	254,800	481,049	735,849	1,555,200	1,103,951	2,659,151	1,810,000	1,585,000	3,395,000
2033	264,800	469,319	734,119	1,640,200	1,036,192	2,676,392	1,905,000	1,505,511	3,410,511
2034	240,000	457,078	697,078	1,765,000	964,406	2,729,406	2,005,000	1,421,484	3,426,484
2035	255,000	444,237	699,237	1,865,000	879,056	2,744,056	2,120,000	1,323,293	3,443,293
2036	265,000	430,595	695,595	1,995,000	789,006	2,784,006	2,260,000	1,219,601	3,479,601
2037	280,000	416,418	696,418	2,095,000	696,656	2,791,656	2,375,000	1,113,074	3,488,074
2038	295,000	401,438	696,438	1,800,000	599,806	2,399,806	2,095,000	1,001,244	3,096,244
2039	310,000	385,655	695,655	1,855,000	542,206	2,397,206	2,165,000	927,861	3,092,861
2040	330,000	368,756	698,756	1,910,000	482,756	2,392,756	2,240,000	851,512	3,091,512
2041	345,000	350,775	695,775	1,970,000	423,506	2,393,506	2,315,000	774,281	3,089,281
2042	356,000	331,973	687,973	2,035,000	362,356	2,397,356	2,391,000	694,329	3,085,329
2043	385,000	312,080	697,080	2,095,000	299,156	2,394,156	2,480,000	611,236	3,091,236
2044	405,000	291,098	696,098	2,160,000	234,106	2,394,106	2,565,000	525,204	3,090,204
2045	430,000	268,620	698,620	2,230,000	167,006	2,397,006	2,660,000	435,626	3,095,626
2046	455,000	244,755	699,755	370,000	97,706	467,706	825,000	342,461	1,167,461
2047	480,000	219,503	699,503	260,000	84,106	344,106	740,000	303,609	1,043,609
2048	505,000	192,862	697,862	270,000	73,706	343,706	775,000	266,568	1,041,568
2049	530,000	164,835	694,835	280,000	62,906	342,906	810,000	227,741	1,037,741
2050	560,000	135,420	695,420	295,000	51,356	346,356	855,000	186,776	1,041,776
2051	595,000	104,340	699,340	305,000	39,188	344,188	900,000	143,528	1,043,528
2052	625,000	71,318	696,318	315,000	26,606	341,606	940,000	97,924	1,037,924
2053	669,000	36,630	705,630	330,000	13,613	343,613	999,000	50,243	1,049,243
Total	13,041,600	9,371,985	22,413,585	35,422,400	15,427,256	50,849,656	48,464,000	24,799,241	73,263,241

STANDARD & POORS RATING REPORT

S&P Global
Ratings

RatingsDirect®

Sanger, TX Series 2026 GO Bonds Rated 'AA+'; Outlook Stable

March 2, 2026

- S&P Global Ratings assigned its 'AA+' long-term rating to the City of Sanger, Texas' anticipated \$10.9 million series 2026 general obligation (GO) refunding bonds.
- We also affirmed our 'AA+' rating on the city's existing GO debt.
- The outlook is stable.

ENGLEWOOD (S&P Global Ratings) March 2, 2026--S&P Global Ratings today took the rating actions listed above.

The rating incorporates our view of Sanger's environmental, social, and governance risks relative to the city's economy, management, financial measures, and debt and liability profile, which we view as neutral to our credit analysis. We understand the city also maintains an electric storm recovery fund and general storm recovery fund, funded to a combined \$1.7 million.

The stable outlook reflects our expectation that Sanger will continue to manage its budget to support growth-driven operating and capital needs while maintaining reserves significantly above its reserve policy.

We could lower the rating if budgetary performance were to experience sustained imbalance, leading to significantly deteriorated reserves below the city's long-term goal of 25% of expenditures.

Although unlikely during the two-year outlook period, we could raise the rating if ongoing economic expansion were to improve income and property values to levels we consider in line with those of higher-rated peers.

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Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceld/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

The City of Sanger was assigned a rating of AA+/Stable upon the issuance of the series 2026 GO refunding bonds.

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March 2, 2026

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Sanger, TX Series 2026 GO Bonds Rated 'AA+'; Outlook Stable

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March 2, 2026

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2026 TAX RATE CALCULATION WORKSHEET

2026 Tax Rate Calculation Worksheet Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF SANGER

Taxing Unit Name

Phone (area code and number)

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

Taxing Unit's Website Address

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

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

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

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

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

<https://www.dentoncounty.gov/DocumentCenter/Index/855>

SECTION 1: No-New-Revenue Tax Rate

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

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

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ²	\$ 1,409,859,795
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ³	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,409,859,795
4.	Prior year total adopted tax rate.	\$ 0.689747 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.	
	A. Original prior year ARB values:	\$ 53,028,930
	B. Prior year values resulting from final court decisions:	- \$ 47,754,204
	C. Prior year value loss. Subtract B from A. ⁴	\$ 5,274,726

Texas Tax Code §26.04(c) requires the calculation of the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. Texas Tax Code § 26.04(e-5) requires this calculation form be included in the annual budget document.

¹ Tex. Tax Code §§55.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 12,867,394 B. Prior year disputed value: - \$ 2,573,479 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 10,293,915
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 15,568,641
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,425,428,436
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freepoint, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 260,205 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 14,044,608 C. Value loss. Add A and B. ⁷	\$ 14,304,813
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁸	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 14,304,813
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,411,123,623
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 9,733,182
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ¹⁰	\$ 21,096
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 9,754,278

⁵ Tex. Tax Code §26.012(13)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.012(15)⁹ Tex. Tax Code §26.03(c)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹²	
A.	Certified values: \$ 1,481,171,899	
B.	Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0	
C.	Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0	
D.	Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. ¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110. ¹⁴ Enter the total from Form 50-110: - \$ 0	
E.	Total current year value. Add A and B, then subtract C and D.	\$ 1,481,171,899
19.	Total value of properties under protest or not included on certified appraisal roll. ¹⁵	
A.	Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁶ \$ 10,135,080	
B.	Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁷ + \$ 0	
C.	Total value under protest or not certified. Add A and B.	\$ 10,135,080
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. ¹⁸	\$ 0
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁹ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9. ²¹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21. ²²	\$ 1,491,306,979
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. ²³	\$ 0
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. ²⁴	\$ 70,609,686

¹² Tex. Tax Code §526.012(i) and 26.04(c-2)¹³ Tex. Tax Code §26.03(c)¹⁴ Tex. Tax Code §26.03(e)¹⁵ Tex. Tax Code §26.01(c) and (d)¹⁶ Tex. Tax Code §26.01(c)¹⁷ Tex. Tax Code §26.01(d)¹⁸ Tex. Tax Code §26.012(i)(B)¹⁹ Tex. Tax Code §526.012(i)(C) and 26.012(i)-bi²⁰ Tex. Tax Code §26.012(i)-a)²¹ Tex. Tax Code §26.04(i)-3)²² Tex. Tax Code §26.012(i)²³ Tex. Tax Code §26.012(i)(7)²⁴ Tex. Tax Code §26.012(i)(7)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 70,609,686
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 1,420,697,293
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.686583 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁶	\$ _____ /\$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

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

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.²⁷ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.573485 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,425,428,436
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 8,174,618
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. + \$ 17,397 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. - \$ 0 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ 17,397 E. Add Line 31 to 32D.	\$ 8,192,015
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,420,697,293
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.576619 /\$100

²⁵ Tax: Tax Code §26.04(c)

²⁶ Tax: Tax Code §26.04(d)

²⁷ Tax: Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate.²⁸ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ 0 B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	 \$ 0.000000 /\$100
36.	Rate adjustment for indigent health care expenditures.²⁹ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. \$ 0 B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose. - \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	 \$ 0.000000 /\$100
37.	Rate adjustment for county indigent defense compensation.³⁰ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose. \$ 0 B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	 \$ 0.000000 /\$100
38.	Rate adjustment for county hospital expenditures.³¹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ 0 B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100. \$ 0.000000 /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	 \$ 0.000000 /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ 0 B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. \$ 0 C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ 0.000000 /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ 0.000000 /\$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ 0.576619 /\$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ 0 B. Divide Line 41A by Line 33 and multiply by \$100 \$ 0.000000 /\$100 C. Add Line 41B to Line 40.	\$ 0.576619 /\$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ 0.596800 /\$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ 0.000000 /\$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ 0 b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ 0.000000 /\$100 c. Add Line D42(B)(b) to Line 42. \$ 0.000000 /\$100 d. Enter the current year unused increment rate from Line 68 \$ 0.000000 /\$100 e. Add Line D42(c) to Line D42(d). \$ 0.000000 /\$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ 0.000000 /\$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.³⁶ Enter debt amount \$ 1,602,118 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 10,000 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 0 E. Adjusted debt. Subtract B, C and D from A. \$ 1,592,118	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ 3,452
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 1,598,666
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector.³⁸ 100.00 % B. Enter the prior year actual collection rate..... 100.23 % C. Enter the 2024 actual collection rate. 98.80 % D. Enter the 2023 actual collection rate. 100.55 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³⁹ 100.00 %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 1,598,666
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,491,306,979
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.106528 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.703328 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ 0.000000 /\$100
51.	COUNTIES ONLY. Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	\$ _____ /\$100

³⁶ Tex. Tax Code §26.012(f)³⁷ Tex. Tax Code §26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

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

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

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ⁴⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ⁴¹ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ⁴² - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,491,306,979
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 /\$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.686583 /\$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.686583 /\$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.703328 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.703328 /\$100

SECTION 4: Adjustment for Pollution Control

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

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

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,491,306,979
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 /\$100
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.703328 /\$100

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴⁷ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴⁸

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

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁵¹

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁵²

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value	
	A. Voter-approval tax rate (Line 69).....	\$ 0.691010 /\$100
	B. Unused increment rate (Line 68).....	\$ 0.000000 /\$100
	C. Subtract B from A.....	\$ 0.691010 /\$100
	D. Adopted Tax Rate.....	\$ 0.689747 /\$100
	E. Subtract D from C.....	\$ 0.001263 /\$100
	F. 2025 Total Taxable Value (Line 61).....	\$ 1,431,000,299
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 18.073
65.	Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A. Voter-approval tax rate (Line 68).....	\$ 0.681570 /\$100
	B. Unused increment rate (Line 67).....	\$ 0.000000 /\$100
	C. Subtract B from A.....	\$ 0.681570 /\$100
	D. Adopted Tax Rate.....	\$ 0.689747 /\$100
	E. Subtract D from C.....	\$ -0.008177 /\$100
	F. 2024 Total Taxable Value (Line 60).....	\$ 1,373,144,623
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value	
	A. Voter-approval tax rate (Line 67).....	\$ 0.669136 /\$100
	B. Unused increment rate (Line 66).....	\$ 0.000000 /\$100
	C. Subtract B from A.....	\$ 0.669136 /\$100
	D. Adopted Tax Rate.....	\$ 0.689747 /\$100
	E. Subtract D from C.....	\$ -0.020611 /\$100
	F. 2023 Total Taxable Value (Line 60).....	\$ 1,285,880,641
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.....	\$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 18.073
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.001211 /\$100
69.	Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.704539 /\$100

⁴⁷ Tex. Tax Code §26.013(b).

⁴⁸ Tex. Tax Code §26.013(a)(1)-(b), and (2).

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a).

⁵⁰ Tex. Tax Code §26.0501(a) and (c).

⁵¹ Tex. Local Gov't Code §120.007(d).

⁵² Tex. Local Gov't Code §26.04(c)(2)(B).

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁵³

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.576619 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,491,306,979
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.033527 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.106528 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.716674 /\$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁵

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

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

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

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.699747 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,411,123,623
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,420,697,293
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.704539 /\$100

⁵³ Tex. Tax Code §26.012(b)-(a)

⁵⁴ Tex. Tax Code §26.063(n)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.686583 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27.000**Voter-approval tax rate.** \$ 0.704539 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69**De minimis rate.** \$ 0.716674 /\$100

If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁹

**print
here** ➡_____
Printed Name of Taxing Unit Representative**sign
here** ➡_____
Taxing Unit Representative_____
Date⁵⁹ Tex. Tax Code §26.04(c-2) and (d-2)

Notice About 2026 Tax Rates

Property tax rates in CITY OF SANGER.

This notice concerns the 2026 property tax rates for CITY OF SANGER. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate	\$0.686583/\$100
This year's voter-approval tax rate	\$0.704539/\$100

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

Unencumbered Fund Balance

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

Type of Fund	Balance
GENERAL FUND	17,286,349
DEBT SERVICE FUND	305,158

Current Year Debt Service

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

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CERTIFICATES OF OBLIGATION, SERIES 2007	44,200	1,944	0	46,144
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2021B	31,800	4,340	0	36,140
LIMITED TAX NOTES, SERIES 2023A	722,000	99,641	0	821,641
CERTIFICATES OF OBLIGATION, SERIES 2023C TAXABLE BOND	170,000	526,443	0	696,443
ADMINISTRATION FEES	0	0	1,750	1,750
Total required for 2026 debt service				\$1,602,118
- Amount (if any) paid from funds listed in unencumbered funds				\$10,000
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$3,452
= Total to be paid from taxes in 2026				\$1,588,666
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2026				\$0
= Total debt levy				\$1,588,666

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Dawn Wayne, Denton County Tax Assessor/Collector on 07/27/2026.

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

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

PROPOSED

GLOSSARY OF TERMS

Accrual Basis of Accounting

The basis of accounting whereby revenue projections are developed recognizing revenues expected to be earned in the period, and expenditure estimates are developed for all expenses anticipated to be incurred during the last fiscal year.

Ad Valorem

Latin for “according to the value of.” Refers to the tax assessed against real (land and building) and personal (equipment and furniture) property.

Appropriation

A legal authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in the amount and as to the time when it may be expended.

Assessed Valuation

A valuation set upon real estate and certain personal property by the appraisal district as a basis for levying property taxes.

Assets

Resources owned or held by a government which has monetary value.

Audit

The annual formal examination of the City’s financial statement by an independent third-party accounting firm.

Balanced Budget

A budget that is resources (revenues, fund balance) that equals, or is greater than, uses (expenditures/expenses, capital outlay).

Basis of Accounting

The timing method used in the recognition of revenues and expenditures for financial reporting purposes.

Bond

A written promise to pay a specified sum of money at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate.

Budget

A plan of financial operation embodying an estimate of proposed expenditures for any given period and the proposed means of financing them.

Capital Expenditures/ Outlays

An acquisition or an improvement that will have a life of more than one year and cost more than \$5,000. Repairs that do not extend the life of an asset do not qualify.

Capital Project

A specific project in the Capital Projects Fund or in the Enterprise Capital Projects Fund. These major projects (e.g., parks, buildings, streets, water lines) have a long-term nature and are constructed for the public good.

Capital Projects Funds

Funds that have been created to account for financial resources to be used to acquire or construct major capital projects (see above).

Cash Basis of Accounting

The method of accounting under which revenues are recorded when received and expenditures are recorded when paid.

CIP

Acronym for Capital Improvement Plan.

CCN

A Certificate of Convenience and Necessity (CCN) gives a public utility the exclusive right to provide retail utility service to an identified geographic area, referred to as the certified service area.

DATCU

Acronym for Denton Area Teachers Credit Union.

Debt Service

Payment of interest and repayment of principle to holders of a government's debt instruments.

Debt Service Fund

A fund established to account for the accumulation of resources for, and the payment of, general long-term debt principal and interest. The Town has no debt; therefore, no debt service fund budget is presented.

DFW

Acronym for The Dallas - Fort Worth area.

EMS

Acronym for Emergency Medical Services.

Encumbrances

Commitments related to unperformed (executory) contracts for goods and services.

Enterprise Fund

A proprietary fund type used to report activity for which a fee is charged to external users for goods or services.

ERCOT

Acronym for Electric Reliability Council of Texas.

Expenditures

Decreases in net financial resources. Expenditures include current operating expenses which require the current or future use of net current assets, debt service, and capital outlays.

FM

Designation for Farm to Market road.

Fiduciary Fund

A fund type used to report assets held in a trustee or agency position for other entities.

Fund

An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources together with all liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.

Fund Balance (Equity)

The difference between fund assets and fund liabilities reported in the Town's governmental funds. For Budget presentation purposes, Fund Balance shall be defined as Unassigned Fund Balance for governmental funds and as Net Working Capital for proprietary funds.

FY

Acronym for Fiscal Year.

GAAP

Acronym for Generally Accepted Accounting Principles, which are a collection of rules and procedures that set the basis for the fair presentation of financial statements. The accounting and reporting policies of the Town conform to the GAAP applicable to state and local governments.

GASB

Acronym for Government Accounting Standards Board, an independent, non-profit agency responsible for the promulgation of accounting and financial reporting procedures for governmental entities.

General Fund

General Operating Fund of the Town, accounting for the resources and expenditures related to the generally recognized governmental services provided.

GFOA

Acronym for the Government Finance Officers Association. Founded in 1906, GFOA represents public finance officials throughout the United States and Canada. The association's more than 20,000 members are federal, state/provincial, and local finance officials deeply involved in planning, financing, and implementing thousands of governmental operations in each of their jurisdictions. GFOA's mission is to advance excellence in public finance.

Governmental Funds

Funds generally used to account for tax-supported activities. There are five (5) types of governmental funds; the general fund, special revenue funds, debt services funds, capital projects funds and permanent funds.

HOT

Acronym for Hotel Occupancy Tax.

I&I

Acronym for Inflow & Infiltration. Inflow happens when groundwater and stormwater seep into sanitary sewer systems through private and public defects within the collection system. Infiltration is when groundwater enters the sanitary sewer system through faulty pipes or manholes.

I&S

Acronym for Interest & Sinking.

Infrastructure

Public domain fixed assets such as roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, lighting systems and similar assets that are immovable and of value only to the government unit.

Internal Service Fund

A fund used to account for the financing of goods or services provided by one department or agency to other departments or agencies of a government, or to other governments, on a cost-reimbursement basis. The Town's Equipment Replacement, Technology

Replacement and Building Maintenance & Investment Funds are internal service funds.

MICU

Acronym for Mobile Intensive Care Unit.

M&O

Acronym for Maintenance & Operations

Major Fund

A fund whose revenues, expenditures, assets or liabilities are greater than ten percent of corresponding totals and at least five percent of the aggregate amount for all governmental and enterprise funds.

Modified Accrual

A combination of cash basis and accrual basis. Revenues are recognized when they are (1) measurable and (2) available. Expenditures are fully accrued as they are measurable when they are incurred.

No-New-Revenue (NNR) Tax Rate

The no-new-revenue tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year, based on a tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.

Ordinance

A formal legislative enactment by the governing body of a municipality. If it is not in conflict with any higher form of law, such as a state statute or constitutional provision, it has the full force and effect of law within the boundaries of the municipality to which it applies. The difference between an ordinance and a resolution is that the latter requires less legal formality and has a lower legal status. Revenue raising measures, such as the imposition of taxes, special assessments and service charges, usually require ordinances.

P&Z

Acronym for Planning & Zoning.

Proprietary Fund

A fund type used to account for activities that involve business-like operations.

R&M

Acronym for Repairs & Maintenance.

Revenues

Increases in net financial resources. Revenues include the receipt of assets for goods sold or services provided in the current reporting period, intergovernmental grants, and interest income.

SCBA

Self-contained Breathing Apparatus

Special Revenue Fund

A fund used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to expenditure for specific purposes. GAAP only require the use of special revenue funds when legally mandated. These include the Court Technology and Court Security Funds.

SWOT

Acronym for an analysis of the City's Strengths, Weaknesses, Opportunities and Threats.

Tax Levy

The total amount of taxes imposed by the Town of taxable property within its boundaries.

Tax Rate

The dollar rate for taxes levied for each \$100 of assessed valuation.

TBD

Acronym for To Be Determined.

TXDOT Acronym for Texas Department of Transportation.

Transfer

The movement of monies from one fund, activity, department, or account to another. This includes budgetary and/or movement of assets.

Voter-Approval Tax Rate

The voter-approval tax rate is a calculated maximum rate allowed by law without voter approval. The calculation splits the voter-approval tax rate into two separate components - a no-new-revenue maintenance and operations (M&O) rate and a debt service rate.

WW

Acronym for Waste Water.

WWTP

Abbreviation for Waste Water Treatment Plant.





CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 09-27-26, setting the City's Ad Valorem tax rate at \$0.689747/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.

SUMMARY:

- This Ordinance sets the tax rate for the 2026-2027 fiscal year at \$0.689747/\$100 valuation, which is unchanged from the prior year tax rate.

	Rate	2026-2027	2025-2026	Change
M&O Rate		\$0.583219	\$0.573485	\$0.009734
Debt Rate		\$0.106528	\$0.116262	(\$0.009734)
Total Rate		\$0.689747	\$0.689747	\$0.000000

- The tax rate is as follows: \$0.583219 for maintenance and operations and \$0.106528 for general obligation debt.
- In compliance with the Texas Property Tax Code, the City published required notices regarding the proposed tax rate in The Denton Record-Chronicle.
- Notice of the proposed tax rate has been available to the public on the City's website.
- Public hearings regarding the proposed tax rate were held on August 10 and 17, 2026.

FISCAL INFORMATION:

- Adopting this property tax rate will provide funding in accordance with the 2026-2027 budget.

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 09-27-26.
- Under Section 26.05(b) of the Texas Property Tax Code, the motion to adopt this ordinance must be made in the following form: **"I MOVE THAT THE PROPERTY TAX RATE BE INCREASED BY THE ADOPTION OF A TAX RATE OF \$0.689747 PER \$100, WHICH IS EFFECTIVELY A 0.46 PERCENT INCREASE IN THE TAX RATE."**
- THE VOTE ON THE ORDINANCE MUST BE A RECORD VOTE OF THE CITY COUNCIL.**

ATTACHMENTS:

- Ordinance 09-27-26

CITY OF SANGER, TEXAS

ORDINANCE No. 09-27-26

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, LEVYING A TAX RATE FOR THE GENERAL GOVERNMENT FOR THE FISCAL YEAR 2026-2027 AND PROVIDING FOR A PENALTY AND 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 of the City of Sanger finds that a tax rate of \$0.689747 per \$100 valuation for the Fiscal Year 2026-2027, hereinafter levied for current expenses of the City and general improvements of the City and its property, must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, all statutory and constitutional requirements for the levy and assessment of ad valorem taxes have been completed in due and correct time and all requirements of the Sanger Charter have been met; 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 the City Council does hereby levy and adopt the tax rate on \$100 assessed valuation for the City for maintenance and operation of the City government for the tax year 2026- 2027 as follows:

\$0.583219/\$100

SECTION 2: That the City Council does hereby levy and adopt the tax rate on \$100 assessed valuation for the City for debt service for City government for the tax year 2026-2027 as follows:

\$0.106528/\$100

SECTION 3. That, because the total amount of revenue generated from taxes to fund maintenance and operations will be greater than last year and because the tax rate exceeds the effective maintenance and operations rate, the following statements are made as required by Section 26.05 of the Texas Tax Code: **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR’S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 1.14 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$6.60.**

SECTION 4. 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 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 6. This ordinance will take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

SECTION 7. The City Council of the City of Sanger, Texas met in a public meeting on September 8, 2026, and adopted this ordinance with a majority vote as follows:

Council Member Marissa Barrett	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Mark Bulger	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Josh Burrus	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Margie Tisdale	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____
Council Member Victor Gann	AYE ____	NAY ____	ABSTAIN ____	ABSENT ____

PASSED AND APPROVED by the City Council of the City of Sanger, Texas on this 8th day of September 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Ordinance 09-28-26 ratifying the property tax increase reflected in the fiscal year 2026-2027 budget.

SUMMARY:

- The proposed tax rate of \$0.689747 per \$100 valuation is unchanged from the current tax rate of \$0.689747 per \$100 valuation.
- The increase in the total tax roll since last year will result in the City receiving more revenue from property taxes.
- Section 102.007(c) of the Local Government Code requires a governing body that adopts a budget that raises more revenue from property taxes than in the previous year to ratify, by a separate vote, the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law. The proposed 2026-2027 budget will raise more revenue from property taxes than in the previous year and, therefore, requires a separate vote of the City Council to ratify the property tax increase reflected in the budget.
- The calculation of the increased revenues is based on the adjusted tax rolls, resulting in an increase in property tax revenue of \$531,967. This additional revenue represents a 5.45% increase from last year's adjusted levy and includes \$487,028 in revenues generated from new properties added to the tax roll.

FISCAL INFORMATION:

- N/A

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Ordinance 09-28-26.

ATTACHMENTS:

- Ordinance 09-28-26 Ratifying a Property Tax Increase

CITY OF SANGER, TEXAS**ORDINANCE No. 09-28-26**

AN ORDINANCE OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2026-2027 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2026-2027 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Texas Local Government Code Section 102.007 , requires the City Council to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and,

WHEREAS, the City's 2026-2027 Budget has an increase in property tax revenues as compared to the previous year; and

WHEREAS, as a result of the approval of the 2026-2027 Budget, the City Council finds that it must ratify the increased revenue from property taxes; and

WHEREAS, the City Council finds that 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 the City Council, as the governing body of the City of Sanger, Texas, having adopted the Fiscal Year 2026-2027 annual Budget that will require raising more revenue from property taxes than in the previous year, hereby ratifies the property tax increase reflected in the Fiscal Year 2026-2027 Annual Budget.

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 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 cases provide.

PASSED AND APPROVED by the City Council of the City of Sanger, Texas on this 8th day of September 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: September 8, 2026

FROM: Clayton Gray, Chief Financial Officer

AGENDA ITEM: Consideration and possible action on Resolution 2026-11 amending the fee schedule.

- This resolution revises the City's fees and service charges for the fiscal year beginning October 1, 2026.
- The proposed revisions to the fee schedule include:
 - Updating Development Services building and construction fees to better reflect the time required for inspections and adding fees for retaining walls and parking lots that are not currently included in the schedule.
 - Updating food service fees to add late fees for noncompliance and incorporate recently updated mobile food vendor fees established by the Texas Department of Health.
 - Revising the Library's lost and damaged materials fee to address items with minor damage.
 - Updating Parks pavilion rental fees to include all-day rental options.
 - Adding a Police Department fingerprinting fee.
 - Updating the Public Works water service connection fee to reflect the increased cost of water meters.
 - Adopting new water and wastewater service rates, as recommended by NewGen Strategies and Solutions and presented to the City Council on August 4, 2025.
- A schedule identifying all proposed fee changes is attached.

FISCAL INFORMATION:

Budgeted: Yes

Amount: Various

GL Account: Various

RECOMMENDED MOTION OR ACTION:

- Staff recommends approval of Resolution 2026-11.

ATTACHMENTS:

- Resolution 2026-11
- Schedule of changes to the Fee Schedule

CITY OF SANGER, TEXAS

RESOLUTION NO. 2026-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, AMENDING THE MASTER FEE SCHEDULE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has determined that it is necessary to establish a Master Fee Schedule for Services that are provided to our citizens; and

WHEREAS, the City Council shall adopt revisions and amendments from time to time as needed; and

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

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

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

SECTION 2. The City Council of Sanger, Texas, adopts the attached hereto and incorporated herein as **Exhibit A**.

SECTION 3. This Resolution shall become effective on October 1, 2026.

PASSED AND APPROVED THIS 8th DAY OF SEPTEMBER 2026.

APPROVED:

ATTEST:

Gary Bilyeu, Mayor

Kelly Edwards, City Secretary

Exhibit A



CITY OF SANGER, TEXAS MASTER FEE SCHEDULE

**Approved by the Sanger City Council
September 8, 2026**

**Effective
October 1, 2026**

City of Sanger, Texas Master Fee Schedule

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Utility Related Fees..... Page 18

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Animal Control Fees	
Registration of dangerous dogs	\$200.00
Animal registration	\$5.00
Adoption fee	\$125.00
Animal impound fees	
Class A (dogs, cats, fowl)	
First impoundment	\$20.00
Second impoundment	\$40.00
Third impoundment	\$60.00
Fourth impoundment	\$80.00
Class B (goats, sheep, lambs, pigs, cattle, horses and animals of the same approximate size and weight)	
First impoundment	\$30.00
Second impoundment	\$40.00
Third impoundment	\$75.00
Fourth impoundment	\$113.00
Daily Handling Fees	
First day or part of day	\$15.00
Each subsequent day	\$5.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Building and Construction Fees	
Building Permits and Inspections	
Residential permit fees	
New residential	\$75.00 Plan review fee + \$1.00 per square foot.
Residential additions/remodels	\$200.00 + \$0.45 per square foot of living space and \$0.15 per square foot of unheated space.
Windows and doors (only)	\$75.00
Reroof	\$150.00
Accessory buildings	
Under 120 sq. ft	No permit required.
Over 120 sq. ft	\$175.00
Commercial permit fees	
Commercial, new or additions and multifamily dwellings	
Plan review fee	50% of permit fee (minimum \$200.00).
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February.
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (min. fee \$150.00).
Commercial, remodels or finish-outs	
Plan review fee	50% of permit fee (minimum \$200.00).
Permit	\$200.00 application fee + \$8.00 per \$1000.00 value based on ICC valuation table published each year in February.
For the 3rd party review and/or inspections	Actual cost plus an administrative fee of 10% of the total cost of the 3rd party review and/or inspections (min. fee \$150.00).
Amended plan review	\$100.00
Certificate of occupancy (*temp power not included	\$100.00
Courtesy CO walk-thru (limited to one hour)	\$100.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Other inspections and fees	
After hours inspection (2 hour minimum)	\$100.00 per hour.
Permit Reinstatement	\$100.00
Reinspection	
Initial reinspection	\$75.00
Second reinspection	\$100.00
Third reinspection	\$125.00
Subsequent reinspection	\$150.00
Work without a permit	Double permit fee.
Temporary pole service	\$100.00
Temporary power (CO)	\$50.00
Fence permit	
Residential	\$50.00
Commercial	\$75.00
Retaining Wall (Residential)	\$50.00
Retaining Wall (Commercial)	\$75.00
Renewable energy permit	\$100.00
Replacement of water lines, sewer lines or driveways on existing structures	\$75.00
Flatwork	
Residential	\$75.00
Commercial	\$100.00
Parking Lot (Non-engineered)	\$100.00
Parking Lot (Engineered)	Actual cost plus administrative fee of 10% of the total cost of the 3rd party review and/or inspections (minimum fee \$150.00).
Swimming pool/spa	
Aboveground	\$100.00
In ground	\$300.00
Annual Swimming Pool Fee (to include 1 inspection)	\$300.00
Demolition permit	
Residential	\$75.00
Commercial	\$100.00
Mobile home move-in	\$250.00
Modular home	\$500.00
Zoning Verification Letter	\$100.00
Early grading	\$400.00
Foundation repair	\$75.00
Miscellaneous inspections	\$75.00
Permit fee for moving houses, buildings and other structures	\$150.00
Single Trade Permit Fees	
Residential	
Plumbing permit	\$100.00
Mechanical permit	\$100.00
Electric permit	\$100.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Commercial	
Plumbing permit	\$175.00
Mechanical permit	\$175.00
Electric permit	\$175.00
Irrigation permit	
Residential	\$100.00
Commercial	\$200.00
Sprinkler system permit	\$200.00
Fire alarm permit	\$200.00
For the 3rd party fire review and/or inspections	Actual cost plus administrative fee of 5% of the total cost of the 3rd party review/inspections.
Community Enhancement Fees	
Nuisance Violation Abatement	Actual Cost + \$150.00 administrative fee.
Planning Fees	
Residential Tract Preliminary Plat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more.
Residential Tract Final Plat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more.
Residential Replat	\$600.00 + \$10.00 lot or \$15.00 acre for lot sizes of one acre or more.
Minor Plat Residential	\$400.00 + \$10.00 each lot, or \$15.00 per acre for lots sizes of one acre or more.
Amended Plat Residential	\$400.00 + \$10.00 per lot .
Conveyance Plat	\$400.00 + \$10.00 per lot .
Vacating Plat	\$400.00
Commercial Tract Preliminary Plat	\$700.00 + \$15.00 per acre.
Commercial Tract Preliminary Final Plat	\$700.00 + \$15.00 per acre.
Commercial Tract Preliminary Replat	\$700.00 + \$15.00 per acre.
Amended Plat Commercial	\$400.00 + \$10.00 per lot.
Minor Plat Commercial	\$500.00 + \$10.00 per lot, or \$15.00 per acre for lots sizes of one acre or more.
Zoning Verification Letter	\$100.00
Zoning Change Planned Development	PD - \$1000.00 + \$10.00 per acre.
Zoning Change Anything Other Than Planned Development	\$600.00 + \$10.00 per acre.
Variance	\$350.00
Specific Use Permit	\$500.00
Third Party Engineering Plan Review	Actual cost + 10% administrative fee.
Public Improvement Construction Inspection	3% of the total public improvement construction cost.
Third Party Engineering Inspection	Actual cost + 10% administrative fee.
Plat Filing Fee	\$150.00
Notification Fee	\$150.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Business Related Fees	
Occasional sales permit	\$10.00
Recreational vehicle park license	\$1000.00 + \$10.00 for each recreational vehicle hook up.
Curb, Gutter, Driveway, and Culvert Installations	\$60.00
Street cut excavation and repair	\$60.00
Sign Permits	\$75.00 + \$50.00 electrical if applicable.
License Fee for Amusement Establishments	\$50.00
Solicitor or peddler permit fee	\$250.00
Permit fee for each agent or employee of a solicitor or peddler	\$25.00
City health permit if the sale of food is involved	\$125.00
Fees for Sexually Oriented Businesses	\$500.00
Fees for Food Service Establishments	
Application fee (one time)	\$200.00
Annual permit fee	Restaurant \$400.00, Convenience Store \$400.00, Grocery Store \$500.00.
Food Establishment Annual Permit Late Fee 30 days	\$50.00
Food Establishment Annual Permit Late Fee 60 days	\$75.00
Food Establishment Annual Permit Late Fee 90 days	\$100.00
Daycare facilities	\$400.00
Reinspection or inspections in addition to the two yearly inspections	\$150.00
Health Plan Review	Actual cost + 10% administrative fee.
Mobile Food Vendor	
Type I Mobile Food Vendor	\$250.00
Type II Mobile Food Vendor	\$350.00
Type III Mobile Food Vendor	\$400.00
Health Final and CO Inspection	\$150.00 per hour min 1 hour.
Filming Production Fees	
Application fee	\$25.00
Total or disruptive use (regular operating hours) of a public building, park, right-of-way, or public area	\$500.00 per Calendar Day.
Partial nondisruptive use of a public building, park, right-of-way, or public area	\$250.00 per Calendar Day.
Total closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)	\$50.00 per Calendar Day.
Partial closure or obstruction of public street or right-of-way, including parking lots and on-street parking (for filming purposes)	\$25.00 per Calendar Day.
Use of city parking lots, parking areas, and city streets (for the purpose of parking film trailers, buses, catering trucks, and other large vehicles)	\$50.00 per Calendar Day.

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Fire Fees	
Certificate of occupancy	\$50.00
Open burning commercial > 25 acres	\$200.00
Third Party Review and Inspection	Actual cost plus an administrative fee of 5% of the total cost of the third party review and/or inspections (min. fee \$150.00).
Construction Fees	
Building plan review and inspection (Plan review and initial inspection fees are included. A second or additional inspection of any failed item will result in a reinspection fee.)	\$100.00 per 1,000 sq. ft. of structure.
Site plans (survey and area developed)	20% of building plan fee.
Construction site offices:	\$100.00 per building.
Temporary structures and uses	\$100.00 (one time service).
Vending and trad	\$100.00 per building.
Temporary membrane structures, tents and canopies	\$75.00 per unit.
Automatic fire-extinguishing systems	
1–20 heads	\$100.00
21–250 heads	\$175.00
251–499 heads	\$250.00
500+ heads	\$350.00 + \$0.50 per head over 500.
Automatic fire-extinguishing systems commercial cooking	\$50.00 fixed system.
Fire alarm/detection related equipment	
1–10 devices	\$100.00
11–25 devices	\$175.00
26–150 devices	\$250.00
151–499 devices	\$350.00
500+ devices	\$350.00 + \$0.50 per device over 500.
Fire pumps and related equipment	\$100.00
Standpipe systems	\$50.00
Private fire hydrants	\$50.00
Flammable and combustible liquid storage/dispensing	\$100.00
Oil/gas well drilling	\$1,000.00
Oil/gas well workover/recompletions	\$500.00
Hazardous material storage	\$100.00
LP-gas storage	\$100.00
Spraying or dipping building/booths	\$100.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Annual Inspections	
Commercial/public	
1–5,000 sq. ft.	\$50.00
5,001–12,000 sq. ft.	\$75.00
2,001–25,000 sq. ft.	\$100.00
25,001–50,000 sq. ft.	\$125.00
50,001–100,000 sq. ft.	\$150.00
100,001–250,000 sq. ft.	\$175.00
Over 250,001 sq. ft.	\$175.00 + \$25.00 each 10,000 sq. ft.
Multifamily residences	\$50.00 per building.
Reinspection Fees	
Reinspection (after 2nd reinspection) existing building	\$100.00
Reinspection (after 2nd reinspection) new buildings	\$100.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Impact Fees	
Single-family residential	
Water	\$2,250.00
Wastewater	\$3,000.00
Multifamily residential	
Water	\$2,250.00 per dwelling unit.
Wastewater	\$3,000.00 per dwelling unit.
Small commercial (up to and including 2" water meter or 6" wastewater service line)	
Water	\$3,800.00
Wastewater	\$7,000.00
Large commercial (greater than 2" water meter or 8" or greater wastewater service line)	
Water	\$15,000.00
Wastewater	\$32,500.00
Public schools	
Water	\$10,000.00
Wastewater	\$20,000.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Library Fees	
Overdue Fines - Hotspots	\$1.00 per day
Overdue Fines - Launchpads Tablets	\$1.00 per day
Overdue Fines - Library of Things *Pending policy	\$1.00 per day
Lost/damaged items/materials	Replacement cost of item +\$ 5.00 processing fee. Minor damage (e.g., lost case, repairable book damage) \$5.00 processing fee.
If lost/damaged item is replaced with identical item purchased by patron, the processing fee is waived.	
Library of Things - Cleaning/Processing Fee	\$5.00
Library of Things - Things returned via book drop	\$10.00
Library Meeting Room (during library hours)	Driver's License or \$75 deposit.
Copies/Prints	
Black and White	\$0.20 per page, \$0.40 for double sided.
Color	\$0.50 cents per page, \$1.00 for double sided.
Legal Black and White	\$0.40 cents per page, \$0.80 for double sided.
Legal Color	\$1.00 cents per page, \$2.00 for double sided.
Faxes	\$1.00 for first page, \$0.50 additional page.

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Miscellaneous Fees	
Returned checks	\$30.00
Notary Fee	\$10.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Municipal Court Fees	
Warrant Fee	\$75.00
Technology Fee	\$4.00
Building Security Fee	\$3.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Parks and Recreation Fees	
Concession stand rental	\$125.00
Concession stand cleaning	\$200.00
Park and recreation staff(hourly per employee)	\$25.00
Repair of damaged facility	Actual cost of labor and materials.
Baseball, Softball, Soccer and Football	
League play	
Player Fee per player	\$10.00
Tournament play	
Deposit per field	\$200.00
Per field per day	\$400.00
Lights per 90 minutes	\$25.00
Penalty for lights left on	\$25.00
Practice Play	
Lights per 90 minutes	\$25.00
Field rental per 90 minutes	\$25.00
Adult softball	
Team fee	Cost Recovery Plus 10%.
Sign advertising on all ball field scoreboards	\$2,000.00 annually.
Community Center Rental	
Facility Rental	\$200.00
Cleaning deposit	\$200.00
Vendors	
Vendors utilizing city property, not related to a city-sponsored	\$100.00
Special Event Vendors	
Special Event Permit	\$100.00
Vendors utilizing city property for a city-sponsored special event	
10x10 food booth	\$65.00
10x20 food booth	\$85.00
10x30 food booth	\$135.00
10x10 merchandise booth space	\$50.00
10x20 merchandise booth space	\$65.00
10x10 booth space for non-food items that require no	\$25.00
Pavilion Rental	
Small pavilion all-day rental	\$25.00
Large pavilion all-day rental	\$50.00
Presbyterian Church Rental Fees	
Friday, Saturday, or Sunday	\$400.00
Monday - Thursday	\$300.00
Monday-Thursday 8:00 a.m. to 2:00 p.m.	\$300.00 per day.
Weekend (Friday 12 noon to Sunday 8 pm)	\$750.00
Required deposit	\$300.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Parkland Dedication Fees	
Land Dedication	
Single-Family	3 acres with one being developable per 100 units.
Multifamily	3 acres with one being developable per 100 units.
Developments less than 100 units	Less than 100 units pays fee in lieu of land.
Fee in Lieu of Land Dedication	
Single-Family	\$274.00 per unit.
Multifamily	\$274.00 per unit.

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Police Fees	
Fingerprinting Fee	\$10.00

Description	Fee
Right-of-Way Fees	
Permit Application Fee	A nonrecurring fee of \$500.00 for up to five network nodes addressed in the same application, \$100.00 for each additional node in the same application; and a nonrecurring fee of \$1,000.00 for each node support pole.
Annual Rate for Public Right-of-Way Use	\$250.00 annually per node in the city public right-of-way.
Service Pole Attachment Fee	The rate to collocate a network node on a service pole in the public right-of-way shall be \$20.00 per pole per year.
Network Nodes on Transport Facilities	Any network node on transport facilities located within the public right-of-way shall pay municipal fees for occupying the public right-of-way in an amount not less than \$28.00 per node per month.

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Utility Related Fees	
General Utility Fees	
Service Fee for customers whose service bill has not been paid by the twenty-seventy day following the billing date	
Water service fee	\$30.00
Electric service fee	\$30.00
Tampering fee	\$200.00
Additional trip fee	\$20.00 per trip.
After hours utility service fee for connection or disconnection after regular business hours or less than one hour before the close of business	\$50.00
Solid Waste Service Fees	
Solid Waste monthly collection fee for all solid waste customers	Actual cost plus \$3.00 administrative fee.
Water Service Connections	
3/4" Water meter	\$470.53
1" Water meter	\$539.29
1 1/2" Water meter	\$1,498.32
2" Water meter	\$1,713.03
3" Water meter	\$2,142.45
4" Water meter	\$7,636.11
6" Water meter	\$10,162.99
8" Water meter	\$16,128.29
MXU 520 Radio	\$188.41
Small Meter box	\$23.85
Small AMR Lid	\$43.85
Large Meter Box	\$59.00
Large AMR Lid	\$61.00
Additional meter for sprinkler system	\$350.00
Charge for water connect fees (user fee)	\$30.00
Charge for service interruption supervision	\$35.00
Relocation of water meter	
3/4 inch meter	\$285.00 relocation of 10 feet or less; additional \$100 for each additional 10 feet or portion thereof.
1 inch meter	\$285.00 relocation of 10 feet or less; additional \$100 for each additional 10 feet or portion thereof.
1 1/2 inch meter	\$340.00 relocation of 10 feet or less; additional \$200 for each additional 10 feet or portion thereof.
2 inch meter	\$390.00 relocation of 10 feet or less; additional \$200 for each additional 10 feet or portion thereof.

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Water and Sewer Deposits	
Residential deposit	\$100.00
Mult property residential deposit, available where the individual or company must not have been late on any payments for any properties within the last twelve (12) months	\$100.00
Large volume user deposit (including but not limited to restaurants, hair salons, pet groomers, etc.)	\$200.00
Commercial deposit	\$100.00
Mobile water meter deposit	\$1,000.00
Water Service Rates	
Residential	
0–1,000 gallons	\$36.41 minimum per unit served.
1,001–4,999 gallons	\$6.47 per thousand gallons.
5,000–14,999 gallons	\$7.11 per thousand gallons.
15,000–29,999 gallons	\$8.88 per thousand gallons.
30,000+ gallons	\$12.86 per thousand gallons.
Commercial	
0–1,000 gallons	\$47.41 minimum per unit served.
1,001–4,999 gallons	\$7.50 per thousand gallons.
5,000–14,999 gallons	\$8.14 per thousand gallons.
15,000–29,999 gallons	\$9.20 per thousand gallons.
30,000+ gallons	\$11.35 per thousand gallons.
Multi-unit Commercial	
Minimum monthly charge	\$30.49 minimum per unit served.
1,001–4,999 gallons	\$7.50 per thousand gallons.
5,000–14,999 gallons	\$8.14 per thousand gallons.
15,000–29,999 gallons	\$9.20 per thousand gallons.
30,000+ gallons	\$11.35 per thousand gallons.
Where existing commercial tenants are served by a single water meter, the total water usage will be divided by the member of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the number of tenants to determine the amount due. No new multiunit connections will be allowed.	
Sewer Service Rates	
Residential	
0–1,000 gallons	\$48.13 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
Maximum monthly charge	\$124.74

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Commercial	
3/4" water meter	
0–1,000 gallons	\$70.85 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
1" water meter	
0–1,000 gallons	\$77.52 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
1-1/2" water meter	
0–1,000 gallons	\$88.21 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
2" water meter	
0–1,000 gallons	\$107.30 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
3" water meter	
0–1,000 gallons	\$132.31 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
4" water meter	
0–1,000 gallons	\$245.57 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
6" water meter	
0–1,000 gallons	\$326.41 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
8" water meter	
0–1,000 gallons	\$430.78 minimum per unit served.
1,001–9,999 gallons	\$6.83 per thousand gallons.
10,000+ gallons	\$7.57 per thousand gallons.
Customers without City water service	\$90.53 per month if consumption is not provided by the entity providing water.
Electric Deposits	
Residential deposit	\$200.00
An acceptable letter of credit from a recognized utility company for the current previous twelve (12) months shall be accepted in lieu of a deposit. Such letter must state that the customer has an acceptable payment record. Temporary service for cleanup or a remodel will be subject to a thirty-day maximum and will not require a deposit.	
Mult property residential deposit, available where the individual or company must not have been late on any payments for any properties within the last twelve (12) months	\$200.00
Small commercial deposit	\$200.00
Large commercial deposit	\$500.00

City of Sanger, Texas Master Fee Schedule

Item 20.

Description	Fee
Electric Service Connections	
Service fee for all new customers and any customer moving within the system	\$30.00
Temporary Service Fee (good for thirty (30) days)	\$30.00
Service fee for a customer who is disconnected for nonpayment or who has not paid by the end of business on the 27th and reconnected, or customer requesting disconnect and reconnect for remodeling or upgrading electrical wiring	\$30.00
Three phase service fee	\$90.00
Electric Service Rates	
Residential	
Facilities charge	\$12.41
Energy charge	\$0.1377 per kwh
Minimum monthly charge	\$12.41
Commercial	
Facilities charge	\$19.44
Energy charge	\$0.1406 per kwh
Minimum monthly charge	\$19.44
Industrial	
Facilities charge	\$41.70
Energy charge	\$0.1230 per kwh
Minimum monthly charge	\$41.70
Security/Guard Light Monthly Charges	
150W H.P.S	\$17.58
400W H.P.S. directional floodlight	\$41.02
1,000W metal halide floodlight	\$82.03
ERCOT Mandated Charges	
Various charges imposed by the Energy Reliance Council of Texas (ERCOT) and adjusted periodically shall be added or deducted from the above rates at the actual cost to the city.	\$4.00
Electric Service Switchover	
Disconnect charge	\$100.00
Installation	\$100.00, but if special metering facilities are to be removed, the charge is increased to cover this additional cost.

Schedule of Proposed Changes to Fee Schedule

Item 20.

Description	Current Fee	Proposed Fee	\$ Change	% Change	Adjustment Justification
Building and Construction Fees					
Building Permits and Inspections					
Residential permit fees					
Reroof	\$100.00	\$150.00	\$50.00	50.0%	Time spent on inspections
Other inspections and fees					
Permit reinstatement	\$0.00	\$100.00	\$100.00	-	Add item not currently covered under fee structure
Fence permit					
Retaining Wall (Residential)	\$0.00	\$50.00	\$50.00	-	Add item not currently covered under fee structure
Retaining Wall (Commercial)	\$0.00	\$75.00	\$75.00	-	Add item not currently covered under fee structure
Flatwork					
Parking Lot (non-engineered)	\$0.00	\$100.00	\$100.00	-	Add item not currently covered under fee structure
Parking Lot (Engineered)	\$0.00	Actual cost plus administrative fee of 10% of the total cost of the 3rd party review and/or inspections (miimum fee \$150.00).	-	-	Add item not currently covered under fee structure
Single Trade Permit Fees					
Residential					
Plumbing permit	\$75.00	\$100.00	\$25.00	33.3%	Time spent on inspection
Mechanical permit	\$75.00	\$100.00	\$25.00	33.3%	Time spent on inspection
Electric permit	\$75.00	\$100.00	\$25.00	33.3%	Time spent on inspection
Commercial					
Plumbing permit	\$150.00	\$175.00	\$25.00	16.7%	Time spent on inspection
Mechanical permit	\$150.00	\$175.00	\$25.00	16.7%	Time spent on inspection
Electric permit	\$150.00	\$175.00	\$25.00	16.7%	Time spent on inspection
Planning Fees					
Plat Filing Fee	\$100.00	\$150.00	\$50.00	50.0%	Plat filing have consistently been more than \$100.00

Business Related Fees					
Fees for Food Service Establishments					
Food Establishment Annual Permit Late Fee 30 days	\$0.00	\$55.00	\$50.00	-	Add item not currently covered under fee structure
Food Establishment Annual Permit Late Fee 60 days	\$0.00	\$75.00	\$75.00	-	Add item not currently covered under fee structure
Food Establishment Annual Permit Late Fee 90 days	\$0.00	\$100.00	\$100.00	-	Add item not currently covered under fee structure
Mobile Food Vendor Annual Permit (two inspection annually)	\$400.00	\$0.00	(\$400.00)	-	Replace this fee with those now controlled and contracted through the State Department of Health.
Type I MFV (Mobile Food Vendor)	\$0.00	\$250.00	\$250.00	-	New Fee - Controlled and contracted through the State Department of Health.
Type II MFV (Mobile Food Vendor)	\$0.00	\$350.00	\$350.00	-	New Fee - Controlled and contracted through the State Department of Health.
Type III MFV (Mobile Food Vendor)	\$0.00	\$400.00	\$400.00	-	New Fee - Controlled and contracted through the State Department of Health.

Library Fees

Schedule of Proposed Changes to Fee Schedule

Item 20.

Description	Current Fee	Proposed Fee	\$ Change	% Change	Adjustment Justification
Lost/damaged items/materials	Replacement cost of the item + \$5.00 processing fee	Replacement cost of item +\$ 5.00 processing fee, Minor damage (lost case, repairable book damage,) \$5.00 processing fee	-	-	We would treat minor book damage on a case by case basis in the past. It would be best to have a flat charge for minor damage for patrons. Charging the whole amount or replacing an item in certain circumstances is not needed, but we do want to address the damage.
If lost/damaged item is replaced with identical item purchased by patron, the processing fee is waived.					
Municipal Court Fees					
Warrant Fee	\$50.00	\$75.00	\$25.00	50.0%	Per legislative update
Parks and Recreation Fees					
Pavilion Rental					
Small pavilion 4-hour rental	\$25.00	\$0.00	(\$25.00)	-100.0%	Replace with all-day fee
Large pavilion 4-hour rental	\$50.00	\$0.00	(\$50.00)	-100.0%	Replace with all-day fee
Small pavilion all-day rental	\$0.00	\$25.00	\$25.00	-	Change Title
Large pavilion all-day rental	\$0.00	\$50.00	\$50.00	-	Change Title
Police Fees					
Fingerprinting Fee	\$0.00	\$10.00	\$10.00	-	New Fee
Utility Related Fees					
Water Service Connections					
1 1/2" Water meter	\$1,375.01	\$1,498.32	\$123.31	9.0%	Increased cost from the vendor
2" Water meter	\$1,583.47	\$1,713.03	\$129.56	8.2%	Increased cost from the vendor
3" Water meter	\$2,000.39	\$2,142.45	\$142.06	7.1%	Increased cost from the vendor
4" Water meter	\$7,433.69	\$7,636.11	\$202.42	2.7%	Increased cost from the vendor
6" Water meter	\$9,886.97	\$10,162.99	\$276.02	2.8%	Increased cost from the vendor
8" Water meter	\$15,678.55	\$16,128.29	\$449.74	2.9%	Increased cost from the vendor
Water Service Rates					
Residential					
0–1,000 gallons	\$33.19 minimum per unit served	\$36.41 minimum per unit served	\$3.22	9.7%	New Gen Rate Study
1,001–4,999 gallons	\$5.90 per thousand gallons	\$6.47 per thousand gallons	\$0.57	9.7%	New Gen Rate Study
5,000–14,999 gallons	\$6.48 per thousand gallons	\$7.11 per thousand gallons	\$0.63	9.7%	New Gen Rate Study
15,000–29,999 gallons	\$8.09 per thousand gallons	\$8.88 per thousand gallons	\$0.79	9.8%	New Gen Rate Study
30,000+ gallons	\$11.72 per thousand gallons	\$12.86 per thousand gallons	\$1.14	9.7%	New Gen Rate Study
Commercial					
0–1,000 gallons	\$43.22 minimum per unit served	\$47.41 minimum per unit served	\$4.19	9.7%	New Gen Rate Study
1,001–4,999 gallons	\$6.84 per thousand gallons	\$7.50 per thousand gallons	\$0.66	9.6%	New Gen Rate Study
5,000–14,999 gallons	\$7.42 per thousand gallons	\$8.14 per thousand gallons	\$0.72	9.7%	New Gen Rate Study
15,000–29,999 gallons	\$8.39 per thousand gallons	\$9.20 per thousand gallons	\$0.81	9.7%	New Gen Rate Study
30,000+ gallons	\$10.35 per thousand gallons	\$11.35 per thousand gallons	\$1.00	9.7%	New Gen Rate Study
Multi-unit Commercial					
Minimum monthly charge	\$27.79 minimum per unit served	\$30.49 minimum per unit served	\$2.70	9.7%	New Gen Rate Study
1,001–4,999 gallons	\$6.84 per thousand gallons	\$7.50 per thousand gallons	\$0.66	9.6%	New Gen Rate Study
5,000–14,999 gallons	\$7.42 per thousand gallons	\$8.14 per thousand gallons	\$0.72	9.7%	New Gen Rate Study
15,000–29,999 gallons	\$8.39 per thousand gallons	\$9.20 per thousand gallons	\$0.81	9.7%	New Gen Rate Study
30,000+ gallons	\$10.35 per thousand gallons	\$11.35 per thousand gallons	\$1.00	9.7%	New Gen Rate Study
Where existing commercial tenants are served by a single water meter, the total water usage will be divided by the member of tenants, the bill calculated from the per tenant usage derived therefore shall be multiplied by the number of tenants to determine the amount due. No new multiunit connections will be allowed.					
Sewer Service Rates					

Schedule of Proposed Changes to Fee Schedule

Item 20.

Description	Current Fee	Proposed Fee	\$ Change	% Change	Adjustment Justification
Residential					
0–1,000 gallons	\$42.77 minimum per unit served	\$48.13 minimum per unit served	\$5.36	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
Maximum monthly charge	\$110.88	\$124.74	\$13.86	12.5%	New Gen Rate Study
Commercial					
3/4" water meter					
0–1,000 gallons	\$62.96 minimum per unit served	\$70.85 minimum per unit served	\$7.89	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
1" water meter					
0–1,000 gallons	\$68.89 minimum per unit served	\$77.52 minimum per unit served	\$8.63	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
1-1/2" water meter					
0–1,000 gallons	\$78.39 minimum per unit served	\$88.21 minimum per unit served	\$9.82	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
2" water meter					
0–1,000 gallons	\$95.35 minimum per unit served	\$107.3 minimum per unit served	\$11.95	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
3" water meter					
0–1,000 gallons	\$117.58 minimum per unit served	\$132.31 minimum per unit served	\$14.73	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
4" water meter					
0–1,000 gallons	\$218.22 minimum per unit served	\$245.57 minimum per unit served	\$27.35	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
6" water meter					
0–1,000 gallons	\$290.06 minimum per unit served	\$326.41 minimum per unit served	\$36.35	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
8" water meter					
0–1,000 gallons	\$382.81 minimum per unit served	\$430.78 minimum per unit served	\$47.97	12.5%	New Gen Rate Study
1,001–9,999 gallons	\$6.07 per thousand gallons	\$6.83 per thousand gallons	\$0.76	12.5%	New Gen Rate Study
10,000+ gallons	\$6.73 per thousand gallons	\$7.57 per thousand gallons	\$0.84	12.5%	New Gen Rate Study
Customers without City water service	\$80.47 per month if consumption is not provided by the entity providing water	\$90.53 per month if consumption is not provided by the entity providing water	\$10.06	12.5%	New Gen Rate Study

CITY OF SANGER JULY 2026 REPORT

JERI HARWELL – MUNICIPAL SERVICES MANAGER
DAVID BAKER – GENERAL MANAGER



RESIDENTIAL COLLECTION TONNAGE

SANGER - RESI TRASH COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential Trash	291.10	248.03	301.59	342.53	327.92	358.20	315.01						2,184.38	312.05
Brush/Bulk	91.45	63.20	77.82	68.55	65.72	79.12	76.88						522.74	74.68
Total	382.55	311.23	379.41	411.08	393.64	437.32	391.89						2,707.12	386.73
SANGER - RESI RECYCLE COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	52.37	51.75	64.6	53.76	52.36	62.4	57.4						394.64	56.38
SANGER - TOTAL MATERIAL COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	434.92	362.98	444.01	464.84	446	499.72	449.29						3,101.76	443.11
SANGER - DIVERSION RATE 2026														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Residential SSR	15.25%	17.26%	17.64%	13.57%	13.77%	14.84%	15.41%						15.30%	15.39%



INDUSTRIAL AND COMMERCIAL COLLECTION TONNAGE

SANGER - INDUSTRIAL & COMMERCIAL TRASH COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Industrial Trash	183.6	243.34	263.04	238.72	161.76	231.37	245.08						1,566.91	223.84
Commercial Trash	248.18	212.02	234.55	234.79	323.87	332.7	228.83						1,814.94	259.28
Total	431.78	455.36	497.59	473.51	485.63	564.07	473.91						3,381.85	483.12
SANGER - INDUSTRIAL RECYCLING COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial Recycle	0	0	0	0	0	0	0						0.00	0.00
SANGER - TOTAL MATERIAL COLLECTED 2026 (TONS)														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Total All Services	431.78	455.36	497.59	473.51	485.63	564.07	473.91						3,381.85	483.12
SANGER - INDUSTRIAL DIVERSION RATE 2026														
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Comm & Industrial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%						0.00%	0.00%



PARTICIPATION SERVICES

Item 21.

SANGER - RESIDENTIAL RECYCLE PARTICIPATION RATES 2026

Participation	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
# Households	3,368	3,353	3,366	3,387	3,399	3,423	3,427						3,389
Serviceable Households	16,840	16,765	16,830	16,935	16,995	17,115	17,135						3,389
SSR Participation	31.10%	30.87%	38.38%	31.74%	30.81%	36.46%	33.50%						33.27%
SSR Set Outs	5,237	5,175	6,460	5,376	5,236	6,240	5,740						5,638

SANGER - OTHER INFORMATION 2026

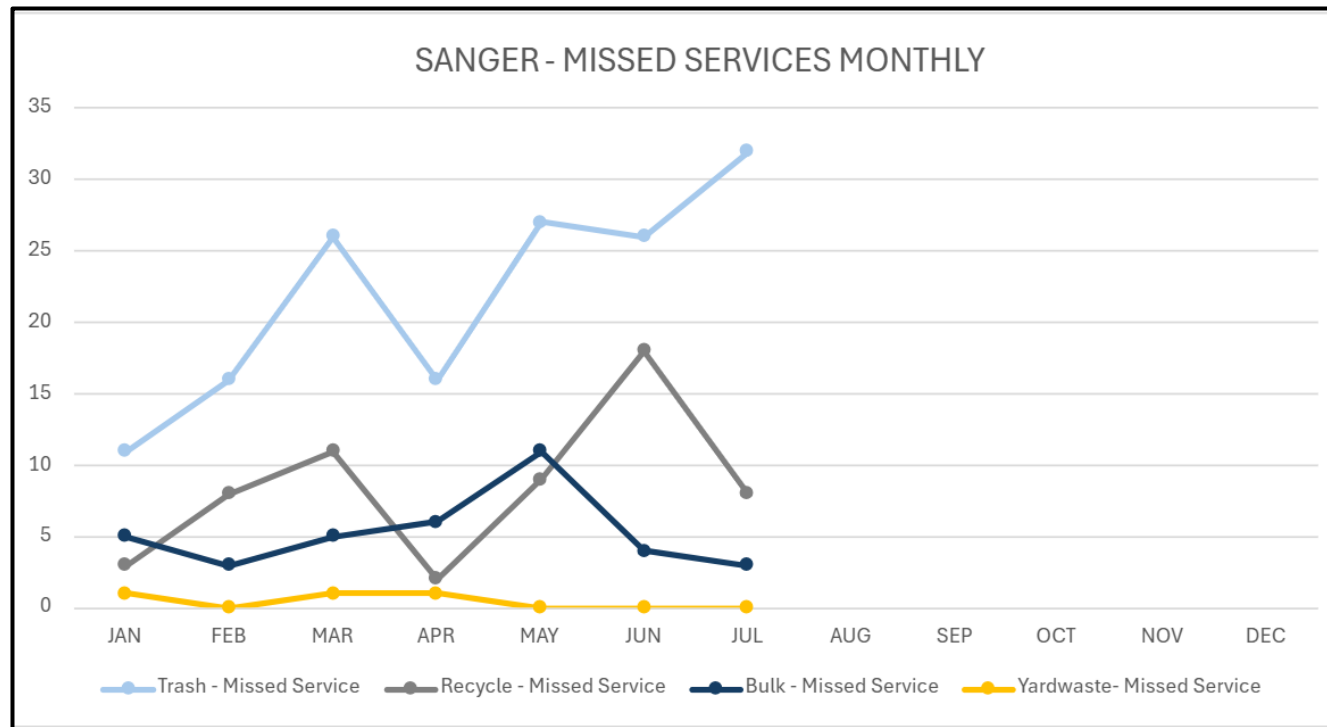
CONTAINERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Container Deliveries	8	23	31	44	25	54	46						231
Repair	0	0	0	0	0	0	0						0
Remove Container	2	11	8	1	5	7	8						42
Exchange Container	0	0	1	0	2	4	5						12
SERVICES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Code Red	0	0	0	0	0	0	0						0
Routes Incomplete	0	0	0	0	0	0	0						0
Special Bulk Pickup	0	0	0	0	0	0	0						0
Illegal Dumps	0	0	0	0	0	0	0						0
TOTAL	0	0	0	0	0	0	0						0



RELIABLE SERVICES

SANGER - MISSED SERVICES 2026

Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
Trash - Missed Service	11	16	26	16	27	26	32						154	22.00
Recycle - Missed Service	3	8	11	2	9	18	8						59	8.43
Bulk - Missed Service	5	3	5	6	11	4	3						37	5.29
Yardwaste- Missed Service	1	0	1	1	0	0	0						3	0.43
Service Activity Total	20	27	43	25	47	48	43						253	36.14



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

SAFETY - OUR # 1 GOAL

Item 21.

SANGER - SAFETY RECORD 2026

Service Activity	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Damage	0	0	0	0	0	1	0						1
Motor Vehicle Accidents	0	0	0	0	0	0	0						0
Moving Violations	0	0	0	0	0	0	0						0
Personal Injury Claims	0	0	0	0	0	0	0						0
TOTAL	0	0	0	0	0	1	0						1

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

MATERIALS DIVERTED

Item 21.

SANGER - RESOURCES DIVERTED FROM LANDFILL 2026 (TONS)

MATERIAL	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	AVG
OCC	30	30	37	31	30	36	33						229	33
MIXED PAPER	13	12	16	13	13	15	14						95	14
PLASTIC	5	5	6	5	5	6	6						39	6
METAL	3	3	3	3	3	3	3						21	3
OTHER	1	1	1	1	1	1	1						9	1
TOTAL	52	51	64	53	52	62	57						393	56



Kathleen R. Ocanas
Vice President
Rates & Regulatory Affairs

August 18, 2026

To the Honorable Mayor and City Manager

Re: Docket Compliance, OS-24-00019196, FASB ASC 740-10 (Fin48) Refund

Dear Mayor and City Manager:

Atmos Energy Corporation ("the Company") has updated the Rider SUR - FASB ASC 740-10 (Fin48) Refund rate based on the net amount that remains to be refunded to customers. This updated rate will commence on September 1, 2026, effective for twelve (12) months. Enclosed in this correspondence is the Company's Rate Schedule SUR – Surcharges tariff in both redline and clean form reflecting the updated FIN 48 refund rate.

In accordance with the tariff, no action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers.

I appreciate your attention to this matter and please contact me if any additional information is required.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kathleen Ocanas".

Kathleen R. Ocanas

cc (with enclosures):

Mr. Alfred A. Herrera
Ms. Ann Coffin, Baker Botts LLP

ATMOS ENERGY CORPORATION
MID-TEX DIVISION - ATM
FASB ASC740-10 - FIN48 - ("FIN48") TRUE-UP AND REFUND
September 1, 2026

Line Number	Rate Class	Allocation Factors per Class Cost of Service	Annual ATM Jurisdiction Bill Count:	SW Total Refund by Class ¹	ATM Total Refund by Class	ATM True-Up by Class	Total Refund / True-Up by Class	Monthly Refund Amount by Rate Class
	(a) ATM	(b)	(c)	(d) = (b) * Col D, Line 7	(e) = (b) * Col E, Line 7	(f)	(g) = (e) + (f)	(h) = (g) / (c)
1	Residential Gas Service	76.97%	2,128,560	\$ (2,959,824)	\$ (285,723)	\$ 9,547	\$ (276,177)	\$ (0.13)
2								
3	Commercial Gas Service	20.50%	130,704	\$ (788,312)	\$ (76,099)	\$ (8,776)	\$ (84,875)	\$ (0.65)
4								
5	Industrial Gas Service & Transportation Service	2.53%	924	\$ (97,289)	\$ (9,392)	\$ (1,312)	\$ (10,704)	\$ (11.58)
6								
7	Total	100.00%	2,260,188	\$ (3,845,426)	\$ (371,214)	(541)	(371,755)	

Note:

1. The total regulatory liability recorded for FY 2025 is \$3,845,426 and it will be recorded during each quarter throughout its FY 2025 per tax provision guidance of ASC740 under GAAP.

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ATMOS TEXAS MUNICIPALITIES COALITION (“ATM”) AREAS OF THE MID-TEX DIVISION	
EFFECTIVE DATE:	Services Rendered on or after 09/01/2026	PAGE: 44

Application

This Rider is applicable to customer classes within the incorporated areas of cities that are part of the Atmos Municipalities Coalition (“ATM”) as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement. Cities in the ATM are identified in Exhibit A of the Company’s Rate R – Residential Sales, Rate C – Commercial Sales, Rate I – Industrial Sales and Rate T – Transportation Rate Schedules. This Rider is subject to all applicable laws and orders, and the Company’s rules and regulations on file with the regulatory authority.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

Docket No. OS-24-00019196 – Securitization Interest Expense Recovery

The following surcharge as authorized in Docket No. OS-24-00019196 shall be recovered from the Rate Schedules R – Residential, C – Commercial, and I – Industrial by adding the surcharge rate to each customer’s monthly consumption charges as noted in the table below each month for approximately a 12-month period (commencing August 1, 2025) until all approved amounts are collected.

Rate Schedules	Basis	Rate
Rate R – Residential Sales	Ccf	\$ 0.01843
Rate C – Commercial Sales	Ccf	\$ 0.01843
Rate I – Industrial Sales	MMBtu	\$ 0.1800

Unprotected Excess Deferred Income Tax Amortization

The reconciliation and completion of the refund of the unprotected portion of the Excess Deferred Income Taxes (“EDIT”) was approved in Docket No. OS-24-00019196 as follows. The balance of the Unprotected portion of the EDIT was approved by ATM to be applied monthly in each of thirty-six (36) months commencing with Mid-Tex Division’s bills rendered on or after September 1, 2021. The Rider SUR for EDIT for ATM was withdrawn for bills rendered on or after July 31, 2024. The over and under recovery amount for each customer class will be collected or (refunded) in one (1) month period to reconcile and complete the refund. The surcharge rate by customer class for a one (1) month period (commencing August 1, 2025) is shown in the table below:

Rate Schedules	ATM Incorporated Areas
R – Residential Sales	\$ 1.35
C – Commercial Sales	\$ (16.15)
I – Industrial Sales	\$ (1,255.20)
T - Transportation	\$ (1,255.20)

Company shall file an annual report on or before January 31st commencing in 2026. The report shall detail the monthly refunds by customer class and provide details of the of the refund calculation. Reports for the Commission should be filed electronically at GUD_Compliance@rrc.texas.gov or at the following address:

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ATMOS TEXAS MUNICIPALITIES COALITION (“ATM”) AREAS OF THE MID-TEX DIVISION	
EFFECTIVE DATE:	Services Rendered on or after 09/01/2026	PAGE: 45

Compliance Filing
Director of Oversight and Safety Division
Gas Services Dept.
Railroad Commission of Texas
P. O. Box 12967
Austin, TX 78711-2967

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions (“UTPs”) arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from Docket No. OS-24-00019196, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of Docket No. OS-24-00019196, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in Docket No. OS-24-00019196 shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period (commencing September 1, 2026). The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ 0.0 (0.13)
Rate C – Commercial Sales	\$ 0.0 (0.65)
Rate I – Industrial Sales	\$ 0.0 (11.58)
Rate T – Transportation	\$ 0.0 (11.58)

Company shall file an annual compliance filing on or before September 1st commencing in 2025. The report shall detail the monthly refunds by customer class and provide details of the of the surcharge or refund calculation. Reports for the Commission should be filed electronically at GUD_Compliance@rrc.texas.gov or at the following address:

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APPLICABLE TO:	ATMOS TEXAS MUNICIPALITIES COALITION (“ATM”) AREAS OF THE MID-TEX DIVISION	
EFFECTIVE DATE:	Services Rendered on or after 098/01/2026	PAGE: 46

Compliance Filing
Director of Oversight and Safety Division
Gas Services Dept.
Railroad Commission of Texas
P. O. Box 12967
Austin, TX 78711-2967

Docket No. OS-24-00019819 – Rate Case Expense Recovery

The Rate Case Expense Surcharge (“RCE”) rate as authorized in Docket No. OS-24-00019819. This monthly rate shall apply to Rate Schedules R - Residential, C - Commercial, I - Industrial and T - Transportation rate classes of Atmos Energy Corporation’s Mid-Tex Division ATM customers in the amounts shown below. The fixed-price surcharge rate will be in effect for approximately 36 months(commencing August 1, 2025) until all approved and expended rate case expenses are recovered from the applicable customer classes as documented in the Final Order in Docket No. OS-24-00019196.

Monthly Surcharge:

Surcharges will be the fixed-price rate shown in the table below:

Rate Schedules	ATM Incorporated Areas
R – Residential Sales	\$ 0.09
C – Commercial Sales	\$ 0.46
I – Industrial Sales	\$ 7.13
T - Transportation	\$ 7.13

The Company shall file an annual rate case expense reconciliation report on or before June 1st commencing in 2026, until and including the calendar year end in which the rate case expenses are fully recovered. The Company shall file the report with the Commission addressed to the Director of Oversight and Safety Division and referencing Docket No. OS-24-00019819. The report shall detail the monthly collections for RCE surcharge by customer class and show the outstanding balance. Reports for the Commission should be filed electronically at GUD_Compliance@rrc.texas.gov or at the following address:

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Director of Oversight and Safety Division
Gas Services Dept.
Railroad Commission of Texas
P. O. Box 12967
Austin, TX 78711-2967



CITY OF SANGER, TEXAS
MONTHLY FINANCIAL AND INVESTMENT REPORT
FOR THE MONTH ENDING JULY 31, 2026

PREPARED BY THE FINANCE DEPARTMENT

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INTRODUCTION

COMMENTS

This is the financial report for the period ending July 31, 2026. Revenues and expenditures reflect activity from October 1, 2025, through July 31, 2026 (83% of the fiscal year).

GENERAL FUND

- The General Fund has collected 89% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 80% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 79% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 77% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

- The Internal Service Fund has collected 75% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 78% of the annual budget.
- All expenditure categories are within projections.

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

GENERAL FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 8,060,661	\$ 8,118,374	101%	\$ (57,713)
Sales & Beverage Taxes	1,968,000	1,801,533	92%	166,467
Franchise Fees	1,229,809	1,061,007	86%	168,802
Solid Waste	1,441,000	1,181,415	82%	259,585
Licenses & Permits	975,250	1,287,938	132%	(312,688)
Fines & Forfeitures	134,710	149,394	111%	(14,684)
Department Revenues	1,218,075	1,186,538	97%	31,537
Interest	500,000	293,483	59%	206,517
Miscellaneous	252,500	112,901	45%	139,599
Transfers	1,295,000	79,167	6%	1,215,833
Total Revenues	\$ 17,075,005	\$ 15,271,750	89%	\$ 1,803,255
Expenditures				
Police	\$ 3,837,546	\$ 3,012,616	79%	\$ 824,930
Fire	4,310,023	2,802,415	65%	1,507,608
Municipal Court	291,725	202,725	69%	89,000
Development Services	1,304,600	939,988	72%	364,612
Streets	925,190	632,216	68%	292,974
Parks & Recreation	860,050	729,163	85%	130,887
Library	638,000	473,841	74%	164,159
Solid Waste	1,300,000	1,065,313	82%	234,687
Transfers	5,907,871	5,342,516	90%	565,355
Non-Departmental	1,200,000	1,200,000	100%	-
Total Expenditures	\$ 20,575,005	\$ 16,400,793	80%	\$ 4,174,212
Revenues Over(Under) Expenditures	\$ (3,500,000)	\$ (1,129,043)		\$ (2,370,957)

GENERAL FUND

YTD REVENUES

\$15,271,750

89%
OF ANNUAL
BUDGET

YTD EXPENDITURES

\$16,400,793

80%
OF ANNUAL
BUDGET

PROPERTY
TAX



101%

SALES TAX



92%

FRANCHISE
FEES



86%

SOLID
WASTE



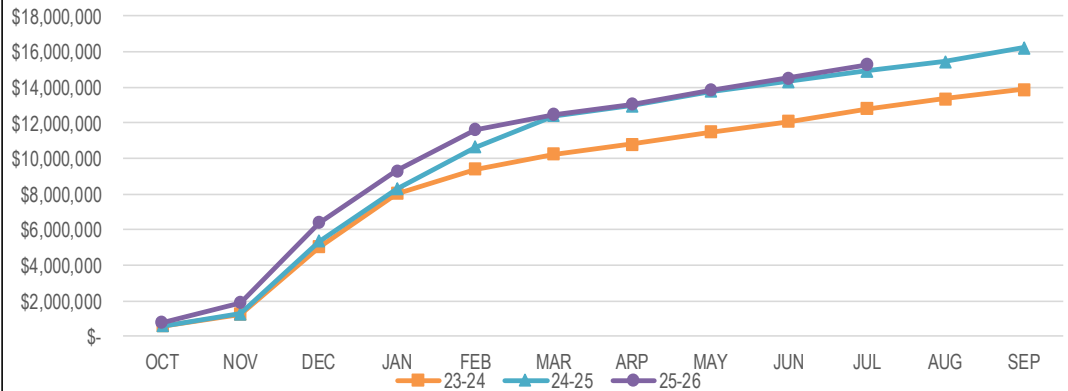
82%

OTHER
REVENUES

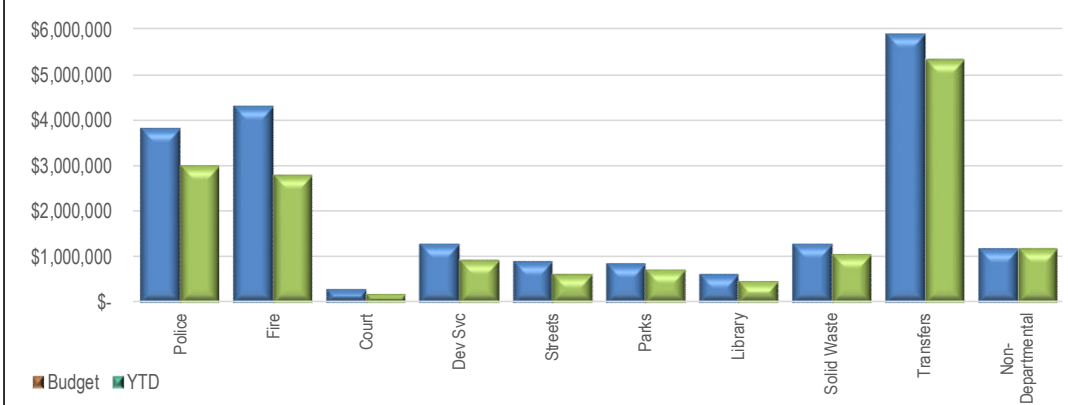


71%

3-YEAR GENERAL FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



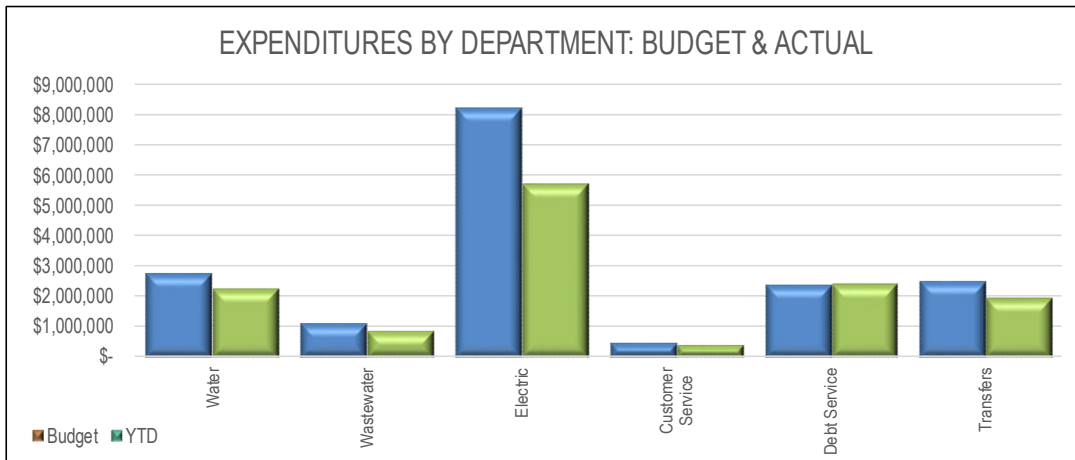
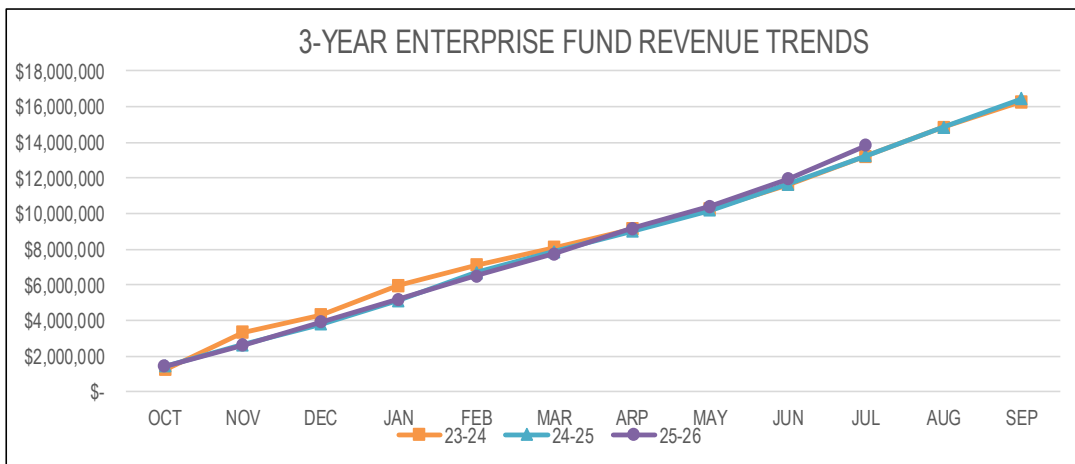
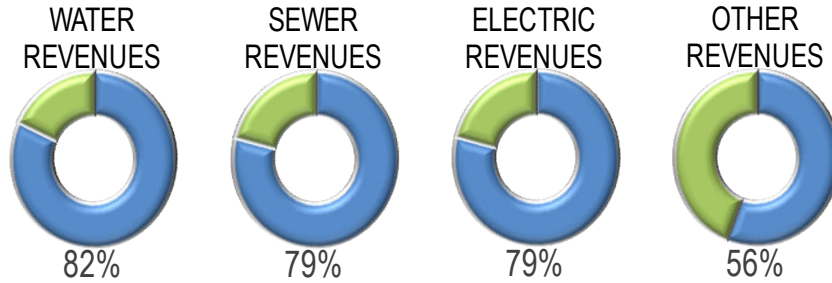
ENTERPRISE FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water	\$ 3,564,849	\$ 2,934,151	82%	\$ 630,698
Wastewater	3,516,596	2,788,052	79%	728,544
Electric	9,793,739	7,707,590	79%	2,086,149
Penalties & Fees	240,000	197,602	82%	42,398
Interest	250,000	102,460	41%	147,540
Miscellaneous	262,000	120,501	46%	141,499
Total Revenues	\$ 17,627,184	13,850,356	79%	\$ 3,776,828
Expenditures				
Water	\$ 2,792,039	2,268,852	81%	523,187
Wastewater	1,122,230	855,708	76%	266,522
Electric	8,260,057	5,691,184	69%	2,568,873
Customer Service	493,600	418,479	85%	75,121
Debt Service	2,422,656	2,421,908	100%	748
Transfers	2,536,602	1,955,413	77%	581,189
Total Expenditures	17,627,184	13,611,544	77%	4,015,640
Revenues Over(Under) Expenditures	\$ -	\$ 238,812		\$ (238,812)

ENTERPRISE FUND

YTD REVENUES \$13,850,356	79% OF ANNUAL BUDGET	YTD EXPENDITURES \$13,611,544	77% OF ANNUAL BUDGET
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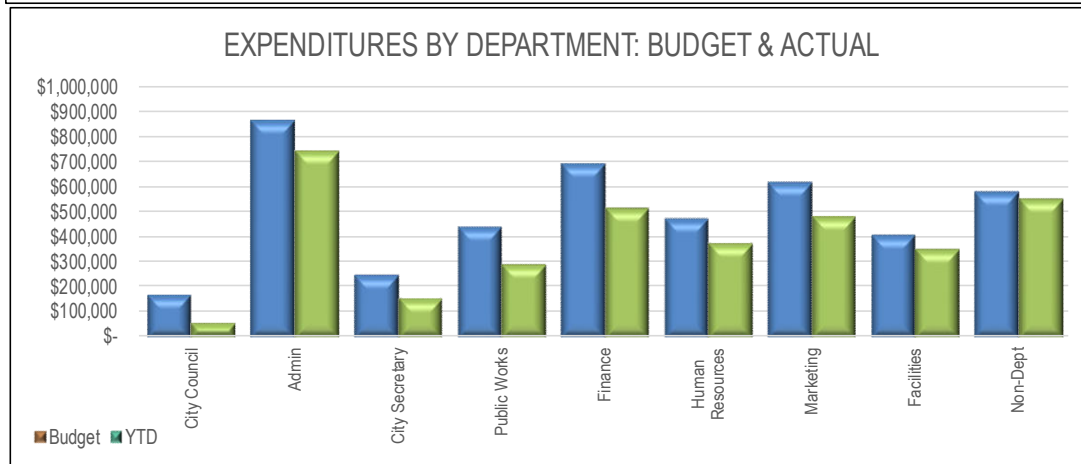
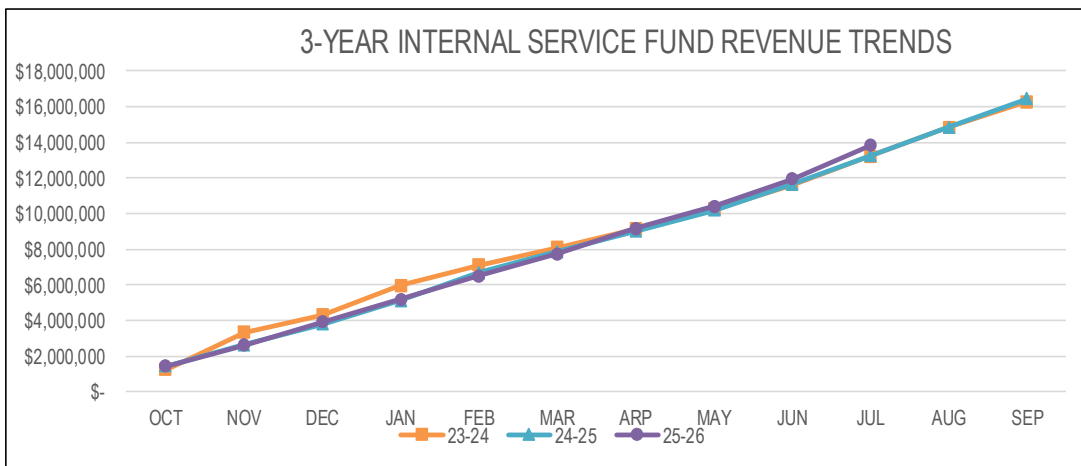
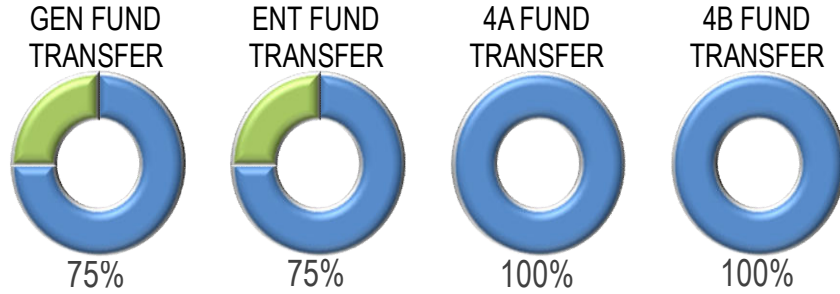


INTERNAL SERVICE FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	\$ 2,254,886	\$ 1,689,531	75%	\$ 565,355
Transfer from General Fund	2,254,887	1,689,531	75%	\$ 565,356
Transfer from 4A	15,000	15,000	100%	\$ -
Transfer from 4B	15,000	15,000	100%	-
Total Revenues	4,539,773	3,409,062	75%	1,130,711
Operating Expenditures				
City Council	\$ 175,553	63,487	36%	\$ 112,066
Administration	868,367	746,540	86%	121,827
City Secretary	253,766	158,374	62%	95,392
Public Works	446,500	296,286	66%	150,214
Finance	696,250	517,850	74%	178,400
Human Resources	476,530	379,621	80%	96,909
Marketing	623,800	487,762	78%	136,038
Facilities	412,400	354,462	86%	57,938
Non-Departmental	586,607	554,743	95%	31,864
Total Expenditures	4,539,773	3,559,125	78%	980,648
Revenues Over(Under) Expenditures	\$ -	\$ (150,063)		\$ 150,063

INTERNAL SERVICE FUND



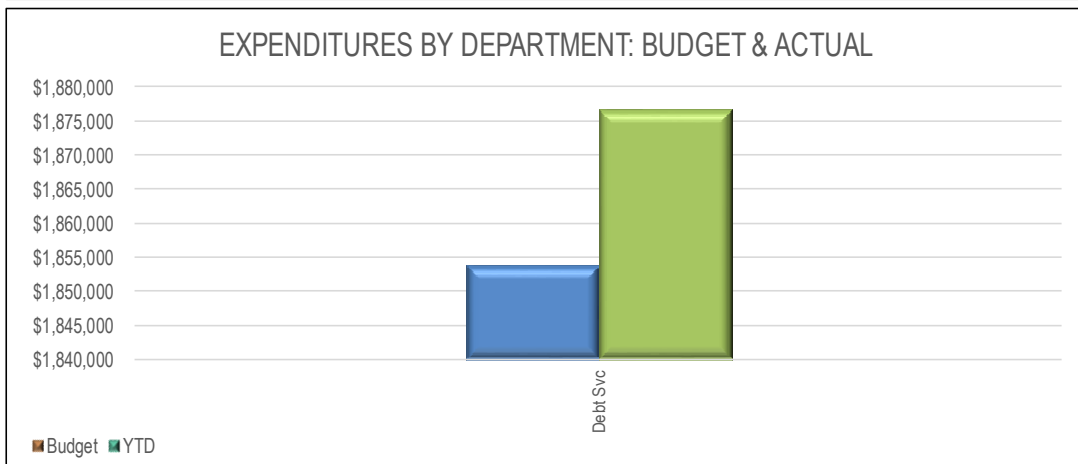
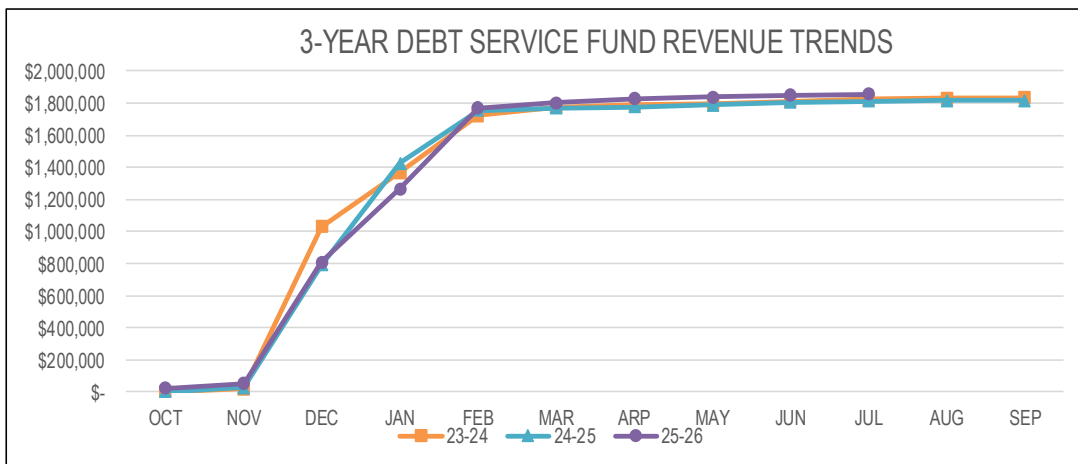
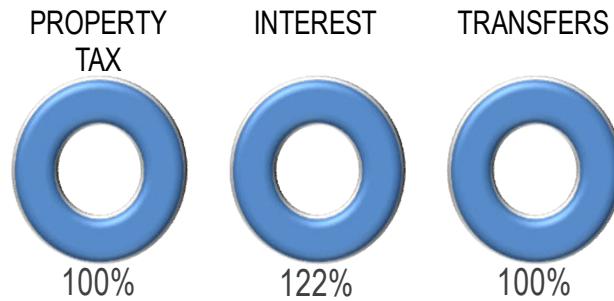
DEBT SERVICE FUND

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

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 1,663,071	1,663,089	100%	\$ (18)
Interest	12,000	14,670	122%	(2,670)
Transfers	180,000	\$ 180,000	100%	-
Total Revenues	\$ 1,855,071	1,857,759	100%	\$ (2,688)
Operating Expenditures				
Debt Service	1,853,952	1,876,921	101%	(22,969)
Total Expenditures	1,853,952	1,876,921	101%	(22,969)
Revenues Over(Under) Expenditures	\$ 1,119	\$ (19,162)		\$ 20,281

DEBT SERVICE FUND

YTD REVENUES \$1,857,759	100% OF ANNUAL BUDGET	YTD EXPENDITURES \$1,876,921	101% OF ANNUAL BUDGET
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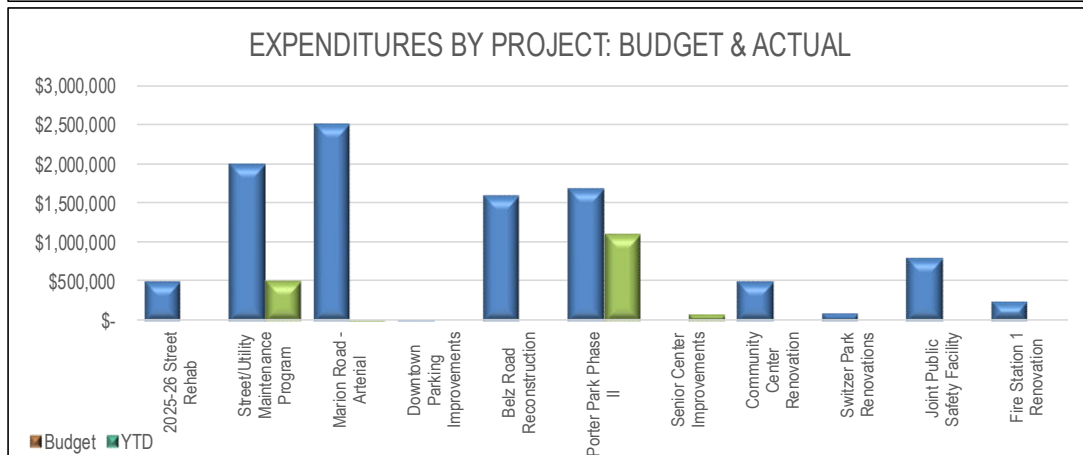
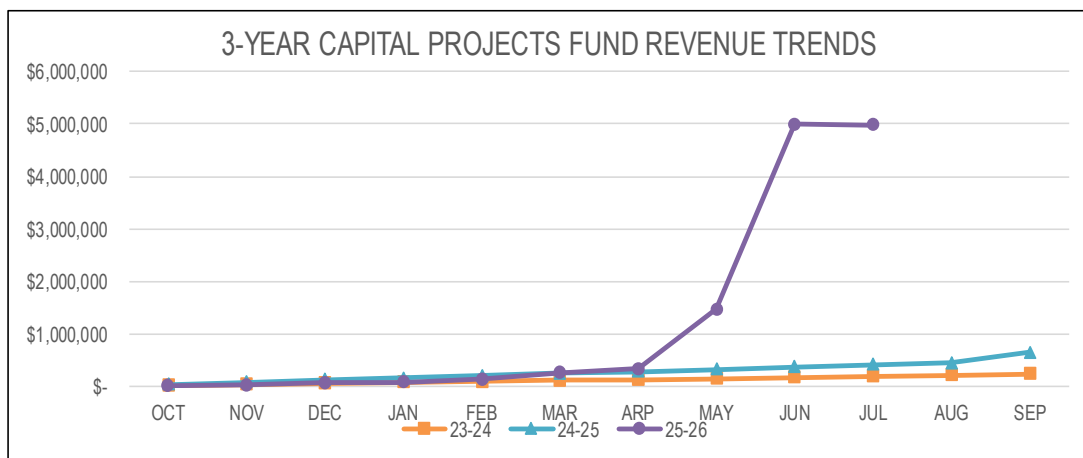
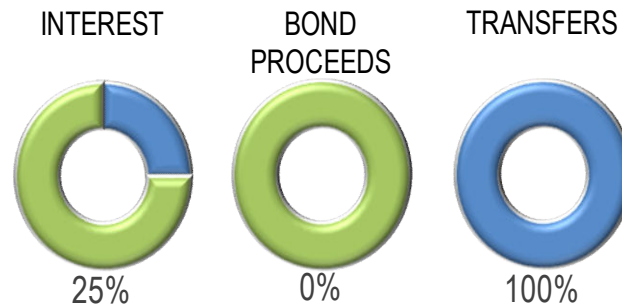
CAPITAL PROJECTS FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Interest	\$ 50,000	\$ 12,271	25%	37,729
Intergovernmental Revenue	\$ -	\$ 233,665	0%	(233,665)
Bond Proceeds	\$ 15,000,000	\$ -	0%	15,000,000
Transfers	4,733,085	4,733,085	100%	-
Total Revenues	19,783,085	4,979,021	25%	14,804,064
Operating Expenditures				
2025-26 Street Rehab	512,000	-	0%	512,000
Street/Utility Maintenance Program	2,000,000	511,479	26%	1,488,521
Marion Road - Arterial	2,500,000	3,938	0%	2,496,062
Downtown Parking Improvements	20,000	-	0%	20,000
Belz Road Reconstruction	1,600,000	-	0%	1,600,000
<i>Total Streets Projects</i>	<i>6,632,000</i>	<i>515,417</i>	<i>8%</i>	<i>6,116,583</i>
Porter Park Phase II	1,680,100	1,080,100	64%	600,000
New Downtown Park	-	503,504	0%	(503,504)
Senior Center Improvements	-	94,613	0%	(94,613)
Community Center Renovation	500,000	-	0%	500,000
Railroad Park Renovations	-	174,072	0%	(174,072)
Switzer Park Renovations	100,000	-	0%	100,000
<i>Total Parks Projects</i>	<i>2,280,100</i>	<i>1,852,289</i>	<i>81%</i>	<i>427,811</i>
Joint Public Safety Facility	800,000	-	0%	800,000
Fire Station 1 Renovation	250,000	-	0%	250,000
<i>Total Nondepartmental Projects</i>	<i>1,050,000</i>	<i>-</i>	<i>0%</i>	<i>1,050,000</i>
Total Expenditures	9,962,100	2,367,706	24%	7,594,394
Revenues Over(Under) Expenditures	\$ 9,820,985	\$ 2,611,315		\$ 7,209,670

CAPITAL PROJECTS FUND

YTD REVENUES \$4,979,021	25% OF ANNUAL BUDGET	YTD EXPENDITURES \$2,367,706	24% OF ANNUAL BUDGET
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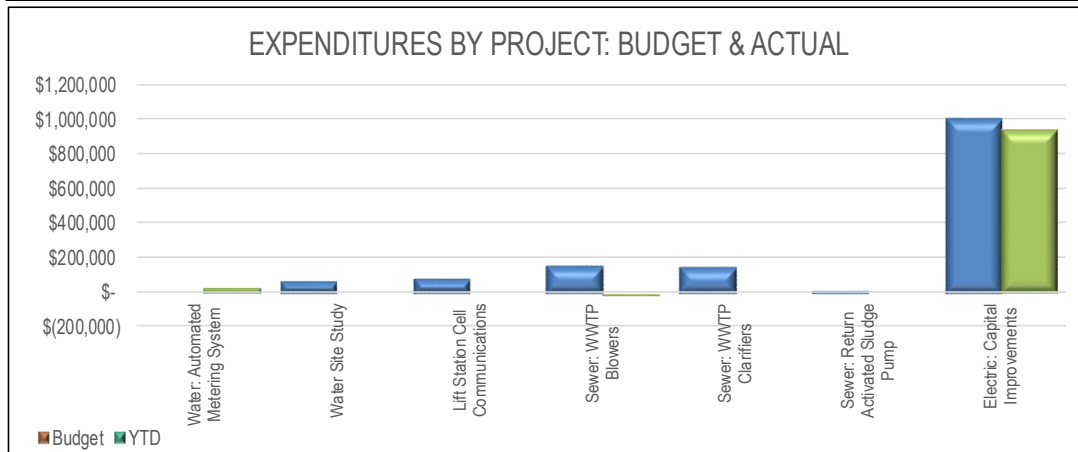
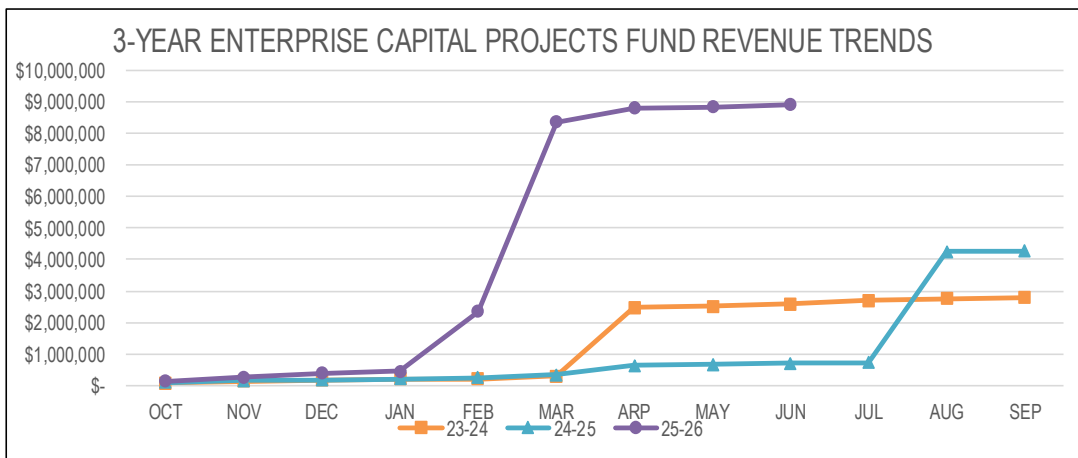
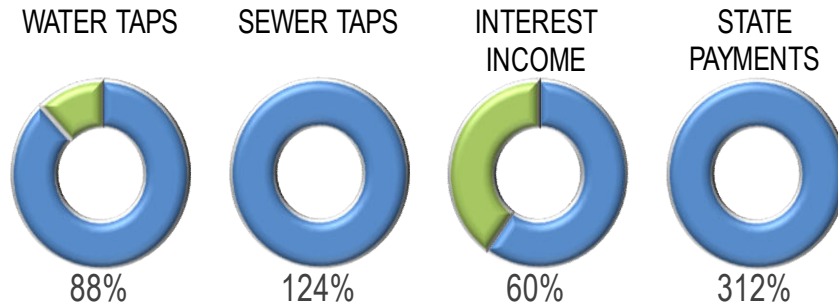
ENTERPRISE CAPITAL PROJECTS FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water Taps	\$ 375,000	\$ 330,367	88%	\$ 44,633
Sewer Taps	375,000	463,800	124%	(88,800)
Interest	200,000	120,859	60%	79,141
State Reimbursements	2,500,000	7,812,467	312%	(5,312,467)
Transfers	186,715	186,715	100%	-
Total Revenues	\$ 3,636,715	8,914,208	245%	\$ (5,277,493)
Operating Expenditures				
Water: Automated Metering System	-	32,698	0%	(32,698)
Water Site Study	70,000	-	0%	70,000
Lift Station Cell Communications	83,500	-	0%	83,500
<i>Total Water Projects</i>	<i>153,500</i>	<i>32,698</i>	<i>0%</i>	<i>120,802</i>
Sewer: WWTP Blowers	160,000	(14,862)	0%	174,862
Sewer: WWTP Clarifiers	150,000	-	0%	150,000
Sewer: Return Activated Sludge Pum	15,760	-	0%	15,760
<i>Total Sewer Projects</i>	<i>325,760</i>	<i>(14,862)</i>	<i>-5%</i>	<i>340,622</i>
Electric: Capital Improvements	1,000,000	933,119	0%	66,881
Electric:I-35 Utility	-	270	0%	(270.00)
<i>Total Electric Projects</i>	<i>1,000,000</i>	<i>933,389</i>	<i>93%</i>	<i>66,611</i>
Riley Property Purchase	-	26,320	0%	(26,320.00)
<i>Total Joint Projects</i>	<i>-</i>	<i>26,320</i>	<i>0%</i>	<i>(26,320)</i>
Total Expenditures	1,479,260	977,545	66%	501,715
Revenues Over(Under) Expenditures	\$ 2,157,455	\$ 7,936,663		\$ (5,779,208)

ENTERPRISE CAPITAL PROJECTS FUND

YTD REVENUES \$8,914,208	245% OF ANNUAL BUDGET	YTD EXPENDITURES \$977,545	66% OF ANNUAL BUDGET
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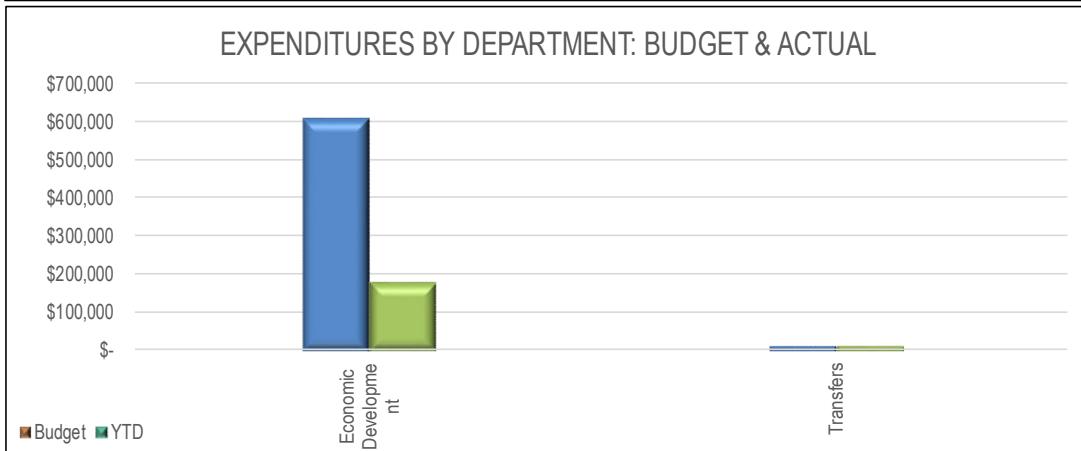
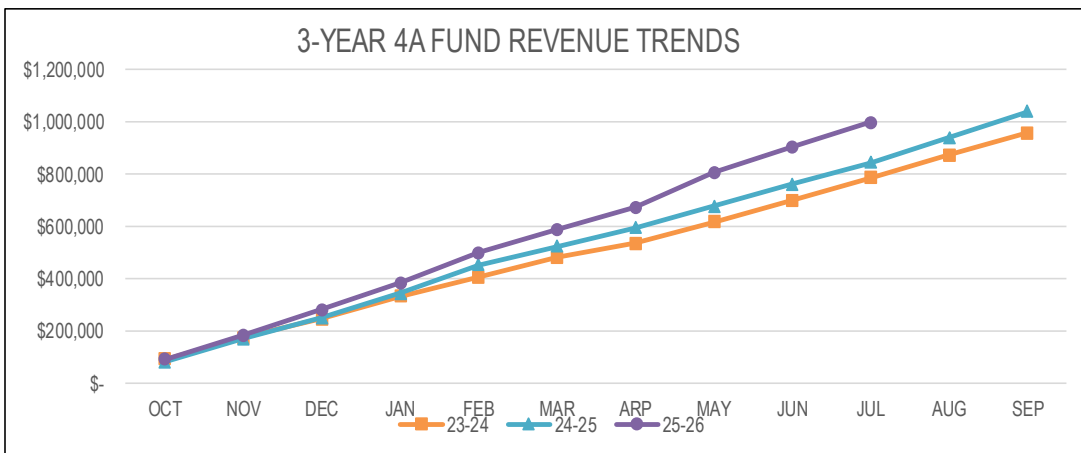
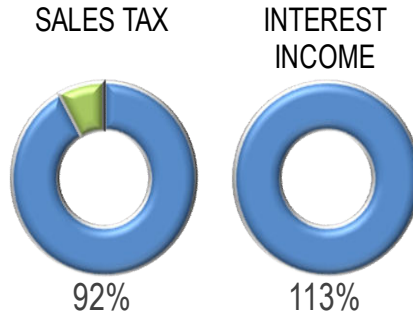


CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
July 31, 2026

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 888,686	92%	\$ 73,814
Interest	95,000	\$ 107,756	113%	(12,756)
Total Revenues	\$ 1,057,500	996,442	94%	\$ 61,058
Operating Expenditures				
Economic Development	\$ 609,650	\$ 177,712	29%	\$ 431,938
Transfers	15,000	15,000	100%	-
Total Expenditures	624,650	192,712	31%	431,938
Revenues Over(Under) Expenditures	\$ 432,850	\$ 803,730		\$ (370,880)

4A FUND

YTD REVENUES \$996,442	94% OF ANNUAL BUDGET	YTD EXPENDITURES \$192,712	31% OF ANNUAL BUDGET
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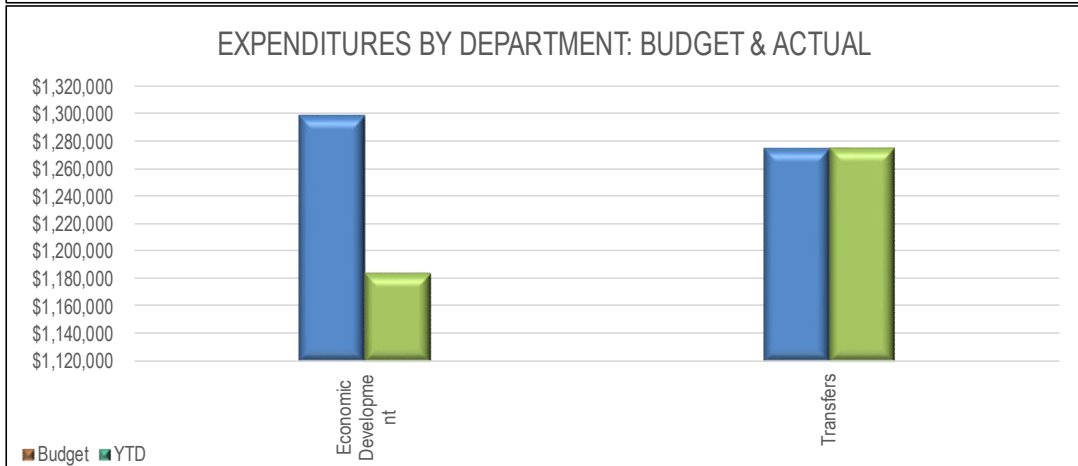
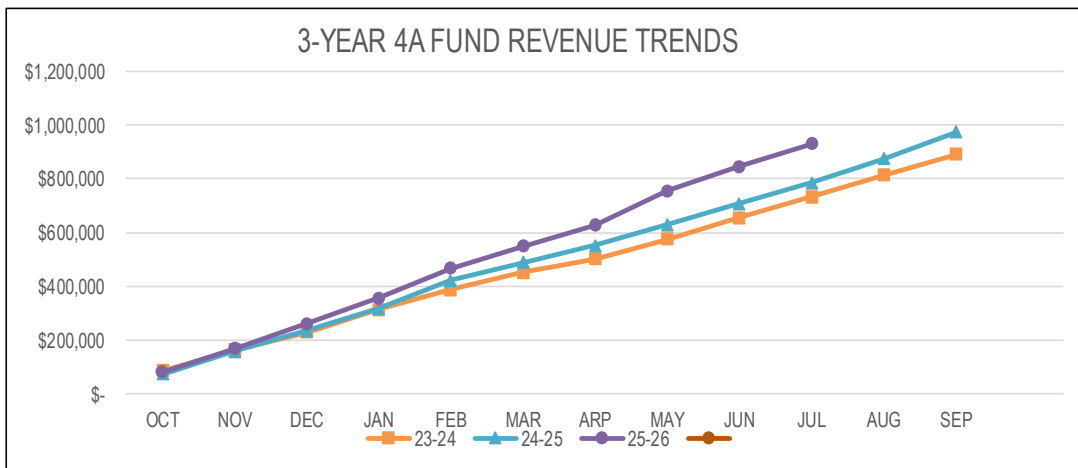
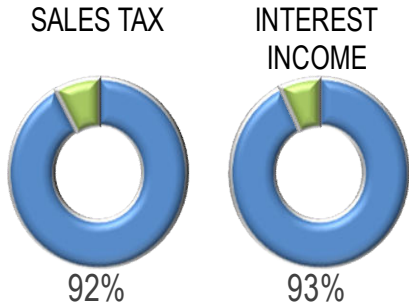
4B FUND

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

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 888,686	92%	\$ 73,814
Interest	44,000	\$ 40,728	93%	3,272
Total Revenues	\$ 1,006,500	929,414	92%	\$ 77,086
Operating Expenditures				
Economic Development	\$ 1,298,400	\$ 1,183,982	91%	\$ 114,418
Transfers	1,275,100	1,275,100	100%	-
Total Expenditures	2,573,500	2,459,082	96%	114,418
Revenues Over(Under) Expenditures	\$ (1,567,000)	\$ (1,529,668)		\$ (37,332)

4B FUND

YTD REVENUES \$929,414	92% OF ANNUAL BUDGET	YTD EXPENDITURES \$2,459,082	96% OF ANNUAL BUDGET
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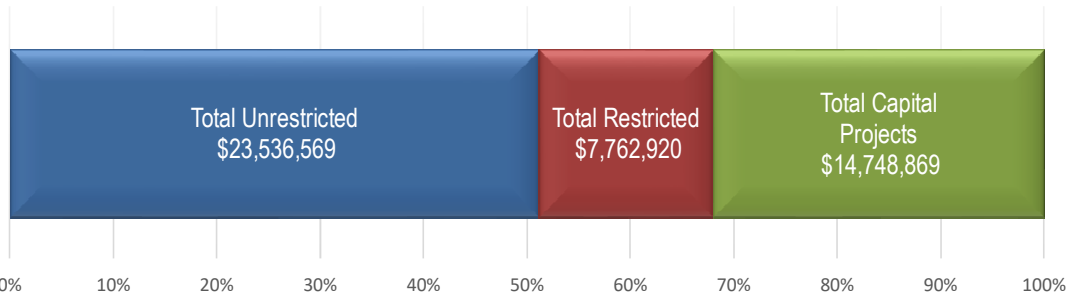
CASH AND INVESTMENTS REPORT

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

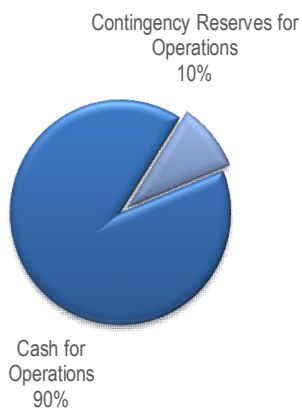
Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	\$ 16,887,550	\$ 4,339,647	\$ -	\$ -	\$ 21,227,197
Contingency Reserves for Operations	1,158,911	1,150,461	-	-	2,309,372
TOTAL UNRESTRICTED	\$ 18,046,461	\$ 5,490,108	\$ -	\$ -	\$ 23,536,569
RESTRICTED					
Debt Service	\$ -	\$ 359,091	\$ 288,271	\$ -	\$ 647,362
Water Deposits	-	620,264	-	-	620,264
Equipment Replacement	1,049,316	168,897	-	-	1,218,213
Electric Storm Recovery	-	978,760	-	-	978,760
Hotel Occupancy Tax	489,202	-	-	-	489,202
Grant Funds	182,135	-	-	-	182,135
Keep Sanger Beautiful (KSB)	5,899	-	-	-	5,899
Library	107,507	-	-	-	107,507
Parkland Dedication	119,776	-	-	-	119,776
Roadway Impact	3,148,605	-	-	-	3,148,605
Court Security	21,806	-	-	-	21,806
Court Security/Tech Fund	6,991	-	-	-	6,991
Youth Diversion Fund	23,822	-	-	-	23,822
Child Safety Fee	111,702	-	-	-	111,702
Forfeited Property	4,900	-	-	-	4,900
Donations	75,976	-	-	-	75,976
TOTAL RESTRICTED	\$ 5,347,637	\$ 2,127,012	\$ 288,271	\$ -	\$ 7,762,920
CAPITAL PROJECTS					
General Capital Projects	\$ -	\$ -	\$ -	\$ 3,967,711	\$ 3,967,711
Enterprise Capital Projects	-	-	-	10,781,158	10,781,158
TOTAL CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 14,748,869	\$ 14,748,869
TOTAL CASH AND INVESTMENTS	\$ 23,394,098	\$ 7,617,120	\$ 288,271	\$ 14,748,869	\$ 46,048,358

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

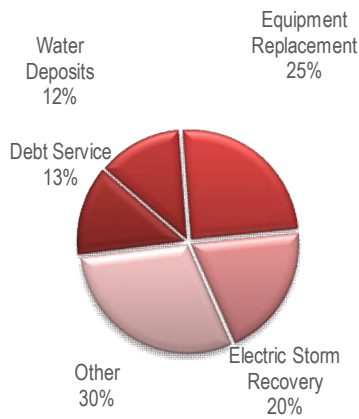
TOTAL CASH & INVESTMENTS



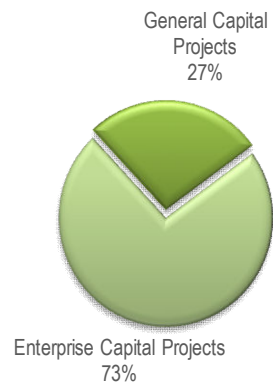
Unrestricted



Restricted



Capital Projects



**GENERAL FUND
CASH AND INVESTMENTS
July 31, 2026**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 17,033,320	\$ 16,563,616
Employee Benefits Cash	110-00-1000		0.20%	11,546	11,546
Employee Benefits MM	110-00-1010		0.20%	64,521	64,603
Internal Service Fund	180-00-1000		0.05%	247,785	247,785
OPERATING ACCOUNTS				\$ 17,357,172	\$ 16,887,550
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 673,096	\$ 674,068
GF Contingency Reserve CD Prosperity	001-00-1039	04/26/27	0.55%	241,999	243,663
GF Contingency Reserve CD 674907	001-00-1043	07/13/26	0.45%	240,451	241,180
CONTINGENCY RESERVE				\$ 1,155,546	\$ 1,158,911
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 217,438	\$ 218,140
* GF Equipment Replacement CD 719706	001-00-1033	07/06/26	0.45%	72,259	72,478
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	757,729	758,698
EQUIPMENT REPLACEMENT RESERVES				\$ 1,047,426	\$ 1,049,316
* Hotel Occupancy Tax	050-00-1000			\$ 445,089	\$ 489,202
* Police Grant Fund	320-00-1000			5,097	5,104
* Fire Grant Fund	324-00-1000			175,880	176,105
* Library Grant Fund	342-00-1000			925	926
* Beautification Board - KSB	432-00-1000			5,892	5,899
* Library Restricted for Building Expansion	442-00-1000			49,267	49,330
* Library Building Expansion CD 702994	442-00-1035	01/22/27	0.45%	58,024	58,177
* Parkland Dedication Fund	450-00-1000			119,623	119,776
* Roadway Impact Fee Fund	451-00-1000			3,086,249	3,148,605
* Court Security Restricted Fund	470-00-1000			21,778	21,806
* Youth Diversion Fund	472-00-1000			23,432	23,822
* Court Security/Tech Fund	473-00-1000			6,343	6,991
* Child Safety Fee Fund	475-00-1000			111,559	111,702
* Forfeited Property Fund	480-00-1000			4,893	4,900
* Police Donations	620-00-1000			345	346
* Fire Donations	624-00-1000			26,033	26,066
* Park Donations	632-00-1000			31,890	31,931
* Library Donations	642-00-1000			17,611	17,633
OTHER				\$ 4,189,930	\$ 4,298,321
TOTAL CASH AND INVESTMENTS				\$ 23,750,074	\$ 23,394,098
TOTAL UNRESTRICTED				\$ 18,512,718	\$ 18,046,461

*Restricted Funds

**ENTERPRISE FUND
CASH AND INVESTMENTS
July 31, 2026**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1000		0.05%	\$ 4,538,512	\$ 4,339,647
OPERATING ACCOUNTS				\$ 4,538,512	\$ 4,339,647
* Pooled Cash	008-00-1000		0.05%	\$ 326,268	\$ 319,298
* Water Deposit CD 2375850	008-00-1041	01/03/27	0.45%	300,966	300,966
WATER DEPOSIT REFUND ACCOUNTS				\$ 627,234	\$ 620,264
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	\$ 358,634	\$ 359,091
BOND FUNDS				\$ 358,634	\$ 359,091
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 671,432	\$ 672,402
EF Contingency Reserve CD 787860	008-00-1014	02/14/27	0.45%	356,806	357,743
EF Reserve CD 642541	008-00-1040	09/25/26	0.45%	120,001	120,316
CONTINGENCY RESERVES				\$ 1,148,239	\$ 1,150,461
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 977,353	\$ 978,760
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	168,326	168,897
OTHER				\$ 1,157,474	\$ 1,147,657
TOTAL CASH AND INVESTMENTS				\$ 7,830,093	\$ 7,617,120
TOTAL UNRESTRICTED				\$ 5,686,751	\$ 5,490,108

*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
July 31, 2026**

DEBT SERVICE FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 1,029,352	\$ 222,809
* DSF Money Market 2376105	003-00-1010		0.20%	65,299	65,462
TOTAL RESTRICTED				\$ 1,094,651	\$ 288,271

GENERAL CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 4,356,843	\$ 3,839,607
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	127,941	128,104
TOTAL RESTRICTED				\$ 4,484,784	\$ 3,967,711

ENTERPRISE CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 5,508,336	\$ 5,482,783
* 2023B Bond Proceeds	840-00-1014		0.20%	1,126,831	1,128,267
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,529,588	1,531,796
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	722,670	752,136
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	1,843,834	1,886,176
TOTAL RESTRICTED				\$ 10,731,259	\$ 10,781,158

*Restricted Funds

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

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 4,475,397	\$ 4,540,138
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,942	333,985
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,177,944	2,182,777
* Sanger TX Ind Corp CD 486639	41-00-1013	11/02/26	0.25%	105,082	105,342
TOTAL CASH AND INVESTMENTS				\$ 7,092,365	\$ 7,162,242

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 1,269,707	\$ 1,330,416
* Cash MM 2379694	42-00-1010		0.05%	216,894	217,171
* 4B CD 653500	42-00-1013	04/03/27	0.45%	24,668	24,733
* 4B CD 659924	42-00-1014	11/12/26	0.45%	24,487	24,551
* 4B CD 664243	42-00-1015	06/05/27	0.45%	24,593	24,658
* 4B CD 673277	42-00-1016	07/09/26	0.45%	24,607	24,682
* 4B CD 686115	42-00-1017	08/04/26	0.45%	24,616	24,691
* 4B CD 689521	42-00-1018	09/11/26	0.45%	24,600	24,675
* 4B CD 694371	42-00-1019	11/14/26	0.45%	24,584	24,653
* 4B CD 697230	42-00-1020	11/17/26	0.45%	24,656	24,726
* 4B CD 699934	42-00-1021	12/18/26	0.45%	24,473	24,538
* 4B CD 702285	42-00-1022	01/31/27	0.45%	24,201	24,264
* 4B CD 706078	42-00-1023	02/19/27	0.45%	24,242	24,306
* 4B CD 720097	42-00-1024	02/09/27	0.45%	24,133	24,196
* 4B CD 720119	42-00-1025	11/09/26	0.45%	24,016	24,084
TOTAL CASH AND INVESTMENTS				\$ 1,804,477	\$ 1,866,344

*Restricted Funds

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

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

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

Ethics Disclosure and Conflicts of Interest

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

- a. the officer has a business relationship with a business organization offering to engage in an investment transaction with the City (as defined in 2256.005 (i) (1-3); or
- b. the officer is related within the second degree by affinity or consanguinity, as determined under Chapter 573 of the Texas Government Code, to an individual seeking to transact investment business with the entity. PFIA 2256.005 (i).



Clayton Gray
Finance Director



John Noblitt
City Manager

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
33210	DEARBORN LIFE INSURANCE COMPAN							
B-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/14/2026			001073		4,783.10CR
33210	DEARBORN LIFE INSURANCE COMPAN							
M-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/15/2026			001073		
33210	DEARBORN LIFE INSURANCE COMPAN							
C-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/14/2026			090428		3,075.66CR
33210	DEARBORN LIFE INSURANCE COMPAN							
M-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/15/2026			090428		
1	LARRY MARTINDALE UNPOST							
C-CHECK	LARRY MARTINDALE UNPOST	V	7/14/2026			090436		200.00CR
1	LARRY MARTINDALE UNPOST							
M-CHECK	LARRY MARTINDALE UNPOST	V	7/21/2026			090436		
C-CHECK	VOID CHECK	V	7/14/2026			090448		
C-CHECK	VOID CHECK	V	7/15/2026			090474		
C-CHECK	VOID CHECK	V	7/29/2026			090532		
C-CHECK	VOID CHECK	V	7/29/2026			090540		
C-CHECK	VOID CHECK	V	7/29/2026			090547		
C-CHECK	VOID CHECK	V	7/29/2026			090557		

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	9 VOID DEBITS	0.00		
	VOID CREDITS	8,058.76CR	8,058.76CR	0.00
TOTAL ERRORS:	0			

VENDOR SET: 99 BANK: *	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		9	8,058.76CR	0.00	0.00
BANK: *	TOTALS:	9	8,058.76CR	0.00	0.00

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CHSPY 07.10.26	CHILD SUPPORT	D	7/10/2026	138.46		001068		
I-CRWPY 07.10.26	CHILD SUPPORT AG#0013904686	D	7/10/2026	192.46		001068		
I-CS1PY 07.10.26	CHILD SUPPORT #0013869700	D	7/10/2026	486.92		001068		
I-CSPPY 07.10.26	CHILD SUPPORT #0013970270	D	7/10/2026	308.77		001068		
I-CSRPY 07.10.26	CHILD SUPPORT #0013806050	D	7/10/2026	276.92		001068		1,403.53
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 07.10.26	FEDERAL W/H	D	7/10/2026	33,118.18		001069		
I-T3 PY 07.10.26	FICA PAYABLE	D	7/10/2026	42,542.66		001069		
I-T4 PY 07.10.26	FICA PAYABLE	D	7/10/2026	9,949.50		001069		85,610.34
11690	PITNEY BOWES - RESERVE ACCOUNT							
I-07.01.2026	REFILL POSTAGE METER	D	7/01/2026	300.00		001070		300.00
42180	RAMP BUSINESS CORPORATION							
I-JUN 2026	JUNE 2026 RAMP STATEMENT	D	7/01/2026	24,405.53		001071		24,405.53
00600	CITY OF SANGER							
I-JUL 26	COS UB 05/23/26 - 06/22/26	D	7/15/2026	37,340.82		001072		37,340.82
33210	DEARBORN LIFE INSURANCE COMPAN							
I-GLIPY 06.12.26	GROUP LIFE \$25K	V	7/14/2026	391.69		001073		
I-GLIPY 06.26.26	GROUP LIFE \$25K	V	7/14/2026	400.17		001073		
I-HF1PY 06.12.26	VISION INS	V	7/14/2026	8.76		001073		
I-HF1PY 06.26.26	VISION INS	V	7/14/2026	8.76		001073		
I-SUPPY 06.12.26	SUPPLEMENTAL ANCILLARY	V	7/14/2026	653.03		001073		
I-SUPPY 06.26.26	SUPPLEMENTAL ANCILLARY	V	7/14/2026	661.81		001073		
I-VC1PY 06.12.26	VISION INS	V	7/14/2026	101.53		001073		
I-VC1PY 06.26.26	VISION INS	V	7/14/2026	101.53		001073		
I-VE1PY 06.12.26	VISION INS	V	7/14/2026	216.67		001073		
I-VE1PY 06.26.26	VISION INS	V	7/14/2026	225.89		001073		
I-VF1PY 06.12.26	VISION INS	V	7/14/2026	216.96		001073		
I-VF1PY 06.26.26	VISION INS	V	7/14/2026	216.96		001073		
I-VLIPY 06.12.26	EMPLOYEE VOLUNTARY LIFE	V	7/14/2026	703.71		001073		
I-VLIPY 06.26.26	EMPLOYEE VOLUNTARY LIFE	V	7/14/2026	735.47		001073		
I-VS1PY 06.12.26	VISION INS	V	7/14/2026	70.08		001073		
I-VS1PY 06.26.26	VISION INS	V	7/14/2026	70.08		001073		4,783.10
33210	DEARBORN LIFE INSURANCE COMPAN							
B-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/14/2026			001073		4,783.10CR
33210	DEARBORN LIFE INSURANCE COMPAN							
M-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/15/2026			001073		4,783.10CR

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00100	TMRS							
I-RETPY 06.05.26	TMRS	D	7/14/2026	4,423.32		001074		
I-RETPY 06.12.26	TMRS	D	7/14/2026	65,739.25		001074		
I-RETPY 06.26.26	TMRS	D	7/14/2026	66,122.41		001074		136,284.98
38780	ZIONS BANCORPORATION, NATIONAL							
I-06162026	INTEREST - 2023 TAX NOTE	D	7/13/2026	56,499.00		001075		56,499.00
26820	BANK OF AMERICA NA							
I-1VOHHDE4Z5	PRINCIPAL/INTEREST - 2007 CO	D	7/27/2026	130,610.00		001076		130,610.00
43590	SECURED TITLE OF TEXAS, LLC							
I-7/9/2026	OT SANGER BLK 6 LOT 9	D	7/20/2026	503,511.78		001077		503,511.78
34430	UMB BANK, N.A.							
I-060326B	INTEREST CO SAN23B	D	7/27/2026	108,528.13		001078		
I-060326BT	PRINCIPAL/INTEREST RFDG 2021BT	D	7/27/2026	279,542.75		001078		
I-060326C	PRINCIPAL/INTEREST CO SAT23C	D	7/27/2026	432,255.50		001078		
I-060326G	INTEREST/PRINCIPAL RFDG 2019	D	7/27/2026	247,450.00		001078		1,067,776.38
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CHSPY 07.24.26	CHILD SUPPORT	D	7/24/2026	138.46		001079		
I-CRWPY 07.24.26	CHILD SUPPORT AG#0013904686	D	7/24/2026	192.46		001079		
I-CS1PY 07.24.26	CHILD SUPPORT #0013869700	D	7/24/2026	486.92		001079		
I-CSPPY 07.24.26	CHILD SUPPORT #0013970270	D	7/24/2026	308.77		001079		
I-CSRPY 07.24.26	CHILD SUPPORT #0013806050	D	7/24/2026	276.92		001079		1,403.53
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 07.24.26	FEDERAL W/H	D	7/24/2026	28,417.28		001080		
I-T3 PY 07.24.26	FICA PAYABLE	D	7/24/2026	38,635.82		001080		
I-T4 PY 07.24.26	FICA PAYABLE	D	7/24/2026	9,035.74		001080		76,088.84
10610	LEADERSLIFE INS. COMPANY							
I-LLIPY 07.10.26	LIFE INSURANCE	D	7/29/2026	34.67		001081		34.67
11690	PITNEY BOWES - RESERVE ACCOUNT							
I-07.21.2026	REFILL POSTAGE METER	D	7/21/2026	300.00		001082		300.00
08120	ICMA-RC							
I-457PY 07.10.26	ICMA CITY OF SANGER 457 PLAN	E	7/10/2026	1,404.44		002027		1,404.44
12820	RICOH USA, INC							
I-110122947	EQPMNT LSE 07/12/26 - 08/11/26	E	7/08/2026	914.00		002028		914.00

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080	BLUE CROSS BLUE SHIELD OF TEXA							
C-06-17-2026	BCBSTX ROUNDING/VARIANCE	E	7/08/2026	827.83CR		002029		
I-DC1PY 06.12.26	DENTAL INS	E	7/08/2026	1,036.08		002029		
I-DC1PY 06.26.26	DENTAL INS	E	7/08/2026	1,151.20		002029		
I-DE1PY 06.12.26	DENTAL INS	E	7/08/2026	1,373.44		002029		
I-DE1PY 06.26.26	DENTAL INS	E	7/08/2026	1,373.44		002029		
I-DF1PY 06.12.26	DENTAL INS	E	7/08/2026	1,246.14		002029		
I-DF1PY 06.26.26	DENTAL INS	E	7/08/2026	1,157.13		002029		
I-DS1PY 06.12.26	DENTAL INS	E	7/08/2026	378.80		002029		
I-DS1PY 06.26.26	DENTAL INS	E	7/08/2026	384.48		002029		
I-HC3PY 06.12.26	HEALTH INS	E	7/08/2026	7,398.71		002029		
I-HC3PY 06.26.26	HEALTH INS	E	7/08/2026	7,398.71		002029		
I-HC5PY 06.12.26	HEALTH INS	E	7/08/2026	3,348.84		002029		
I-HC5PY 06.26.26	HEALTH INS	E	7/08/2026	3,348.84		002029		
I-HE3PY 06.12.26	HEALTH INS	E	7/08/2026	14,274.78		002029		
I-HE3PY 06.26.26	HEALTH INS	E	7/08/2026	15,006.82		002029		
I-HE5PY 06.12.26	HEALTH INS	E	7/08/2026	9,111.90		002029		
I-HE5PY 06.26.26	HEALTH INS	E	7/08/2026	9,111.90		002029		
I-HF3PY 06.12.26	HEALTH INS	E	7/08/2026	5,671.90		002029		
I-HF3PY 06.26.26	HEALTH INS	E	7/08/2026	5,671.90		002029		
I-HF5PY 06.12.26	HEALTH INS	E	7/08/2026	1,882.66		002029		
I-HF5PY 06.26.26	HEALTH INS	E	7/08/2026	1,882.66		002029		
I-HS PY 06.12.26	HEALTH INS	E	7/08/2026	47.35		002029		
I-HS PY 06.26.26	HEALTH INS	E	7/08/2026	47.35		002029		
I-HS2PY 06.12.26	HEALTH INS	E	7/08/2026	827.72		002029		
I-HS2PY 06.26.26	HEALTH INS	E	7/08/2026	827.72		002029		
I-HS3PY 06.12.26	HEALTH INS	E	7/08/2026	4,138.60		002029		
I-HS3PY 06.26.26	HEALTH INS	E	7/08/2026	4,138.60		002029		101,409.84
20550	STRYKER SALES, LLC							
I-9212615655	STANDARD CABINET FOR MEDIC	E	7/08/2026	471.18		002030		
I-9212663833	LIFEPAK/AED/QUIK-STEP/CAB	E	7/08/2026	2,474.34		002030		2,945.52
23760	KEEPITSAFE, LLC. - LIVEVAULT							
I-INVLUS-66992	SERVER BACKUP SRVC - CITY HALL	E	7/08/2026	1,567.68		002031		1,567.68
38390	AMAZON CAPITAL SERVICES, INC.							
I-1LCF-4YGX-4H37	BOOKS/HLDR/RMVR/SAWS/TONIES	E	7/08/2026	1,697.50		002032		
I-1LVP-G9TR-96FL	SQUEEGEE/STMP/BOOKS/SRP PRIZES	E	7/08/2026	224.19		002032		1,921.69
38930	COLUMN SOFTWARE, PBC							
I-FE201722-0138	AUDIT RFQ 2026-1	E	7/08/2026	417.50		002033		
I-FE201722-0139	LEGAL NOTICE 6-27-26	E	7/08/2026	37.12		002033		454.62

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
41420	I-1000495166	OCLC, INC ADVANCED BILL FOR CLOUDLIBRARY	E 7/08/2026	2,075.00		002034		2,075.00
41590	I-MILEAGE JUN 26	BOLANOS, CHANTELL MILEAGE FOR JUNE 2026	E 7/08/2026	8.99		002035		8.99
41610	I-MILEAGE JUN 26	ESPINOZA, CORIN A MILEAGE FOR JUN 2026	E 7/08/2026	11.46		002036		11.46
41770	I-26-0227	THREE SIXTY ENVIRONMENTAL SOLU GOLD SRVC AGRMT YR2	E 7/08/2026	2,700.00		002037		2,700.00
42750	I-JUNE 2026	RANDALL'S FOOD & DRUGS LP COMPLETION/EARLY OP GRANT	E 7/08/2026	56,250.00		002038		56,250.00
00800	I-JUNE 2026	COSERV ELECTRIC JUNE 26 ELECTRIC	E 7/14/2026	5,186.57		002039		5,186.57
02910	I-W272607	UPPER TRINITY WATER PURCHASE JUN 2026	E 7/14/2026	39,584.25		002040		39,584.25
18790	I-NP70773156	FUELMAN FUEL 06/29/26 - 07/05/26	E 7/14/2026	3,515.49		002041		3,515.49
18790	I-NP70809393	FUELMAN FUEL 06/29/26 - 07/05/26	E 7/14/2026	4,127.58		002042		4,127.58
25070	I-6616 I-6652	ALL AMERICAN DOGS INC ANIMAL CONTROL JUN 26 ANIMAL CONTROL JUL 26	E 7/14/2026 E 7/14/2026	7,938.45 7,938.45		002043 002043		15,876.90
25590	I-000000082832	SCHNEIDER ENGINEERING, LLC REG SRVCS ATCS FY26 JUN 26	E 7/14/2026	1,000.00		002044		1,000.00
25730	I-DP2603104	DATAPROSE, LLC JUN 26 LATE/STMT/OTHER	E 7/14/2026	1,855.36		002045		1,855.36
26380	I-MILEAGE JUN 26	PIERCY, MEGHANN R MILEAGE IN JUNE 2026	E 7/14/2026	27.12		002046		27.12
27670	I-SANG.07.07.26	BROOKSWATSON & COMPANY, PLLC FY 25 SINGLE AUDIT FEE	E 7/14/2026	7,000.00		002047		7,000.00

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
33900 I-S1573717.001	APSCO, INC 1" TO 2" ADAPTR	E	7/14/2026	502.36		002048		502.36
36640 I-202607130904	PEARSE, MADISON A TRAVEL 07/19/26 - 07/23/26	E	7/14/2026	272.00		002049		272.00
37150 I-2026-7675	INSTANT INSPECTOR HEALTH INSPECTIONS JUN 2026	E	7/14/2026	2,100.00		002050		2,100.00
38420 I-202607130905	RICHMOND, HUBBEL TRAVEL 07/07/26 - 07/09/26	E	7/14/2026	120.00		002051		120.00
40050 I-EW381336045918	WSC ENERGY II JUN 26 ELECTRIC PURCHASE	E	7/14/2026	295,160.75		002052		295,160.75
40190 I-202607130902	CHEEK, TYSON L TRAVEL 06/28/26 - 07/01/26	E	7/14/2026	240.00		002053		240.00
40590 C-INV139818 I-INV139818	TARGETSOLUTIONS LEARNING, LLC DUPLICATE ITEM ENTRY VECTOR CHECKKIT 5/31/26-5/30/27	E E	7/14/2026 7/14/2026	1,673.54CR 1,673.54		002054 002054		
40790 I-202607130903	PARSONS, DAVID K TRAVEL 07/19/26 - 07/23/26	E	7/14/2026	272.00		002055		272.00
00440 I-55341-RI-001	BRAZOS ELECTRIC JUNE 2026	E	7/20/2026	10,141.66		002056		10,141.66
01920 I-67368	NICHOLS, JACKSON, DILLARD,HAGE NEW COUNCIL MEMBER TRNG PREP	E	7/20/2026	220.00		002057		220.00
12820 I-5073467240	RICOH USA, INC SRVC CONTRACT JUL 2026	E	7/20/2026	451.00		002058		451.00
18790 I-NP70830929	FUELMAN FUEL 07/13/26 - 07/19/26	E	7/20/2026	4,127.58		002059		4,127.58
20550 I-9212734921	STRYKER SALES, LLC FILTERLINE	E	7/20/2026	634.40		002060		634.40
22690 I-121978 I-121997	FIRE-DEX INC GEAR CLEANING & REPAIRS GEAR CLEANING & REPAIRS	E E	7/20/2026 7/20/2026	1,084.24 616.58		002061 002061		1,700.82

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-70192	FY 25-26 CLEANING SRVCS	E	7/20/2026	4,121.00		002062		4,121.00
35470	DURAN PHOTOGRAPHY							
I-2377	CITY COUNCIL 07/06/2026	E	7/20/2026	400.00		002063		400.00
37840	MORTON, TIMOTHY J							
I-202607160924	TRAVEL 07/13/26 - 07/16/26	E	7/20/2026	240.00		002064		240.00
40070	HIX, STEVEN E							
I-202607160923	TRAVEL 07/19/26 - 07/23/26	E	7/20/2026	272.00		002065		272.00
43240	ATLANTIC PERSONNEL & TENANT SC							
I-185990	BACKGROUND CHECKS JUN 2026	E	7/20/2026	258.38		002066		258.38
08120	ICMA-RC							
I-457PY 07.24.26	ICMA CITY OF SANGER 457 PLAN	E	7/24/2026	1,404.44		002068		1,404.44
13080	BLUE CROSS BLUE SHIELD OF TEXA							
I-07-17-2026	BCBSTX ROUNDING/VARIANCE	E	7/29/2026	695.00		002069		
I-DC1PY 07.10.26	DENTAL INS	E	7/29/2026	1,151.20		002069		
I-DC1PY 07.24.26	DENTAL INS	E	7/29/2026	1,036.08		002069		
I-DE1PY 07.10.26	DENTAL INS	E	7/29/2026	1,302.40		002069		
I-DE1PY 07.24.26	DENTAL INS	E	7/29/2026	1,302.40		002069		
I-DF1PY 07.10.26	DENTAL INS	E	7/29/2026	1,157.13		002069		
I-DF1PY 07.24.26	DENTAL INS	E	7/29/2026	1,157.13		002069		
I-DS1PY 07.10.26	DENTAL INS	E	7/29/2026	426.15		002069		
I-DS1PY 07.24.26	DENTAL INS	E	7/29/2026	426.15		002069		
I-HC3PY 07.10.26	HEALTH INS	E	7/29/2026	7,398.71		002069		
I-HC3PY 07.24.26	HEALTH INS	E	7/29/2026	6,053.49		002069		
I-HC5PY 07.10.26	HEALTH INS	E	7/29/2026	3,348.84		002069		
I-HC5PY 07.24.26	HEALTH INS	E	7/29/2026	3,348.84		002069		
I-HE3PY 07.10.26	HEALTH INS	E	7/29/2026	13,908.76		002069		
I-HE3PY 07.24.26	HEALTH INS	E	7/29/2026	13,908.76		002069		
I-HE5PY 07.10.26	HEALTH INS	E	7/29/2026	9,111.90		002069		
I-HE5PY 07.24.26	HEALTH INS	E	7/29/2026	9,111.90		002069		
I-HF3PY 07.10.26	HEALTH INS	E	7/29/2026	5,671.90		002069		
I-HF3PY 07.24.26	HEALTH INS	E	7/29/2026	5,671.90		002069		
I-HF5PY 07.10.26	HEALTH INS	E	7/29/2026	1,882.66		002069		
I-HF5PY 07.24.26	HEALTH INS	E	7/29/2026	1,882.66		002069		
I-HS PY 07.10.26	HEALTH INS	E	7/29/2026	47.35		002069		
I-HS PY 07.24.26	HEALTH INS	E	7/29/2026	47.35		002069		
I-HS2PY 07.10.26	HEALTH INS	E	7/29/2026	827.72		002069		
I-HS2PY 07.24.26	HEALTH INS	E	7/29/2026	827.72		002069		
I-HS3PY 07.10.26	HEALTH INS	E	7/29/2026	4,138.60		002069		
I-HS3PY 07.24.26	HEALTH INS	E	7/29/2026	4,138.60		002069		99,981.30

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
18790	FUELMAN							
I-NP70858067	FUEL 07/20/26 - 07/26/26	E	7/29/2026	3,924.10		002070		3,924.10
20410	CARENOW							
I-CN3096-4243889	TESTING MAY 2026	E	7/29/2026	325.00		002071		
I-CN3096-4245689	TESTING JUN 2026	E	7/29/2026	150.00		002071		475.00
33060	HAMMONDS, RAMIE							
I-202607230948	TRAVEL 08/04/26 - 08/07/26	E	7/29/2026	293.86		002072		293.86
34490	HALFF ASSOC INC							
I-10169566	ENGINEERING ASST 06/30/2026	E	7/29/2026	17,454.09		002073		
I-10169672	PORTER PRK EAST PHASE 1	E	7/29/2026	42,244.75		002073		59,698.84
34770	FIRST STOP HEALTH, LLC							
I-INV-86208	VIRTUAL MENTAL HEALTH JUL 26	E	7/29/2026	916.70		002074		916.70
37840	MORTON, TIMOTHY J							
I-202607270949	TRAVEL 07/19/26 - 07/24/26	E	7/29/2026	321.00		002075		321.00
37880	BRIGHTSPEED							
I-480001253080	PHONE 07/10/26 - 08/09/26	E	7/29/2026	391.25		002076		391.25
38390	AMAZON CAPITAL SERVICES, INC.							
I-1M34-1YW9-GRHY	BOOKS/OFFICE SPLY/MOVIES/PRIZE	E	7/29/2026	923.60		002077		923.60
42360	GIS WEBTECH LLC							
I-2260	GURU SITE SELECTION PRO	E	7/29/2026	5,366.30		002078		5,366.30
43150	CRAZY LEMUR LLC							
I-48	PETTING ZOO @ FF 2026	V	5/28/2026	365.00		090138		365.00
43150	CRAZY LEMUR LLC							
M-CHECK	CRAZY LEMUR LLC	UNPOST	V	7/08/2026		090138		365.00CR
14470	UNITED WAY							
I-UN PY 07.10.26	DONATIONS	R	7/10/2026	5.00		090351		5.00
15830	SANGER EDUCATION FOUNDATION IN							
I-SGFPY 07.10.26	FOUNDATION-ISD	R	7/10/2026	2.50		090352		2.50
33300	HSA BANK							
I-HSAPY 07.10.26	HSA	R	7/10/2026	2,718.88		090353		2,718.88

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41980	ABC PROFESSIONAL TREE SERVICES							
I-475857	2026 ANNUAL TREE TRIMMING	R	7/08/2026	5,599.50		090354		
I-476211	2026 ANNUAL TREE TRIMMING	R	7/08/2026	5,599.50		090354		11,199.00
42320	ABY BENEFITS LLC							
I-150466	FSA ADMIN FEES MAY 2026	R	7/08/2026	157.50		090355		157.50
09600	AFLAC							
C-188709	AFLAC ROUNDING	R	7/08/2026	0.07CR		090356		
I-AFKPY 06.12.26	INSURANCE	R	7/08/2026	95.74		090356		
I-AFKPY 06.26.26	INSURANCE	R	7/08/2026	95.74		090356		
I-AFLPY 06.12.26	INSURANCE	R	7/08/2026	511.19		090356		
I-AFLPY 06.26.26	INSURANCE	R	7/08/2026	511.19		090356		1,213.79
37370	AQUA METRIC SALES COMPANY							
I-INV0113699	20X WATER METERS	R	7/08/2026	16,723.31		090357		
I-INV0114780	1.5" MTRS/2" MTRS/RADIOS	R	7/08/2026	21,197.63		090357		
I-INV0114781	100X MXU 520 M SINGL PORT	R	7/08/2026	17,064.94		090357		
I-INV0114793	1" 1.5" 2" METER INSTALLS	R	7/08/2026	2,402.98		090357		
I-INV0114819	COMPASS INSTALL DATES	R	7/08/2026	32,595.72		090357		89,984.58
43410	ARRINGTON OUTDOOR ADVERTISING, BILLBOARD ON FM 455	R	7/08/2026	2,250.00		090358		2,250.00
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-203730	NETWORK MAINTENANCE JUN 26	R	7/08/2026	13,213.00		090359		
I-203815	NETWORK MAINTENANCE JUL 26	R	7/08/2026	13,161.00		090359		26,374.00
1	BEN CHISUM							
I-RFND 07.01.26	COMM CTR RFND	R	7/08/2026	200.00		090360		200.00
42270	BRETT ROBERTS							
I-07/30/2026	DINOSAUR ADVENTURE SUMMER 26	R	7/08/2026	300.00		090361		300.00
40690	BROWN & HOFMEISTER, L.L.P.							
I-0625-001-54185	LEGAL SRVCS - 06/30/2026	R	7/08/2026	7,190.00		090362		7,190.00
23880	BUREAU VERITAS NORTH AMERICA, PLAN REVIEW - 1655 W CHAPMAN	R	7/08/2026	2,803.59		090363		
I-26025520	PLAN REVIEW 1409 W CHAPMAN 400	R	7/08/2026	593.45		090363		3,397.04
00520	CASCO INDUSTRIES, INC.							
I-284324	GEAR FOR NEW HIRES	R	7/08/2026	6,510.08		090364		6,510.08

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00600	CITY OF SANGER							
I-06/30/2026	INCREASE LIB CASH DRAWER	R	7/08/2026	50.00		090365		50.00
13300	DENTON SAND & GRAVEL							
I-15286	1 YD TS #1	R	7/08/2026	45.00		090366		45.00
35470	DURAN PHOTOGRAPHY							
I-2374	PHOTOGRAPHY SERVICES 2026	R	7/08/2026	550.00		090367		
I-2375	CUSTOM FRAMED PRINTS	R	7/08/2026	1,935.00		090367		
I-2376	PHOTOGRAPHY SERVICES 2026	R	7/08/2026	1,800.00		090367		4,285.00
36860	EXTRA PACKAGING LLC							
I-148716	DUMPSTER LINERS	R	7/08/2026	1,443.65		090368		1,443.65
23820	FERGUSON ENTERPRISES, LLC							
I-1682473	UTILITY MP/RESCUE BLD	R	7/08/2026	412.38		090369		412.38
29620	GOODYEAR COMMERCIAL TIRE							
I-233-1028589	2X GY 275/55R20 TIRES UN2401	R	7/08/2026	278.10		090370		
I-233-1028590	4X GY 235/50R18 TIRES UN13	R	7/08/2026	604.00		090370		882.10
36350	HUEOSITY, LLC							
I-28757	SPL FAMILY PACKS	R	7/08/2026	615.03		090371		615.03
10610	LEADERSLIFE INS. COMPANY							
C-177611	LEADERSLIFE ROUNDING	R	7/08/2026	0.01CR		090372		
I-LLIPY 06.12.26	LIFE INSURANCE	R	7/08/2026	34.67		090372		
I-LLIPY 06.26.26	LIFE INSURANCE	R	7/08/2026	34.67		090372		69.33
05400	LEGALSHIELD							
C-06/15/2026	LEGALSHIELD ROUNDING	R	7/08/2026	0.02CR		090373		
I-PPLPY 06.12.26	PREPAID LEGAL SERVICES	R	7/08/2026	40.41		090373		
I-PPLPY 06.26.26	PREPAID LEGAL SERVICES	R	7/08/2026	40.41		090373		80.80
1	LUKE ENDRES							
I-RFND 07/01/26	COMM CTR RFND	R	7/08/2026	200.00		090374		200.00
28240	MARTINEZ BROTHERS CONCRETE AND							
I-2640	STREET/SIDEWALK REPAIRS	R	7/08/2026	13,325.00		090375		13,325.00
08690	O'REILLY AUTO PARTS							
I-1959-312964	SPARK PLUG	R	7/08/2026	2.31		090376		
I-1959-313556	MEGA FUSE	R	7/08/2026	5.94		090376		
I-1959-313889	FUEL/WTR SEP	R	7/08/2026	24.50		090376		
I-1959-314293	O-RING ASST RBAYER	R	7/08/2026	13.99		090376		
I-1959-315096	PLIERS - JGREEN	R	7/08/2026	17.99		090376		
I-1959-315532	FUEL TREATMENT	R	7/08/2026	6.99		090376		
I-1959-315537	WIPER FLUID JHOOTEN	R	7/08/2026	5.59		090376		

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	I-1959-315867	MOTOR OIL/FUNNEL UN14	R	7/08/2026	21.97	090376		
	I-1959-316800	BATTERY FOR MULE	R	7/08/2026	88.85	090376		
	I-1959-318165	HYDRAULIC FLUID	R	7/08/2026	299.97	090376		488.10
34500	P3WORKS LLC							
	I-0021634	LANE RANCH MAR 2026	R	7/08/2026	266.66	090377		
	I-0022140	LANE RANCH APR 2026	R	7/08/2026	5,191.68	090377		
	I-0022611	LANE RANCH MAY 2026	R	7/08/2026	2,487.50	090377		7,945.84
24810	RLC CONTROLS, INC							
	I-12146	SRVC CALLS TO ACKER & WELL 6	R	7/08/2026	2,167.50	090378		
	I-12190	SRVC CALL @ WWTP & WELL 6	R	7/08/2026	1,937.50	090378		4,105.00
25020	SANGER ACE HARDWARE							
	I-7720	PEX ADAPTR	R	7/08/2026	7.99	090379		
	I-7722	10PK 1" PEX CLAMPS	R	7/08/2026	12.99	090379		
	I-7734	MINI CHAINSAW BLADE	R	7/08/2026	22.00	090379		
	I-7742	PIPE CUTTER	R	7/08/2026	16.99	090379		
	I-7745	CABLE TIES/BUNGEEES/GLOVS/GLUE	R	7/08/2026	92.12	090379		
	I-7751	PAINTBRS CHIP 1.5WT	R	7/08/2026	1.79	090379		153.88
16240	SCHAD & PULTE							
	I-27816	P.W. OXYGEN REFILL	R	7/08/2026	23.00	090380		
	I-27822	EMS OXYGEN	R	7/08/2026	23.00	090380		46.00
29190	STITCHIN' AND MORE CUSTOM GRAP							
	I-3503	FREEDOM FEST SHIRTS	R	7/08/2026	1,470.00	090381		1,470.00
26900	SUNMOUNT PAVING COMPANY							
	I-68001063-6250-26	COLD MIX 12.39 TONS	R	7/08/2026	1,672.65	090382		1,672.65
11900	TARRANT COUNTY COLLEGE							
	I-NW135821	DRIVER/OPERATOR CMACK	R	7/08/2026	375.00	090383		375.00
43110	TLD HOLDINGS, LLC							
	I-19551	INTERACTIVE INFLATABLES	R	7/08/2026	5,995.00	090384		5,995.00
34220	UNIFIRST CORPORATION							
	I-2900224746	MATS - PD	R	7/08/2026	20.00	090385		
	I-2900224798	MATS - CITY HALL	R	7/08/2026	22.83	090385		
	I-2900224809	UNIFORMS	R	7/08/2026	63.42	090385		
	I-2900224833	UNIFORMS	R	7/08/2026	95.18	090385		
	I-2900224838	UNIFORMS	R	7/08/2026	40.60	090385		
	I-2900224842	MATS - PUBLIC WORKS	R	7/08/2026	31.64	090385		273.67

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09550	I-INV#179167							
	WATER TECH, INC.							
	12X CHLORINE CYLINDERS	R	7/08/2026	2,645.46		090386		2,645.46
1	I-000202607060900							
	AFFORD IT OIL &AUTO							
	US REFUND	R	7/08/2026	46.68		090387		46.68
1	I-000202607060871							
	BERMAN, YURI							
	US REFUND	R	7/08/2026	136.21		090388		136.21
1	I-000202607060870							
	CHEN, ERIC							
	US REFUND	R	7/08/2026	205.10		090389		205.10
1	I-000202607060895							
	DAVIS WATER SERVICE							
	US REFUND	R	7/08/2026	959.49		090390		959.49
1	I-000202607060894							
	DWAYNE ODELL LANDSCA							
	US REFUND	R	7/08/2026	1,000.00		090391		1,000.00
1	I-000202607060874							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	158.09		090392		158.09
1	I-000202607060875							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	170.89		090393		170.89
1	I-000202607060876							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	175.95		090394		175.95
1	I-000202607060877							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	174.13		090395		174.13
1	I-000202607060878							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	172.89		090396		172.89
1	I-000202607060879							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	152.64		090397		152.64
1	I-000202607060880							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	165.84		090398		165.84
1	I-000202607060881							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	192.66		090399		192.66
1	I-000202607060882							
	GS SANGER OWNER, LP							
	US REFUND	R	7/08/2026	162.45		090400		162.45

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1 I-000202607060883	GS SANGER OWNER, LP US REFUND	R	7/08/2026	168.09		090401		168.09
1 I-000202607060884	GS SANGER OWNER, LP US REFUND	R	7/08/2026	167.66		090402		167.66
1 I-000202607060885	GS SANGER OWNER, LP US REFUND	R	7/08/2026	160.02		090403		160.02
1 I-000202607060886	GS SANGER OWNER, LP US REFUND	R	7/08/2026	159.63		090404		159.63
1 I-000202607060887	GS SANGER OWNER, LP US REFUND	R	7/08/2026	163.63		090405		163.63
1 I-000202607060888	GS SANGER OWNER, LP US REFUND	R	7/08/2026	158.96		090406		158.96
1 I-000202607060889	GS SANGER OWNER, LP US REFUND	R	7/08/2026	155.81		090407		155.81
1 I-000202607060890	GS SANGER OWNER, LP US REFUND	R	7/08/2026	157.34		090408		157.34
1 I-000202607060893	KEY CONSTRUCTION INC US REFUND	R	7/08/2026	43.22		090409		43.22
1 I-000202607060872	MANNING INVESTMENT G US REFUND	R	7/08/2026	193.33		090410		193.33
1 I-000202607060896	MAPLES, JUSTIN US REFUND	R	7/08/2026	49.14		090411		49.14
1 I-000202607060899	MASTROME, FRANCIS US REFUND	R	7/08/2026	86.74		090412		86.74
1 I-000202607060873	MCDONALD, RICKEYA US REFUND	R	7/08/2026	50.04		090413		50.04
1 I-000202607060891	TEXOMA COUNCIL OF GO US REFUND	R	7/08/2026	142.60		090414		142.60
1 I-000202607060898	VANN, ERIKA US REFUND	R	7/08/2026	203.64		090415		203.64

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1	I-000202607060892	WILFONG BLDG US REFUND	R 7/08/2026	988.47		090416		988.47
1	I-000202607060897	YAMASA CO LTD US REFUND	R 7/08/2026	191.55		090417		191.55
28710	I-0003038 I-0003041	AFFORD IT TIRES SANGER LLC ROTATE & BALANCE UN01 6X 245/70/17 TIRES DEV SRVCS	R 7/14/2026 R 7/14/2026	60.00 1,080.00		090418 090418		1,140.00
1	I-RFND 07.06.26	AIMEE HUNTER COMM CTR RFND	R 7/14/2026	400.00		090419		400.00
01550	I-07/10/26	ATMOS ENERGY GAS 06/02/26 - 07/01/26	R 7/14/2026	1,628.92		090420		1,628.92
00420	I-86256355	BOUND TREE MEDICAL, LLC C2 FENTANYL .05MG/ML 2ML VIAL	R 7/14/2026	131.95		090421		131.95
40690	I-0627-001-54274	BROWN & HOFMEISTER, L.L.P. EDC BYLAW/CONTRACT REVIEW	R 7/14/2026	175.00		090422		175.00
23790	I-4648	TERRY WEST FENCE REPAIRS 135 TEAL/303 ACK	R 7/14/2026	2,900.00		090423		2,900.00
28810	I-PMA-0158433 I-PMA-0158434 I-PMA-0158435	CLIFFORD POWER SYSTEM, INC OEM MAINT RENEWAL AGRMT OEM MAINT RENEWAL AGRMT OEM MAINT RENEWAL AGRMT	R 7/14/2026 R 7/14/2026 R 7/14/2026	571.00 1,504.00 3,547.00		090424 090424 090424		5,622.00
33030	I-31147	COMMERCIAL TOOL & EQUIPMENT SE REPAIR 3X CYLINDERS	R 7/14/2026	1,777.42		090425		1,777.42
26090	I-5147/6 I-5150/6	D & L FEEDS INC POND DYE POND DYE	R 7/14/2026 R 7/14/2026	54.99 54.99		090426 090426		109.98
28180	I-40674 I-50535 I-INV42194	D&D COMMERCIAL LANDSCAPE MANAG CLEAN UP LOT @ RAILROAD/WILLOW MOWING CONTRACT 25-26 MOWING CONTRACT 25-26	R 7/14/2026 R 7/14/2026 R 7/14/2026	2,225.00 14,789.14 15,534.14		090427 090427 090427		32,548.28
33210	I-JUL 26	DEARBORN LIFE INSURANCE COMPAN JULY 2026 STD & LTD	V 7/14/2026	3,075.66		090428		3,075.66

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33210	DEARBORN LIFE INSURANCE COMPAN							
M-CHECK	DEARBORN LIFE INSURANCE UNPOST	V	7/15/2026			090428		3,075.66CR
43450	DESIGN KINGS, LLC							
I-43290	SPONSORSHIP BANNER	R	7/14/2026	129.12		090429		129.12
36340	FAMILY FIRST AUTOMOTIVE							
I-16236	BRAKE PADS/ROTORS UN2401	R	7/14/2026	789.94		090430		
I-16455	4X TIRE MOUNT/BALANCE UN13	R	7/14/2026	145.00		090430		
I-16480	OIL CHANGE LP1614368	R	7/14/2026	72.89		090430		1,007.83
43490	FORT WORTH MUSEUM OF SCIENCE A							
I-PL-072526	PLANETARIUM PRGRM 7/25/26	R	7/14/2026	500.00		090431		500.00
39920	IMPACT PROMOTIONAL SERVICES, L							
I-INVI181895	POLO SHIRTS TMORTON	R	7/14/2026	174.38		090432		
I-INVI182276	POLO SHIRTS RBERG/PGRISHAM	R	7/14/2026	302.26		090432		476.64
40770	IMPERIAL SUPPLIES LLC							
I-I001HF1460	KNOB KIT	R	7/14/2026	19.82		090433		19.82
1	KENDELL MICHELS							
I-RFND 07/13/26	COMM CTR RFND	R	7/14/2026	200.00		090434		200.00
41790	KNEE DEEP PLUMBING							
I-45983505	DIAGNOSE LEAK @ LIBRARY	R	7/14/2026	425.00		090435		425.00
1	LARRY MARTINDALE							
I-RFND 07.13.26	COMM CTR RFND	V	7/14/2026	200.00		090436		200.00
1	LARRY MARTINDALE	UNPOST						
M-CHECK	LARRY MARTINDALE	UNPOST	7/21/2026			090436		200.00CR
32640	LLOYD GOSSELINK ROCHELLE & TOW							
I-97569324	LAGUNA AZURE TPDES 05/31/26	R	7/14/2026	11,913.97		090437		
I-97569391	CCNS & DISTRICTS 05/31/26	R	7/14/2026	363.00		090437		
I-97569393	HORN CCN DECERT 05/31/2026	R	7/14/2026	1,287.93		090437		
I-97569394	WHEATCRAFT CCN DECERT 5/31/26	R	7/14/2026	671.50		090437		
I-97569395	DENTON 515 LAND LP CCN 5/31/26	R	7/14/2026	103.50		090437		
I-97569396	MERITAGE CCN 05/31/26	R	7/14/2026	910.50		090437		
I-97569724	HORN CCN DECERT 06/26/2026	R	7/14/2026	4,164.50		090437		19,414.90
01570	LOWE'S COMPANIES, INC.							
I-80364	SAND BAGS	R	7/14/2026	34.80		090438		
I-99292	HARDWARE NET/SAKRETE	R	7/14/2026	515.19		090438		549.99

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43480	MACK PROFESSIONALS, INC							
I-2103399	DELIVER SAND TO PORTER PARK	R	7/14/2026	300.00		090439		
I-2103403	CMU STORAGE BUILDING	R	7/14/2026	2,965.31		090439		3,265.31
29030	MCCREARY, VESELKA, BRAGG & ALL							
I-320939	MAY 2026 WARRANT COLLECTIONS	R	7/14/2026	549.80		090440		549.80
36990	NORTEX COMMUNICATIONS COMPANY							
I-11239219	INTERNET & PHONE JUL 26	R	7/14/2026	6,403.66		090441		6,403.66
08690	O'REILLY AUTO PARTS							
I-1959-317425	7PK CLOTHS/3PK PAPER	R	7/14/2026	16.78		090442		
I-1959-317437	2X 1GAL ANTI-FREEZE	R	7/14/2026	23.98		090442		
I-1959-317739	BATTERY/CORE/FEE PARKS	R	7/14/2026	58.17		090442		
I-1959-317913	FUEL FILTERS R671	R	7/14/2026	79.90		090442		
I-1959-318208	SPARK PLUG/3PK PAPER	R	7/14/2026	8.86		090442		
I-1959-318383	5QT MOTOR OIL - MOWER	R	7/14/2026	61.98		090442		
I-1959-318872	4X 1QT MOTOR OIL UN17	R	7/14/2026	51.96		090442		301.63
43170	OLEN WILLIAMS INC							
I-37296	RAILROAD PRK SCOREBOARD	R	7/14/2026	61,260.00		090443		61,260.00
41960	PIONEER SUPPLY LLC - 844634							
I-INV100046	6X 6" FORD SERIES RESTRAINTS	R	7/14/2026	628.50		090444		
I-INV99285	4X 1" UNION	R	7/14/2026	60.00		090444		
I-INV99452	6X 1" UNION	R	7/14/2026	90.00		090444		
I-INV99463	8" FORD RESTRAINT/METER NUTS	R	7/14/2026	1,402.00		090444		2,180.50
42620	PYRO SHOWS OF TEXAS, INC.							
I-4743	FIREWORKS @ FF26	R	7/14/2026	20,000.00		090445		20,000.00
36840	REPUBLIC SERVICES #615							
I-0615-002751338	SLUDGE REMOVAL JUN 26	R	7/14/2026	7,627.68		090446		
I-0615-002762354	JUNE 2026 SOLID WASTE SRVC	R	7/14/2026	106,832.02		090446		114,459.70
25020	SANGER ACE HARDWARE							
C-7813	RTN DRINK/PEX CPLNG	R	7/14/2026	8.48CR		090447		
C-7816	RTN 1GAL BLK PAINT	R	7/14/2026	31.00CR		090447		
I-7710	24PK AA BATTERIES	R	7/14/2026	5.99		090447		
I-7743	GLACIERCHERRY/PEX RD CPLNG	R	7/14/2026	8.48		090447		
I-7757	DRILL BIT	R	7/14/2026	39.99		090447		
I-7761	5X 5 GAL GAS CANS	R	7/14/2026	161.95		090447		
I-7762	RAGS PAPER	R	7/14/2026	16.99		090447		
I-7765	STARTER HANDLE	R	7/14/2026	5.99		090447		
I-7773	SHOVEL/SCREWDRIVER SET	R	7/14/2026	32.97		090447		
I-7781	UNI JOINT/SAW BLADES	R	7/14/2026	34.98		090447		
I-7782	REPAIR TAPE/MOTOMIX/TRMLNE	R	7/14/2026	61.98		090447		
I-7789	OIL HGH HEAT 750ML	R	7/14/2026	15.99		090447		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-7795	2X STIHL PRODUCTS	R	7/14/2026	20.00		090447		
I-7800	FASTENERS	R	7/14/2026	1.18		090447		
I-7807	PAINT MITT/GLOVES/YLW&BLK PNT	R	7/14/2026	364.91		090447		
I-7808	SPRAY NOZZLES	R	7/14/2026	21.16		090447		
I-7814	PEX RD CPLNG	R	7/14/2026	6.59		090447		
I-7815	FASTENERS	R	7/14/2026	1.99		090447		761.66
02510	STATE COMPTROLLER							
I-07-31-2026	QRTLY REPORT APR - JUN 26	R	7/14/2026	18,350.57		090449		18,350.57
26340	STOLZ TELECOM							
I-INV-006535	2026 TRAVERSE UPFITTING	R	7/14/2026	6,715.42		090450		6,715.42
02690	TECHLINE, INC.							
I-1596373-00	6X FIBERGLASS DEADENDS	R	7/14/2026	3,300.00		090451		
I-3143903-00	TOOLING DIE - 1 SET	R	7/14/2026	149.00		090451		
I-3143903-01	DIE COMPRESSION P 1000 COPPER	R	7/14/2026	410.00		090451		3,859.00
26220	TEXAS COMMISSION ON LAW ENFORC							
I-CAT-0136	PIO CERTIFY COURSE JLEWIS	R	7/14/2026	450.00		090452		450.00
43580	TRIPLE H ICE							
I-11047	KONA ICE PKG 3HRS/150 KCLASSIC	R	7/14/2026	500.00		090453		500.00
34220	UNIFIRST CORPORATION							
I-2900226102	MATS - CITY HALL	R	7/14/2026	22.83		090454		
I-2900226103	UNIFORMS	R	7/14/2026	63.42		090454		
I-2900226106	UNIFORMS	R	7/14/2026	95.18		090454		
I-2900226108	UNIFORMS	R	7/14/2026	40.60		090454		
I-2900226110	MATS - P.W.	R	7/14/2026	31.64		090454		253.67
40810	ZODIAC POOLS & OUTDOOR LIVING							
I-4476	RILEY RANCH POOL SRVC JUN 26	R	7/14/2026	175.00		090455		175.00
1	BLOOMFIELD HOMES							
I-000202607140921	US REFUND	R	7/14/2026	427.09		090456		427.09
1	BLOOMFIELD HOMES							
I-000202607140922	US REFUND	R	7/14/2026	570.65		090457		570.65
1	D.R. HORTON							
I-000202607140913	US REFUND	R	7/14/2026	270.58		090458		270.58

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-000202607140914	D.R. HORTON US REFUND	R 7/14/2026	491.41		090459		491.41
1	I-000202607140911	DFW METRO HOUSING LL US REFUND	R 7/14/2026	38.67		090460		38.67
1	I-000202607140907	FBM PROPERTY MANAGEM US REFUND	R 7/14/2026	64.50		090461		64.50
1	I-000202607140909	KEY CUSTOM HOMES US REFUND	R 7/14/2026	628.28		090462		628.28
1	I-000202607140915	M/I HOMES OF DFW US REFUND	R 7/14/2026	554.49		090463		554.49
1	I-000202607140916	M/I HOMES OF DFW US REFUND	R 7/14/2026	442.00		090464		442.00
1	I-000202607140917	M/I HOMES OF DFW US REFUND	R 7/14/2026	528.19		090465		528.19
1	I-000202607140918	M/I HOMES OF DFW US REFUND	R 7/14/2026	519.77		090466		519.77
1	I-000202607140919	M/I HOMES OF DFW US REFUND	R 7/14/2026	424.21		090467		424.21
1	I-000202607140920	M/I HOMES OF DFW US REFUND	R 7/14/2026	468.70		090468		468.70
1	I-000202607140908	SANDMANN, CHRISTINA US REFUND	R 7/14/2026	48.36		090469		48.36
1	I-000202607140910	STEPHENS, KEISHA US REFUND	R 7/14/2026	132.74		090470		132.74
1	I-000202607140906	TURNER, JACKLYN US REFUND	R 7/14/2026	19.30		090471		19.30
1	I-000202607140912	US ULTRA HOMES, LLC US REFUND	R 7/14/2026	526.22		090472		526.22
33210	I-GLIPY 06.12.26	DEARBORN LIFE INSURANCE COMPAN GROUP LIFE \$25K	R 7/15/2026	Reissue		090473		
	I-GLIPY 06.26.26	GROUP LIFE \$25K	R 7/15/2026	Reissue		090473		
	I-HF1PY 06.12.26	VISION INS	R 7/15/2026	Reissue		090473		
	I-HF1PY 06.26.26	VISION INS	R 7/15/2026	Reissue		090473		
	I-JUL 26	JULY 2026 STD & LTD	R 7/15/2026	Reissue		090473		

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-SUPPY 06.12.26	SUPPLEMENTAL ANCILLARY	R	7/15/2026	Reissue		090473		
I-SUPPY 06.26.26	SUPPLEMENTAL ANCILLARY	R	7/15/2026	Reissue		090473		
I-VC1PY 06.12.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VC1PY 06.26.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VE1PY 06.12.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VE1PY 06.26.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VF1PY 06.12.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VF1PY 06.26.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VL1PY 06.12.26	EMPLOYEE VOLUNTARY LIFE	R	7/15/2026	Reissue		090473		
I-VL1PY 06.26.26	EMPLOYEE VOLUNTARY LIFE	R	7/15/2026	Reissue		090473		
I-VS1PY 06.12.26	VISION INS	R	7/15/2026	Reissue		090473		
I-VS1PY 06.26.26	VISION INS	R	7/15/2026	Reissue		090473		7,858.76
28710	AFFORD IT TIRES SANGER LLC							
I-0003055	4X LT275/70/18 HEADWAY AT TIRE	R	7/20/2026	960.00		090475		960.00
37370	AQUA METRIC SALES COMPANY							
I-INV0114913	200 - 3/4 METERS & RADIOS	R	7/20/2026	123,992.00		090476		
I-INV0115065	50X 6' CABLE TRPL 2-WIRE	R	7/20/2026	1,294.99		090476		125,286.99
43410	ARRINGTON OUTDOOR ADVERTISING,							
I-1062202	BILLBOARD ON FM 455	R	7/20/2026	1,400.00		090477		1,400.00
02460	AT&T MOBILITY							
I-07152026	CELL PHONE 06/08/26 - 07/07/26	R	7/20/2026	3,321.07		090478		3,321.07
00420	BOUND TREE MEDICAL, LLC							
I-86263350	EMS MEDICAL SUPPLIES	R	7/20/2026	765.54		090479		
I-86263351	EMS MEDICAL SUPPLIES	R	7/20/2026	229.39		090479		994.93
42950	CIVIC CONNECTION GROUP LLC							
I-2026-03	NEW GIS SERVICES	R	7/20/2026	12,500.00		090480		12,500.00
39710	CLARKADAMSON, LLC							
I-0035	FY 25-26 ANNUAL CONSULTNG	R	7/20/2026	2,375.00		090481		2,375.00
42110	CUMULUS MEDIA NEW HOLDINGS, IN							
I-BB4822331	RADIO ADS FOR FF 2026	R	7/20/2026	2,999.00		090482		2,999.00
42230	ESO SOLUTIONS, INC.							
I-ESO-198699	3RD PARTY PRE-HOSPITAL INTGRTN	R	7/20/2026	427.45		090483		427.45
36340	FAMILY FIRST AUTOMOTIVE							
I-16208	OIL CHANGE UN2504	R	7/20/2026	76.42		090484		
I-16579	OIL CHANGE/AIR FILTER UN05	R	7/20/2026	113.32		090484		
I-16590	STATE INSPECTION PARK #25-35	R	7/20/2026	18.50		090484		
I-16619	OIL CHANGE UN10	R	7/20/2026	82.48		090484		290.72

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
29620	GOODYEAR COMMERCIAL TIRE							
I-233-1028611	4X 275/55R20 EAGLE RSA UN18	R	7/20/2026	583.02		090485		
I-233-1028627	2X 265/60R17 EAGLE RSA UN15	R	7/20/2026	236.90		090485		819.92
25060	LEMONS PUBLICATIONS INC							
I-13287	12 MO. ADS 10/25 - 9/26	R	7/20/2026	750.00		090486		750.00
26260	LIBRARY IDEAS, LLC							
I-130957	FREADING TOKENS	R	7/20/2026	200.00		090487		200.00
35720	M-PAK, INC							
I-INV2026003519	CLASS A UNIFORMS	R	7/20/2026	810.29		090488		810.29
42330	MEDICAL AIR SERVICES ASSOCIATI							
I-MASPY 06.12.26	MASA	R	7/20/2026	147.00		090489		
I-MASPY 06.26.26	MASA	R	7/20/2026	147.00		090489		294.00
30540	NATIONAL MEDICAL SERVICES, INC							
I-1301555-A	CS-MARIJ ID	R	7/20/2026	284.00		090490		
I-1312953-A	THC ID/FREEZER MILL USAGE	R	7/20/2026	1,126.00		090490		1,410.00
02970	ODP BUSINESS SOLUTIONS, LLC							
I-473314701001	CUPS/LIDS/WIPES/PADS/PLATES	R	7/20/2026	61.80		090491		
I-474139096001	COPY PAPER/TRANSPORT	R	7/20/2026	95.20		090491		157.00
27600	OMNIBASE SERVICES OF TEXAS LP							
I-226-108061	QRTLY REPORT APR - JUN 2026	R	7/20/2026	114.00		090492		114.00
13825	PLAYAWAY PRODUCTS LLC							
I-539975	CHI WONDERBOOK	R	7/20/2026	53.99		090493		53.99
33820	POWER-D UTILITY SERVICES, LLC							
I-2604	PRO SRVCS JUNE 2026	R	7/20/2026	5,000.00		090494		5,000.00
24810	RLC CONTROLS, INC							
I-12208	SRVC @ WELL 6 & 9/MARION RD LS	R	7/20/2026	2,925.03		090495		2,925.03
26340	STOLZ TELECOM							
I-INV-006617	LIGHTS/LABOR - TRAVERSE	R	7/20/2026	376.74		090496		376.74
05350	TEXAS EXCAVATION SAFETY SYSTEM							
I-26-10799	MESSAGE FEES - JUNE 2026	R	7/20/2026	256.45		090497		256.45

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
42210	TEXAS JOHNS							
I-I360716	PORTA POTTIES @ FF26	R	7/20/2026	1,440.00		090498		
I-I408282	BARRICADES - FF 26	R	7/20/2026	2,130.00		090498		3,570.00
19260	TYLER TECHNOLOGIES							
I-025-558661	UB NOTIFY SMS/CALLS	R	7/20/2026	84.10		090499		
I-CI100-00296164	UB ONLINE AUG 2026	R	7/20/2026	110.00		090499		194.10
34220	UNIFIRST CORPORATION							
I-2900227644	MATS - PD	R	7/20/2026	20.00		090500		
I-2900227684	MATS - CITY HALL	R	7/20/2026	22.83		090500		
I-2900227687	UNIFORMS	R	7/20/2026	63.42		090500		
I-2900227694	UNIFORMS	R	7/20/2026	95.18		090500		
I-2900227696	UNIFORMS	R	7/20/2026	40.60		090500		
I-2900227697	MATS - P.W.	R	7/20/2026	31.64		090500		273.67
09550	WATER TECH, INC.							
I-184259	12X CHLORINE CYLINDERS	R	7/20/2026	2,939.94		090501		2,939.94
38160	WILSON MCCLAIN PLUMBING							
I-1223033	SRVC CALL @ 101 FREESE DR	R	7/20/2026	297.88		090502		297.88
1	D.R. HORTON							
I-000202607200946	US REFUND	R	7/20/2026	555.08		090503		555.08
1	D.R. HORTON							
I-000202607200947	US REFUND	R	7/20/2026	496.65		090504		496.65
1	FLANAGAN, GARY							
I-000202607200935	US REFUND	R	7/20/2026	3.99		090505		3.99
1	GENTLE, TONI							
I-000202607200933	US REFUND	R	7/20/2026	250.92		090506		250.92
1	GOOCH, AMANDA							
I-000202607200925	US REFUND	R	7/20/2026	46.30		090507		46.30
1	GS SANGER OWNER, LP							
I-000202607200936	US REFUND	R	7/20/2026	181.87		090508		181.87
1	GS SANGER OWNER, LP							
I-000202607200937	US REFUND	R	7/20/2026	167.47		090509		167.47

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1 I-000202607200938	GS SANGER OWNER, LP US REFUND	R	7/20/2026	174.35		090510		174.35
1 I-000202607200939	GS SANGER OWNER, LP US REFUND	R	7/20/2026	184.51		090511		184.51
1 I-000202607200940	GS SANGER OWNER, LP US REFUND	R	7/20/2026	149.98		090512		149.98
1 I-000202607200945	KEY CUSTOM HOMES US REFUND	R	7/20/2026	572.12		090513		572.12
1 I-000202607200927	MARTELLO, SCOTT US REFUND	R	7/20/2026	36.16		090514		36.16
1 I-000202607200931	MARTIN, MICHAEL US REFUND	R	7/20/2026	52.73		090515		52.73
1 I-000202607200944	NGUYEN, THUY HONG TH US REFUND	R	7/20/2026	105.08		090516		105.08
1 I-000202607200941	PIEDRA, YOLANDA US REFUND	R	7/20/2026	62.16		090517		62.16
1 I-000202607200926	PUTTS, ANN US REFUND	R	7/20/2026	10.48		090518		10.48
1 I-000202607200929	RITCHEY, KIMBERLY US REFUND	R	7/20/2026	60.47		090519		60.47
1 I-000202607200942	ROSS, KENNETH US REFUND	R	7/20/2026	3.04		090520		3.04
1 I-000202607200928	SIMOES, PAULA US REFUND	R	7/20/2026	36.96		090521		36.96
1 I-000202607200930	SKEELS, KATHERINE US REFUND	R	7/20/2026	104.45		090522		104.45
1 I-000202607200934	SPRINGER FAMILY RENT US REFUND	R	7/20/2026	25.62		090523		25.62
1 I-000202607200932	WOODS, NANCY W US REFUND	R	7/20/2026	20.48		090524		20.48

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-000202607200943	XSAIL MOTORS LLC US REFUND	R 7/20/2026	5.32		090525		5.32
14470	I-UN PY 07.24.26	UNITED WAY DONATIONS	R 7/24/2026	5.00		090526		5.00
15830	I-SGFPY 07.24.26	SANGER EDUCATION FOUNDATION IN FOUNDATION-ISD	R 7/24/2026	2.50		090527		2.50
33300	I-HSAPY 07.24.26	HSA BANK HSA	R 7/24/2026	2,718.88		090528		2,718.88
41980	I-476889	ABC PROFESSIONAL TREE SERVICES 2026 ANNUAL TREE TRIMMING	R 7/29/2026	5,599.50		090529		5,599.50
36900	I-18907 I-18907 B	ACT EVENT SERVICES INC. CLEANING SRVCS @ FF 2026 CLEANING SRVCS - FF 26	R 7/29/2026 R 7/29/2026	800.97 2,065.93		090530 090530		2,866.90
00200	I-1313965 I-1313966 I-1313967 I-1313968 I-1313969 I-1313971 I-1313973 I-1313974 I-1313975 I-1313976 I-1313977 I-1313978 I-1313979 I-1315098	ADAMS EXTERMINATING CO. BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL BI-MONTHLY PEST CONTROL	R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026	78.00 58.00 60.00 58.00 58.00 58.00 58.00 58.00 58.00 58.00 78.00 58.00 58.00 58.00 75.00		090531 090531 090531 090531 090531 090531 090531 090531 090531 090531 090531 090531 090531 090531 090531		871.00
42170	I-932-1311-3300	AFFORD IT OIL & AUTO LLC OIL CHANGE LP1431628	R 7/29/2026	68.98		090533		68.98
09600	C-519497 I-AFKPY 07.10.26 I-AFKPY 07.24.26 I-AFLPY 07.10.26 I-AFLPY 07.24.26	AFLAC AFLAC ROUNDING INSURANCE INSURANCE INSURANCE	R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026 R 7/29/2026	0.07CR 95.74 95.74 511.19 511.19		090534 090534 090534 090534 090534		1,213.79

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
37370	AQUA METRIC SALES COMPANY							
I-INV0115103	1172 ELECTRIC METERS	R	7/29/2026	317,961.56		090535		317,961.56
11090	BETA TECHNOLOGY							
I-INV14464	OUR FRESH PLUG-IN/MINERALS	R	7/29/2026	204.75		090536		
I-INV15167	PLUG-IN DISPENSERS	R	7/29/2026	169.70		090536		374.45
28810	CLIFFORD POWER SYSTEM, INC							
I-PMA-0158071	OEM MAINT RENEWAL AGRMT	R	7/29/2026	1,504.00		090537		
I-SVC-0213364	RADIATOR LEAK @ 209 N 5TH	R	7/29/2026	639.00		090537		
I-SVC-0214382	GEN REPAIRS @ UTILITY RD WELL	R	7/29/2026	994.66		090537		3,137.66
41740	CMC RAPID RESPONSE							
I-5608	OIL CHANGE STREETS CHEVY 2500	R	7/29/2026	115.00		090538		
I-5609	HYDRAULIC HOSE KUBOTA KX040/4	R	7/29/2026	445.03		090538		
I-5707	OIL CHANGE/AIR FILTER WTR 5627	R	7/29/2026	183.56		090538		
I-5708	OIL CHANGE/AIR FILTER WTR 5769	R	7/29/2026	183.61		090538		927.20
33210	DEARBORN LIFE INSURANCE COMPAN							
I-AUG 26	AUG 2026 STD & LTD	R	7/29/2026	3,357.24		090539		
I-GLIPY 07.10.26	GROUP LIFE \$25K	R	7/29/2026	392.69		090539		
I-GLIPY 07.24.26	GROUP LIFE \$25K	R	7/29/2026	383.21		090539		
I-HF1PY 07.10.26	VISION INS	R	7/29/2026	8.76		090539		
I-HF1PY 07.24.26	VISION INS	R	7/29/2026	8.76		090539		
I-SUPPY 07.10.26	SUPPLEMENTAL ANCILLARY	R	7/29/2026	648.64		090539		
I-SUPPY 07.24.26	SUPPLEMENTAL ANCILLARY	R	7/29/2026	595.98		090539		
I-VC1PY 07.10.26	VISION INS	R	7/29/2026	101.53		090539		
I-VC1PY 07.24.26	VISION INS	R	7/29/2026	101.53		090539		
I-VE1PY 07.10.26	VISION INS	R	7/29/2026	212.06		090539		
I-VE1PY 07.24.26	VISION INS	R	7/29/2026	212.06		090539		
I-VF1PY 07.10.26	VISION INS	R	7/29/2026	216.96		090539		
I-VF1PY 07.24.26	VISION INS	R	7/29/2026	189.84		090539		
I-VLIPY 07.10.26	EMPLOYEE VOLUNTARY LIFE	R	7/29/2026	724.22		090539		
I-VLIPY 07.24.26	EMPLOYEE VOLUNTARY LIFE	R	7/29/2026	685.70		090539		
I-VS1PY 07.10.26	VISION INS	R	7/29/2026	70.08		090539		
I-VS1PY 07.24.26	VISION INS	R	7/29/2026	70.08		090539		7,979.34
24570	DEFENDER SUPPLY							
I-PS-INV106800	TRUCK #56-58 GRAPHICS	R	7/29/2026	293.00		090541		293.00
21660	DUNBAR							
I-PINV00114764	TWO-PART DEPOSIT SLIPS	R	7/29/2026	42.99		090542		42.99

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
36340	FAMILY FIRST AUTOMOTIVE							
I-16543	DIAGNOSE/REPAIR UN01	R	7/29/2026	266.43		090543		
I-16675	OIL CHANGE UN15	R	7/29/2026	603.39		090543		
I-16762	STATE INSPECTION LP1431628	R	7/29/2026	18.50		090543		
I-16785	OIL CHANGE UN2505	R	7/29/2026	69.38		090543		957.70
23820	FERGUSON ENTERPRISES, LLC							
C-CM130288	14X.142X.1 20MM 5MM RIM RTN	R	7/29/2026	235.47CR		090544		
I-1682792	BT50 TAMPER 11 SHOE HONDA	R	7/29/2026	2,900.00		090544		2,664.53
41790	KNEE DEEP PLUMBING							
I-45999764	CLEAN THE LINE @ 209 N 5TH ST	R	7/29/2026	394.00		090545		394.00
10610	LEADERSLIFE INS. COMPANY							
C-178840	LEADERSLIFE INS ROUNDING	R	7/29/2026	0.01CR		090546		
I-LLIPY 07.24.26	LIFE INSURANCE	R	7/29/2026	34.67		090546		34.66
05400	LEGALSHIELD							
C-07/15/2026	LEGALSHIELD ROUNDING	R	7/29/2026	0.02CR		090548		
I-PPLPY 07.10.26	PREPAID LEGAL SERVICES	R	7/29/2026	40.41		090548		
I-PPLPY 07.24.26	PREPAID LEGAL SERVICES	R	7/29/2026	40.41		090548		80.80
1	LETICIA TILDEN							
I-RFND 07.28.26	COM CTR RFND	R	7/29/2026	200.00		090549		200.00
32640	LLOYD GOSSELINK ROCHELLE & TOW							
I-97570090	WASTEWATER COMPLIANCE 6/30/26	R	7/29/2026	244.00		090550		
I-97570091	LAGUNA AZURE TPDES 06/30/26	R	7/29/2026	3,811.50		090550		4,055.50
29030	MCCREARY, VESELKA, BRAGG & ALL							
I-321712	UB COLLECTION FEES JUL 26	R	7/29/2026	239.22		090551		
I-322044	JUNE 2026 WARRANT COLLECTIONS	R	7/29/2026	285.90		090551		525.12
31690	NEWGEN STRATEGIES & SOLUTIONS							
I-24490	STORMWATER RATE STUDY	R	7/29/2026	580.00		090552		580.00
02970	ODP BUSINESS SOLUTIONS, LLC							
I-471285510001	BINDERS/FOLDERS/PAPER	R	7/29/2026	106.52		090553		106.52
40380	PRK SERVICES, INC.							
I-81412	HVAC MAINTENANCE VISITS	R	7/29/2026	1,841.25		090554		1,841.25
38770	RESIMPLIFI, INC							
I-1699	RESIMPLIFI COMPLETE RENEW	R	7/29/2026	3,600.00		090555		3,600.00

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 7/01/2026 THRU 7/31/2026

Item 24.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25020	SANGER ACE HARDWARE							
C-7852	RTN 2X 5G PRO EXT SG	R	7/29/2026	339.98CR		090556		
I-7802	STIHL HP OIL	R	7/29/2026	18.99		090556		
I-7817	SOAP/TP/BAGS/PLUNGER	R	7/29/2026	48.56		090556		
I-7822	PAINT/BRUSH SET	R	7/29/2026	44.57		090556		
I-7830	PAINTS/SEALNT	R	7/29/2026	326.93		090556		
I-7831	CONT PRO SG UWB 5G	R	7/29/2026	169.99		090556		
I-7843	COAX CBL/CAULK	R	7/29/2026	36.98		090556		
I-7846	SWVL HOSE 5/8 X 100	R	7/29/2026	89.99		090556		
I-7851	BARB/SEALNT/PAINTS	R	7/29/2026	564.55		090556		
I-7853	LIGHT BULBS	R	7/29/2026	19.99		090556		
I-7860	3X PLASTICWELD SYRINGE	R	7/29/2026	28.77		090556		
I-7867	COUPLER/PLUG	R	7/29/2026	13.98		090556		
I-7868	CLEANERS	R	7/29/2026	17.98		090556		
I-7889	6X DUCT TAPE GRY	R	7/29/2026	59.94		090556		
I-7897	PUTTY KNIFE/JOINT TAPE/WD FLR	R	7/29/2026	47.55		090556		
I-7899	SAND SPONGE/WIRE BRUSH	R	7/29/2026	25.96		090556		
I-7900	PICKUP TOOL 36"	R	7/29/2026	33.99		090556		1,208.74
43600	SELECT READY MIX LLC							
I-20	5SK W/ ADMIX & FUEL/ENVIRO FEE	R	7/29/2026	1,650.00		090558		
I-8	5.5SK 3600 PSI @ 909 PEACH ST	R	7/29/2026	850.00		090558		2,500.00
38480	SSCW CORPORATE OFFICE LLC							
I-SANG062026	PD CAR WASHES JUN 26	R	7/29/2026	76.00		090559		76.00
11900	TARRANT COUNTY COLLEGE							
I-NW136200 B	SHIELD SKILLS 6/30/26 - 7/1/26	R	7/29/2026	280.00		090560		280.00
23400	THE RETAIL COACH							
I-6044	RETAIL RECRUITMENT SRVCS	R	7/29/2026	7,500.00		090561		7,500.00
1	TOP NOTCH MOBILE HOME ENT							
I-26SAN-0457	RFND	R	7/29/2026	250.00		090562		250.00
34220	UNIFIRST CORPORATION							
I-2900229255	MATS - CITY HALL	R	7/29/2026	22.83		090563		
I-2900229257	UNIFORMS	R	7/29/2026	63.42		090563		
I-2900229260	UNIFORMS	R	7/29/2026	95.18		090563		
I-2900229262	UNIFORMS	R	7/29/2026	40.60		090563		
I-2900229264	MATS - P.W.	R	7/29/2026	31.64		090563		253.67

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
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* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS		CHECK AMOUNT	
REGULAR CHECKS:	205			1,068,743.34	0.00		1,073,326.44	
HAND CHECKS:	0			0.00	0.00		0.00	
DRAFTS:	14			2,126,352.50	0.00		2,121,569.40	
EFT:	51			744,766.85	0.00		744,766.85	
NON CHECKS:	0			0.00	0.00		0.00	
VOID CHECKS:	4	VOID DEBITS	7,858.76					
		VOID CREDITS	13,206.86CR	5,348.10CR	0.00			

TOTAL ERRORS: 0

	NO			INVOICE AMOUNT	DISCOUNTS		CHECK AMOUNT	
VENDOR SET: 99 BANK: POOL TOTALS:	274			3,934,879.59	0.00		3,939,662.69	
BANK: POOL TOTALS:	274			3,934,879.59	0.00		3,939,662.69	
REPORT TOTALS:	274			3,934,879.59	0.00		3,939,662.69	

SELECTION CRITERIA

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

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 7/01/2026 THRU 7/31/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

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

Item 24.



Kathleen R. Ocanas
Vice President
Rates & Regulatory Affairs

August 25, 2026

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 September 2026 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 blue ink that reads "Kathleen Ocanas".

Kathleen R. Ocanas
Vice President, Rates and Regulatory Affairs
Atmos Energy, Mid-Tex Division

Attachment

ATMOS ENERGY CORPORATION
MID-TEX DIVISION
STATEMENT OF RIDER GCR
September, 2026
PREPARED IN ACCORDANCE WITH
GAS UTILITIES DOCKET NO. OS-24-00019196

Item 25.

Part (a) - Mid-Tex Commodity Costs

Line	(a)	(b)			
1	Estimated Gas Cost per Unit:	\$0.18287			
2	Estimated City Gate Deliveries:	48,043,400			
3	Estimated Gas Cost:	\$8,785,697			
4	Lost and Unaccounted For Gas %	1.6100%			
5	Estimated Lost and Unaccounted for Gas	\$141,450			
6	Total Estimated City Gate Gas Cost:	\$8,927,147			
7	Estimated Sales Volume:	49,595,020			
8	Estimated Gas Cost Factor - (EGCF)	0.18000			
9	Reconciliation Factor - (RF):	0.00000			
10	Taxes (TXS):	0.00000			
11	Adjustment - (ADJ):	0.00000			
12	Gas Cost Recovery Factor - (GCRF) (Taxable)	0.18000 per Ccf	Btu Factor	Per MMBtu	
			0.1000	\$1.8000	
13	Customer Rate Relief - (CRR) (Non-Taxable)	0.21400 per Ccf	0.1000	\$2.1400	

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	\$70,615,515	44,457,296	22,423,978	3,734,241
16	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
17	Net Fixed Costs	\$70,615,515	\$44,457,296	\$22,423,978	\$3,734,241
	<u>Commodity Costs</u>				
18	a. Estimated Commodity Cost of Pipeline Services	\$3,188,780	1,905,116	1,004,033	279,631
19	b. Plus: Second Prior Month Recovery Adjustment	\$0	\$0	\$0	\$0
20	Net Commodity Cost of Pipeline Services	\$3,188,780	\$1,905,116	\$1,004,033	\$279,631
21	Total Estimated Pipeline Costs (Line 17 + Line 20)	\$73,804,295	\$46,362,412	\$23,428,011	\$4,013,872
22	Estimated Billed Volumes		56,410,180 Ccf	43,659,810 Ccf	4,692,218 MMBtu
23	Pipeline Cost Factor (PCF) [Line 21 / Line 22] (Taxable)		0.82190 Ccf	0.53660 Ccf	\$0.8554 MMBtu
24	Gas Cost Recovery Factor - (GCRF) [Line 12] (Taxable)		0.18000 Ccf	0.18000 Ccf	\$1.8000 MMBtu
25	Customer Rate Relief - (CRR) (Non-Taxable)		0.21400 Ccf	0.21400 Ccf	\$2.1400 MMBtu
26	Rider GCR		1.21590 Ccf	0.93060 Ccf	Rate I - \$4.7954 MMBtu
27					Rate T - \$0.8554 MMBtu

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