

CITY COUNCIL

MEETING AGENDA

NOVEMBER 03, 2025, 6:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE WORK SESSION TO ORDER AND ESTABLISH A QUORUM

OVERVIEW OF ITEMS ON THE REGULAR AGENDA

ADJOURN THE WORK SESSION

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

CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

INVOCATION AND PLEDGE

CITIZENS COMMENTS

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

CONSENT AGENDA

All items on the Consent Agenda will be acted upon by one vote without being discussed separately unless requested by a Councilmember to remove the item(s) for additional discussion. Any items removed from the Consent Agenda will be taken up for individual consideration.

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

PUBLIC HEARING ITEMS

- [3.](#) Conduct a public hearing on a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.
- [4.](#) Conduct a public hearing on a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.
- [5.](#) Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.
- [6.](#) Conduct a public hearing on a request for a Specific Use Permit (SUP) for Professional Tattoo Studio, described as A1241A TIERWESTER, TR 101 and known as 103 S. Stemmons Frwy, zoned as Regional Commercial (RC) and generally located on the west side of Stemmons Frwy, approximately 436 feet south of the intersection of Bolivar St and S. Stemmons Frwy.

ACTION ITEMS

- [7.](#) Consideration and possible action on Ordinance No. 11-29-25 a request for a Future Land Use Map amendment from Medium Residential to Industrial Light for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd, approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.
- [8.](#) Consideration and possible action on Ordinance No. 11-30-25 a request for a zoning change from Agriculture (AG) to Light Industrial (LI) for approximately 5.624 acres of land, described as A0792A J. MORTON, TR 53B, within the City of Sanger, and generally located on Union Hill Rd approximately 1075 feet west of the intersection of FM 455 and Union Hill Rd.
- [9.](#) Consideration and possible action on an amendment to Ordinance No. 08-22-25 creating Ordinance No. 11-31-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

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

FUTURE AGENDA ITEMS

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

INFORMATIONAL ITEMS

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

- [11.](#) Financial Statements August and September 2025

- [12.](#) Disbursements Report September 2025

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 October 28, 2025, by 3:00 PM.

/s/Kelly Edwards
Kelly Edwards, City Secretary

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



CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action on the minutes from the October 20, 2025, meeting.

SUMMARY:

N/A

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

Approve the October 20, 2025, meeting minutes.

ATTACHMENTS:

October 20, 2025, meeting minutes

CITY COUNCIL MEETING MINUTES

OCTOBER 20, 2025, 7:00 PM

CITY COUNCIL REGULAR MEETING

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



CALL THE REGULAR MEETING TO ORDER AND ESTABLISH A QUORUM

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

COUNCILMEMBERS PRESENT

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

COUNCILMEMBERS ABSENT

Councilmember, Place 1	Marissa Barrett
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STAFF MEMBERS PRESENT:

City Manager John Noblitt, City Secretary Kelly Edwards, Executive Administrative Assistant to the City Manager Christy Dyer, Director of Development Services Ramie Hammonds, Marketing and Civic Engagement Director Donna Green, Parks & Recreation Director Ryan Nolting, Library Director Laura Klenke, and Police Chief Tyson Cheek.

INVOCATION AND PLEDGE

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

CITIZENS COMMENTS

Kasey Warren, a local business owner, emphasized community beautification, sharing her efforts to improve her building and lead by example through personal action.

REPORTS

1. Presentation of the Marketing Annual Report

Director Donna Green provided a presentation and annual department overview.

CONSENT AGENDA

2. Consideration and possible action on a transfer of an area of Certificate of Convenience and Necessity from Bolivar Water Supply Corporation to the City of Sanger for approximately 63.84 acres, located in the City of Sanger, and generally located on the northeast corner of the intersection of Belz Road and Metz Road and authorizing the City Manager to execute any necessary documents.
3. Consideration and possible action to renew the annual mowing contract with D&D Commercial Landscape Management, and authorize the City Manager to execute said agreement.
4. Consideration and possible action on an Interlocal Agreement for Library Services between Denton County and the City of Sanger.
5. Consideration and possible action on the minutes from the October 6, 2025, meeting.

Motion to approve Items 2 through 4 of the consent agenda as presented.

Motion: Bilyeu

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

Motion to approve Item 5 of the consent agenda.

Motion: Gann

Second: Burrus

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Abstain: Bilyeu

Motion passed 3-0-1.

ACTION ITEMS

6. Consideration and possible action on Resolution 2025-18, to approve financing for the Post Oak School.

Ted Christensen provided an overview of the item.

Motion to approve.

Motion: Bilyeu

Second: Gann

Ayes: Bilyeu, Burrus, Chick, and Gann.

Nays: None

Motion passed unanimously.

FUTURE AGENDA ITEMS

Councilmember Bilyeu inquired about the next Council Retreat.

INFORMATIONAL ITEMS

7. Rider GCR - Rate Filing under Docket No. OS-24-00019196 September 24, 2025

ADJOURN

There being no further business, Mayor Muir adjourned the meeting at 7:37 p.m.

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Kelly Edwards, City Secretary

AGENDA ITEM: Consideration and possible action Ordinance 11-33-25, Repealing existing Article 4.200, "Itinerant Merchants, Peddlers and Vendors," of Chapter 4, "Business Regulations," of the Code of Ordinances of the City of Sanger, Texas, and replacing it with a new Article 4.200, "Solicitors and Itinerant Merchants; Handbill Distribution."

SUMMARY:

The Solicitors Ordinance has been updated to provide clearer guidance for those engaging in door-to-door sales, enhancing the safety and protection of residents. The revisions modernize the permitting process, clarify requirements, and ensure fair and transparent business practices.

- The ordinance has been reorganized for better readability and ease of use.
- Clearly defines the intent of the ordinance—to protect residents, support legitimate business activity, and promote public safety.
- Provides new definitions and updated terminology for solicitors and related activities to eliminate ambiguity.
- Revised Permit Requirements and updated the application process.
- Added that applicants must now submit a criminal background check completed within the last 30 days for each person who will be soliciting. The City will no longer conduct criminal background checks.
- Added specific types of offenses or findings that may result in denial or revocation to help safeguard the community.
- Clearly specifies that if a company adds new solicitors after an application is submitted, a new permit process and fee will be required.
- Updated the times, which are 9:00 AM – 7:00 PM, when solicitation is permitted and prohibited.
- Includes rules addressing misconduct, complaints, and penalties for leaving materials at a residence without consent.
- Brown & Hofmeister has reviewed the ordinance.

FISCAL INFORMATION:

Each permit carries a non-refundable fee of \$250, plus an additional \$25 for each employee, agent, or solicitor. Over the past five (5) years, the City has collected an average of \$5,230 annually in permit revenue, which is recorded as miscellaneous revenue in the General Fund account no. 001-00-4910.

RECOMMENDED MOTION OR ACTION:

Approve the Ordinance replacing the current Article 4.200 with a new Article 4.200, "Solicitors and Itinerant Merchants; Handbill Distribution".

ATTACHMENTS:

Ordinance

CITY OF SANGER, TEXAS

ORDINANCE 11-33-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REPEALING EXISTING ARTICLE 4.200, "ITINERANT MERCHANTS, PEDDLERS AND VENDORS," OF CHAPTER 4, "BUSINESS REGULATIONS," OF THE CODE OF ORDINANCES OF THE CITY OF SANGER, TEXAS, AND REPLACING IT WITH A NEW ARTICLE 4.200, "SOLICITORS AND ITINERANT MERCHANTS; HANDBILL DISTRIBUTION"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY 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, Texas (the "City") is a home rule municipality regulated by state law and Charter; and

WHEREAS, the City has deemed it necessary and in the best interest of the City and its residents to repeal existing Article 4.200, "Itinerant Merchants, Peddlers and Vendors." of the City's Code of Ordinances and replace it with an updated ordinance regarding solicitation, itinerant merchants and handbill distribution, in full compliance with state and federal case law relative thereto; and

WHEREAS, the City Council finds it necessary for the public safety, comfort, convenience, and protection of the city and the citizens, soliciting and handbill distribution occur in a controlled and orderly manner; and

WHEREAS, the City Council finds that the amending Chapter 4, Article 4.200, of the Code of Ordinances 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 Chapter 4, "Business Regulations," Article 4.200 of the Code of Ordinances is repealed in its entirety and replaced with a new Article 4.200, "Solicitors and Itinerant Merchants; Handbill Distribution," of Chapter 4, "Business Regulations," to read as follows:

“ARTICLE 4.200, SOLICITORS AND ITINERANT MERCHANTS; HANDBILL DISTRIBUTION”

4.201. Purpose.

This article is and shall be deemed an exercise of the police powers of the state and of the city for the public safety, comfort, convenience, and protection of the city and the citizens thereof, and all of the provisions of this article shall be constructed for the accomplishment of that purpose by:

- (1) Prohibiting door-to-door solicitation and canvassing activity at residences during the times when such activity is most intrusive and disruptive to citizens' privacy;
- (2) Regulating the manner in which any solicitation activity, canvassing activity or handbill distribution may occur to promote good order, prevent litter and protect citizens from aggressive and intimidating practices; and
- (3) Requiring solicitors to register with the city to aid crime detection and deter deceptive practices and fraud.

§ 4.202. Definitions.

The following words, terms and phrases, when used in this article, shall have the meaning ascribed to them in this section, except where the context clearly indicates a different meaning:

Charitable purpose. Means the solicitation of money or property, for the benefit of a charity, philanthropy, or non-profit organization or for the poor, underprivileged, needy, crippled, or handicapped persons; the teaching of patriotism or assistance to veterans or veteran's organizations; or for existing educational institutions or for the establishment or endowment of educational institutions. Non-profit organizations shall include but not be limited to, Multiple Sclerosis, American Heart Association, Muscular Dystrophy, American Cancer Society, Boy Scouts of America, Girl Scouts, etc.

Consumer. Means an individual who acquires real or personal property, services, money, or credit for personal, family or household purposes.

Handbill. Means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, booklet, or any other printed or otherwise reproduced original or copies of any matter or literature that is commercial in nature or has a commercial intent.

Handbill Distribution. Means traveling either by foot or vehicle, going door-to-door, house-to-house or building-to-building without personally contacting persons to distribute or leave on or at each premises handbills for any purpose.

Itinerant merchant or itinerant vendor. Means any person other than a publication solicitor, engaged as a solicitor.

Motor vehicle. Means a vehicle that is subject to registration under V.T.C.A., Transportation Code Chapter. 502, or its successor chapters.

Solicitor. Means any individual, firm, company, partnership, corporation, association, trust, society, religious sect, organization, league, or other legal entity and includes any trustee, receiver, assignee, agent, or similar representative.

Religious organization. Means an organization that is dedicated to the support of a church, religious society, or any other religious sect, group, or order.

City. Means the City of Sanger, Texas.

Solicitation. Conduct whereby a person or its agent, member, or representative:

- (1) Either orally or in writing, asks for a ride, employment, property, financial aid, money, or any article representing monetary value, for any purpose;
- (2) Whether orally or in writing, sells or offers to sell goods, services, publications, or subscriptions;
- (3) Distributes without remuneration goods, services, publications, or subscriptions;
- (4) Solicits signatures on a petition or opinions for a survey.

"Solicitation" shall include persons engaged in the delivery of handbills or circulars door to door for the solicitation of money, products, services or other items of pecuniary value. An offer of membership in any organization is expressly excluded.

- a. The term "solicitation" shall include persons engaged in the delivery of handbills or circulars door to door for the solicitation of money, products, services or other items of pecuniary value. An offer of membership in any organization is expressly excluded.
- b. All terminology used in this article and not specifically defined above shall retain its meaning in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body and/or the latest volume of Webster's Collegiate Dictionary.

Street or highway. Means the portion of the street that is paved, designated, or used for vehicular traffic, and all areas dedicated to public use for public street purposes, which includes parkways, alleys, and sidewalks.

Parkway. Means the area between the edge of the designated street and the adjacent owner's property line.

Sidewalk. Means any surface provided for the exclusive use of pedestrians.

Traffic island. Means a barrier within a street or roadway to exclude vehicles, designated for the purpose of separating or directing streams of vehicular traffic.

§ 4.203. Regulation of solicitors; generally.

- (a) A solicitor shall identify himself as a solicitor upon approaching a person at a residence or at any other location in the city and explain his purpose, whether it be direct sales, solicitation of orders or services, or the demonstration of merchandise, or any combination of such purposes.
- (b) A person who uses a vehicle in solicitation activities shall post a sign located in a conspicuous place on the vehicle, identifying the name of the person, company or organization that the person represents. If the name is an individual person, it must be followed by the word "solicitor". The lettering on the sign must be at least two and one-half inches high.
- (c) A solicitor who holds a current City of Sanger health permit is permitted to solicit for the sale of edible merchandise. Any such solicitor shall keep all articles for sale to the public in a clean and sanitary condition, as well as the wagons, vehicles, or other conveyances used in the transportation of such merchandise and shall meet all applicable federal, state and local regulations.
- (d) A solicitor commits an offense if he or she sells or offers to sell any unsound or unwholesome merchandise or give a false weight of measure to such offered for sale.
- (e) A solicitor commits an offense if he or she represents that the city or any of its employees or officials has endorsed or approved the goods or services which the solicitor is attempting to sell or take orders for.
- (f) A person commits an offense if the person engages in solicitation activities, canvassing activities, or handbill distribution and distributes, deposits, places, throws, scatters, or casts a handbill at a residence except by:
 - (1) handing or transmitting the handbill directly to the owner or occupant than present in or upon the premises; or
 - (2) without using adhesive or tape, placing or depositing the handbill in a manner that secures the handbill and prevents it from being blown away, except that mailboxes may not be used when the use is prohibited by federal postal laws or regulations.

(g) A person commits an offense if the person secures a handbill at a residence in the manner described by subsection (f)(2):

(1) in a place that is more than five (5) feet from the front door of the residence; or

(2) when another handbill has already been left or secured at the residence and has not been removed from the outside of the residence.

(h) A solicitor commits an offense if he or she attempts to contact a person at an address where a "No Solicitors" or similar sign is posted.

(i) A solicitor commits an offense if he or she fails to depart immediately when requested or ordered to leave.

(j) A solicitor commits an offense if he or she fails to immediately step back from the door after knocking or ringing a doorbell and remaining back from such door unless and until invited into the home.

(k) It shall be an offense for a person not prominently displaying a valid permit issued to such person under this article for the purpose described in the application for such permit to engage in solicitation within the city.

(l) It is an offense for a solicitor to solicit for the sale of any potentially hazardous food, whether packaged or unpackaged, raw or cooked, such as fish, beef, or poultry, or for the sale of fruit, produce or other unpackaged goods.

(m) It shall be an offense for any solicitor to refuse to produce proof of identity upon the request of a police officer.

§ 4.204. Solicitation in public right-of-way.

(a) A person commits an offense if the person engages in solicitation activity within the roadway, or on any median or traffic island within the right-of-way of any street or highway within the city.

(b) A person commits an offense if the person engages in solicitation activity by a direct transaction or exchange with the occupant of any vehicle stopped or traveling on the roadway of any street or highway in the city. An offense under this subsection occurs when the offer, solicitation or distribution is made regardless of whether a transaction is completed.

- (c) A person commits an offense if the person engages in solicitation activity on a sidewalk within the city in a manner that impedes the flow of pedestrian traffic.
- (d) It is a defense to prosecution under subsections (a) or (b) above if the person engages in solicitation activity to operate a taxi cab, mail carrier, vehicle for hire such as commercial servicing or repair of any disabled motor vehicle.
- (e) It is a defense to prosecution under subsection (a) if the person engages in solicitation activity from a vehicle in a manner that does not violate section 4.212.

§ 4.205. Solicitation from a vehicle.

- (a) A person commits an offense if the person conducts solicitation activities from a vehicle and:
 - (1) The solicitation is conducted at a location within the right-of-way of any street or highway in the city which is designated as an arterial or collector on the city's thoroughfare plan; or
 - (2) The person stops the vehicle within a roadway to conduct business before the vehicle has been approached, called, or waved down by a prospective customer.
- (b) A person commits an offense if the person operates a vehicle from which solicitation activities are conducted upon any street or highway within the city and the vehicle is not equipped with warning lights that are in actual operation, whether or not the vehicle is stopped or moving.
- (c) A person commits an offense if the person operates a vehicle from which solicitation activities are conducted upon any street or highway within the city in a manner that blocks or impedes access to or from any alley, street or driveway, or impedes the flow of traffic on any public street or highway.

§ 4.206. Permit Required

- (a) It shall be unlawful for any person eighteen (18) years of age or older to engage solicitation activities within the City of Sanger without first obtaining a permit issued by the city secretary.
 - (1) It shall be unlawful for any person to attempt or to peddle, sell, solicit, canvass, or take orders for any services, wares, merchandise, or goods, or any article of value, including plants, flowers, paintings, novelties, painting house numbers on streets, firewood, books, magazines, photographs, or any articles for future delivery, on a sidewalk, parking lot or parkway within the city or from door to door without having first obtained a permit therefor from the city.

- (2) Each person engaged in soliciting or selling as defined in subsection (a)(1) above must have a permit issued under the terms of this section, and such permit shall be personal to the applicant and shall not be reproduced nor assigned nor transferred to any other person. Any such attempted transfer or reproduction shall render the permit void.
- (3) Each permit shall expire as of the date noted thereon, which date shall be in accordance with the provisions of this article, and such permit shall indicate the hours when solicitation and selling within the city is permitted in accordance with the provisions of this article.
- (4) It shall be unlawful for any person who shall solicit funds in the city to represent in connection with such solicitation of funds that the issuance of a permit or identification card by the city constitutes an endorsement thereof.
- (5) It shall be unlawful for any person to solicit funds for a purpose other than that set out in the registration statement or application upon which the permit was issued.
- (6) The recipient of a permit or named applicant shall be responsible for the acts of his/her authorized representatives or solicitors listed in permit application in connection with solicitation activities. In this regard, the recipient of the permit shall actively supervise all persons listed in the permit application, which supervision shall include but not be limited to remaining within the corporate city limits during all solicitation activity and responding promptly (within ten minutes) to calls by city representatives relative to the solicitation activity which may include responding to an on-site complaint from a citizen.
- (7) A permit shall not be issued to any person under thirteen (13) years of age.
- (8) Solicitation shall be deemed completed when made, regardless of whether the person making the solicitation receives any contribution or makes any sale.

(b) Revocation of permit.

- (1) If, after the permit required by this section has been issued, the city secretary, or authorized designee, finds that the permit was obtained by false representation in the application, or the permit has been reproduced or transferred or assigned to another person or the applicant has led someone to believe the permit is an endorsement of the applicant's product or service by the city, or in the event of fraud or misrepresentation by the permit holder, or in the event of conviction of the permit holder of a felony or a misdemeanor involving moral turpitude, or in

the event the permit holder has failed to furnish the items required by this article, such permit may be revoked by the city manager or his authorized designee.

- (2) If more than one complaint of misconduct by a solicitor or group of solicitors working for the same company is received, the permit may be immediately revoked by the city.
 - (A) A person who is denied a solicitor's permit, or whose permit is revoked or suspended, may appeal the decision to the city manager by filing a notice of appeal with the city secretary within 15 days after the notice of decision is delivered or mailed to the address indicated on the application.
 - (B) Within ten days of the receipt of the notice of appeal, the city manager shall set a time and place for a hearing on the appeal, which shall be not later than 30 days from the date of receipt of the notice of appeal. The city manager may designate a person to hear such appeal.
 - (C) Notice of the time and place of the hearing shall be delivered to such person or mailed to the person at the address indicated on the application. Notice shall be sent within ten days of the receipt of the notice of appeal.
 - (D) The decision of the city manager or his designee on the appeal is final. No other administrative procedures are provided by the city.

§ 4.207 Permit Application.

Permit applications are accepted by the City Secretary's Office by appointment only between the hours of 9:00 AM to 11:00 AM and 2:00 PM to 4:00 PM during regular business hours.

- (a) Every person desiring to solicit in the city, unless otherwise excepted, is subject to the provisions of this article and shall file with the city secretary an application in writing on a form furnished by the city, which shall provide the following information:
 - (1) Names, addresses, State driver's license numbers or valid/official photo ID identification card number with a photograph of the applicant and all persons who will solicit and may act as agent or employee of the applicant;
 - (2) The address and identification number of the applicant, to be provided through the applicant's driver's license, articles of incorporation (for sponsors), or other legally recognized form of identification;

- (A) If a vehicle is used, a description of the same, together with the state where licensed, license number, and the vehicle identification number;
- (3) Whether the applicant, or any solicitor listed in the application, has ever pleaded guilty or nolo contendere to, or has been convicted of a felony or misdemeanor, or any law or ordinance involving fraud, deceit, misrepresentation, a sex offense, theft, trafficking a controlled substance, illegal possession of a firearm, stalking, a crime of moral turpitude, or any act of violence against persons or property, a description of each such conviction or plea, the name of the court and jurisdiction in which the complaint or indictment was filed.
 - (4) A brief description of the business or activity to be conducted or goods to be sold, including the name brand, manufacturer and distributor of goods and commodities and the name, publisher and distributor of all books, magazines or periodicals to be offered for sale;
 - (5) If employed, the name, address and telephone number of employer; or if acting as an agent, the name, address and telephone number of the principal who is being represented, with credentials in written form establishing the relationship and the authority of the employee or agent to act for the employer or principal, as the case may be;
 - (6) The applicant's state sales and use tax permit number, if required by law in order to conduct the proposed business, or proof of exemption if none is required;
 - (7) Whether applicant, upon sale or order, shall demand, receive, or accept deposit or total payment in advance of final delivery; and
 - (8) It shall be the responsibility of a licensed handbill distributor to update the information provided on the application for a handbill distribution solicitor permit, as such information may change.
- (b) Permit attachments.
- (1) A photocopy of a State driver's license number or valid/official photo ID identification card number with a photograph of the applicant and all persons who will solicit and may act as agent or employee of the applicant;
 - (2) A certificate or letter from the president, vice-president, general manager, sales manager, assistant sales manager, or district or area manager of the company for which the applicant works, sells, or solicits, stating that the applicant is an employee and/or agent of such company;

- (3) A reference to a recognized financial rating publication, which reference shall show the page on which the company's or firm's financial standing can be found; or a letter or a certificate from an association or organization which has as its purpose the protection of citizens of the United States against illegal or unsavory business practices stating that the firm or company is a member in good standing of such association or organization; and
- (4) An individual criminal background check, no older than thirty (30) days, from the state department of public safety for all persons who may act as an agent or employee of the applicant and who may be going door to door within the city that each has not been convicted within the five (5) years preceding the date of application of convicted of a felony or misdemeanor, or any law or ordinance involving fraud, deceit, misrepresentation, a sex offense, theft, trafficking a controlled substance, illegal possession of a firearm, stalking, a crime of moral turpitude, or any act of violence against persons or property, a description of each such conviction or plea, the name of the court and jurisdiction in which the complaint or indictment was filed.; and
- (5) In the event that the applicant is an individual who is not canvassing, selling, or soliciting for any firm or company, letters of recommendation from two (2) citizens, non-familial, of the applicant's permanent residence shall be submitted.
- (6) Application fee. The fee is due upon submittal of the application and shall be determined by the most recent adopted fee schedule.

§ 4.208. Permit for Sponsoring Juveniles.

No person under the age of eighteen (18) shall be permitted to engage in soliciting except as provided in this section.

A permit shall be obtained by a sponsoring person, company, or organization for the conduct of any solicitation activities involving, in whole or in part, a sales force of one or more persons under eighteen (18) years of age.

The sponsor shall be responsible for supervising and controlling the conduct of all persons, including juveniles, under the sponsor's permit.

The sponsor shall provide to each individual in its sales force a badge or other easily readable form of identification that identifies the name of the sponsor and the name of the individual. The sponsor shall require all individuals in its sales force to wear such identification so that it is clearly visible at all times when the individuals are soliciting.

§ 4.209 Exemptions.

The following solicitations are exempt from the provisions of this Article:

- (a) The following persons engaged in the activities set out in paragraphs (a) through (c) below in the city shall first register with the city by filling out a form to be promulgated by the city in accordance with the provisions of this article and by furnishing proof that he is actually engaged in such activity in the city, and the city manager shall issue to such person a registration certificate exempting him from the terms and conditions of this section and from paying a fee therefore, namely:
 - (2) Public utility companies or others operating under a franchise granted by the city;
 - (3) Commercial agents dealing with local business establishments in the usual course of business;
 - (4) Snow-cone and Ice Cream truck vendors should refer to the most recently adopted ordinance regulating mobile food vendors; and
 - (5) Insurance salesmen, real estate salesmen, and others licensed by the state, political groups, or organizations which are subject to financial disclosure under state or federal law.
- (b) Any solicitation made upon premises owned or occupied by an organization upon whose behalf the solicitation is made;
- (c) Any communication by an organization soliciting contributions solely from persons who are members of the organization at the time of such solicitation;
- (d) Any solicitation in the form of a collection at a regular meeting, assembly, or service of a charitable organization;
- (e) Any solicitation for the relief of any individual specified by name at the time of the solicitation, where the solicitor represents in each case that the entire amount collected shall be turned over to the named beneficiary;
- (f) Solicitations related to children's activities, including but not limited to Girl Scouts, Boy Scouts, and Big Brothers and Sisters, which may involve children under the age of thirteen (13). Children under the age of thirteen (13) may participate in such activities to the extent they are actively supervised by a parent, guardian or other adult person, at least eighteen (18) years of age, who is responsible for the well-being of the child: and

- (g) Religious, political or non-profit organizations and their representatives distributing handbills or pamphlets only for the purpose of communicating issues of general interest to the public need not register with the city or pay a permit fee. A donation received from the distribution of handbills or pamphlets does not affect this exemption.

§ 4.210. Fees.

A non-refundable application fee, which is set out in the fee schedule, shall be paid prior to the issuance of a permit for each solicitor or peddler. When any solicitor or peddler shall engage in an activity through one or more agents or employees, in addition to the fee for the applicant, a fee shall be paid for each agent or employee so engaged, and the fee shall entitle the agent or employee to a permit for the same term and upon the same conditions as that of the primary permit. The non-refundable application fee shall be used for the purpose of defraying administrative expenses incident to the issuing of a solicitor permit.

§ 4.211. Exemption From Fees.

No fee shall be required of those persons engaging in interstate commerce.

§ 4.212. Application Review and Permit Issuance.

Upon receipt of an application, the city secretary shall review the application and each as deemed necessary to ensure compliance with Section 4.207.

If the city secretary shall endorse his/her approval on the application and shall, upon payment of the prescribed fee, issue the required permit to the applicant (for each agent or employee that will be engaged in solicitation).

The permit shall show the name of the applicant, the name of the business, (the agent or employee that will be engaged in solicitation), the permit number, the expiration of the permit, and the signature of the authorized by whom.

§ 4.213. Denial of Permit.

- (a) Upon the city secretary's review of the application, may refuse to issue a permit to the applicant for any of the following reasons:
- (1) The criminal background check reveals information that solicitation could endanger the safety and welfare of the city's citizens for the following;
 - (A) The applicant, solicitor, agent, employee, principal or organization has pled guilty or nolo contendere to, or has ever pleaded guilty, or nolo contendere to, or has been convicted of a felony or misdemeanor, or any law or ordinance

involving fraud, deceit, misrepresentation, a sex offense, theft, trafficking a controlled substance, illegal possession of a firearm, stalking, a crime of moral turpitude, or any act of violence against persons or property, a description of each; and

(B) There is no proof as to the authority of the applicant to serve as an agent to the principal; and

(C) The applicant (or the agent or employee that will be engaged in solicitation) has been denied a permit under this article within the immediate past year, unless the applicant can and does show to the satisfaction of the city secretary that the reasons for such earlier denial no longer exist.

(b) Notice. If it is found that a solicitor permit should be denied or revoked, there shall be a denial letter written or electronic report of the reason for the denial or revocation which shall be immediately made available to the applicant within ten business days from the date of the denial.

§ 4.214. Permit Exhibition.

Every person required to obtain a permit under the provisions of this article shall exhibit the permit when requested to do so by any prospective customer, city employee or police officer.

§ 4.215. Transfer Prohibited.

It shall be unlawful for any person other than the permittee to use or exhibit any permit issued under the provisions of this article.

§ 4.216. Permit Expiration.

All permits issued under the provisions of this article shall expire twelve (12) months from the date of issuance, unless an earlier expiration date is noted on the permit.

§ 4.217. Hours of Solicitation.

No person, while conducting the activities of a solicitor or peddler, whether licensed or unlicensed, shall enter upon any private property, knock on doors or otherwise disturb persons in their residences between the hours of 7:00 p.m. and 9:00 a.m.

There shall be no solicitations on Sunday, New Years Day, Fourth of July, Memorial Day (observed), Labor Day (observed), Thanksgiving, or Christmas Day.

§ 4.218. Permit Revocation.

- (a) Any permit issued under this article may be revoked or suspended by the city secretary after notice and hearing for any of the following reasons:
- (1) Fraud, misrepresentation or false statement contained in the application for a permit;
 - (2) Fraud, misrepresentation or false statement made by the permittee in the course of conducting solicitation activities;
 - (3) Conducting solicitation or activities contrary to the provisions contained in this article; and
 - (4) Conducting solicitation activities in such a manner as to create a public nuisance, constitute breach of peace, or endanger the health, safety, or general welfare of the public.

§ 4.219. Enforcement.

It shall be the duty of any police officer of the city to require any solicitor who is not known by such officer to be duly permitted to produce his permit and to enforce the provisions of this article against any person found to be violating the same.

§ 4.220. Claims of Exemption.

Any person claiming to be legally exempt from the regulations set forth in this article, or from the payment of a permit fee, shall cite to the city secretary the statute or other legal authority under which exemption is claimed and shall present to the city secretary proof of qualification for such exemption.

§ 4.224. Violations and Penalty.

Violation of any of the provisions of this article shall upon conviction be punishable by a fine in accordance with the general penalty provision set forth in Section 1.109 of this code for each offense, and each and every day such violation shall continue shall constitute a separate offense. In addition to any criminal enforcement, the city or any individual may pursue any available civil remedies deemed appropriate and necessary.

- (a) A person commits an offense if the person engages in solicitation activity or handbill distribution activity at a residence:
- (1) Before 9:00 a.m.;
 - (2) After 7:00 p.m.; or
 - (3) On Sunday, any federally designated holiday.

- (b) A person commits an offense if the person engages in solicitation activity or handbill distribution activity at a premises with a posted notice that such activity is not welcomed or invited. It shall be presumed that there is notice that solicitation activity and handbill distribution activity are not welcomed or invited when there is exhibited in a conspicuous place on or near the main entrance of a premises, a sign, not less than one inch by three inches in size, containing the words "NO SOLICITORS", "NO SOLICITING," "NO TRESPASSING", "NO SOLICITORS OR HANDBILLS" or words of similar meaning.
- (c) A person commits an offense if the person engages in solicitation activities in an aggressive or intimidating manner. The term "aggressive or intimidating manner" means:
- (1) Blocking the path of a person who is the object of the activity;
 - (2) Following behind, ahead or alongside a person who walks away from the solicitor or canvasser after being solicited, approached, accosted or offered a handbill, leaflet or any other item;
 - (3) Shouting, making any outcry, blowing a horn or whistle, or using any sound device, including any loud speaker or sound amplifying system in violation of the city's noise ordinance for the purpose of attracting attention to one's location;
 - (4) Suggesting that the person or their family is in danger or will suffer harm if they do not purchase the goods or services offered by the solicitor;
 - (5) Remain on property after the property owner, or the property owner's designee, representative or agent, has instructed the solicitor to leave; or
 - (6) Failing to immediately step back from the door after knocking or ringing a doorbell and remain at least three feet back from such door unless and until invited into the home.
- (d) No handbill shall be delivered to any uninhabited building.
- (f) No handbill shall be deposited upon or in any motor vehicle unless such vehicle is occupied and the occupant expressly accepts such handbill.
- (g) No handbill shall be delivered or distributed to any residential property in a manner which could result in such handbill being blown or drifting about or away from such property.
- (h) No handbill shall be nailed, tacked, stapled, glued or taped to any door or structure or attached in any other manner which could mar or leave adhesive residue.
- (i) No person shall engage in solicitation through the delivery of handbills or circulars by placing said handbills or circulars on motor vehicles, public utility posts, or other location

such that the same constitutes littering under chapter 365 of the Texas Health and Safety Code. It is presumed that the person or business whose address or telephone number is listed in the notice, poster, paper, or device, or who is otherwise named, described, or identified in the notice, poster, paper, or device, is the person or business who committed the violation, either personally or through an agent or employee.

- (j) It shall be unlawful for any person to use children thirteen (13) years of age or younger for solicitation activities, unless otherwise expressly permitted herein, unless such children are actively supervised by a parent, guardian or other adult person at least eighteen (18) years of age who is registered as provided herein. For purposes of this section, actively supervised means that the adult person shall be within one hundred (100) feet of all children thirteen (13) years of age or younger for whom the adult person is responsible at all times when the children are engaged in solicitation activities.
- (k) It shall be an affirmative defense to prosecution under this article if the person is occupying the public right-of-way for the purpose of selling newspapers or publications or other printed material which deal with the dissemination of information or opinion; however, this defense is not available if said act occurred upon the paved surface or shoulder of any public street, highway, or road.

§ 4.225. Public Disclosure.

All applications, whether or not a permit has been issued, shall be a public record and shall be available for inspection by members of the public during regular business hours, and copies may be obtained at cost.”

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

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

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

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

SECTION 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 case provides.

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

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

APPROVED TO FORM:

City Attorney



CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- Per City and State codes, the Future Land Use Map must be amended if Council wants to allow a request for rezoning this parcel from Agricultural to Light Industrial.
- The property currently operates as a trucking company.
- This is the first zoning classification request since the property was annexed.
- At the time of annexation Agricultural classification was the default zoning for newly annexed property.
- The property to the west is zoned Light Industrial (LI) and is shown on the Future Land Use Map as Medium Residential. It serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits.
- 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, has received no responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

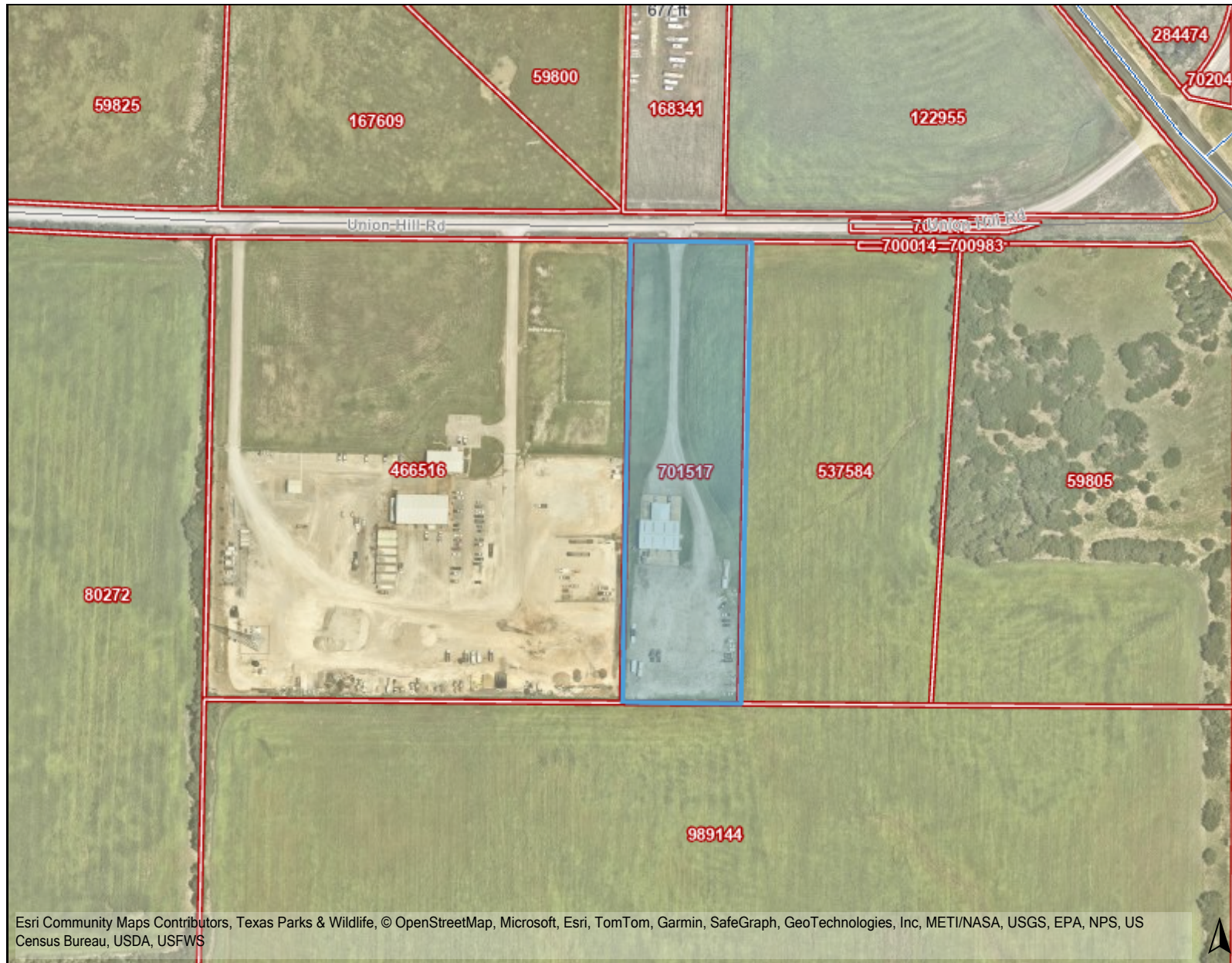
N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 3.



Legend

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

Notes

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CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture to Light Industrial.
- The development consists of approximately 5.624 acres.
- The property currently operates as a trucking company.
- This is the first zoning classification request since the property was annexed.
- At the time of annexation Agricultural classification was the default zoning for newly annexed property.
- The property to the west is zoned Light Industrial (LI) and is shown on the Future Land Use Map as Medium Residential. It serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits.
- 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, has received no responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

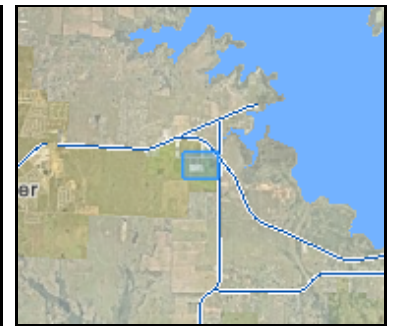
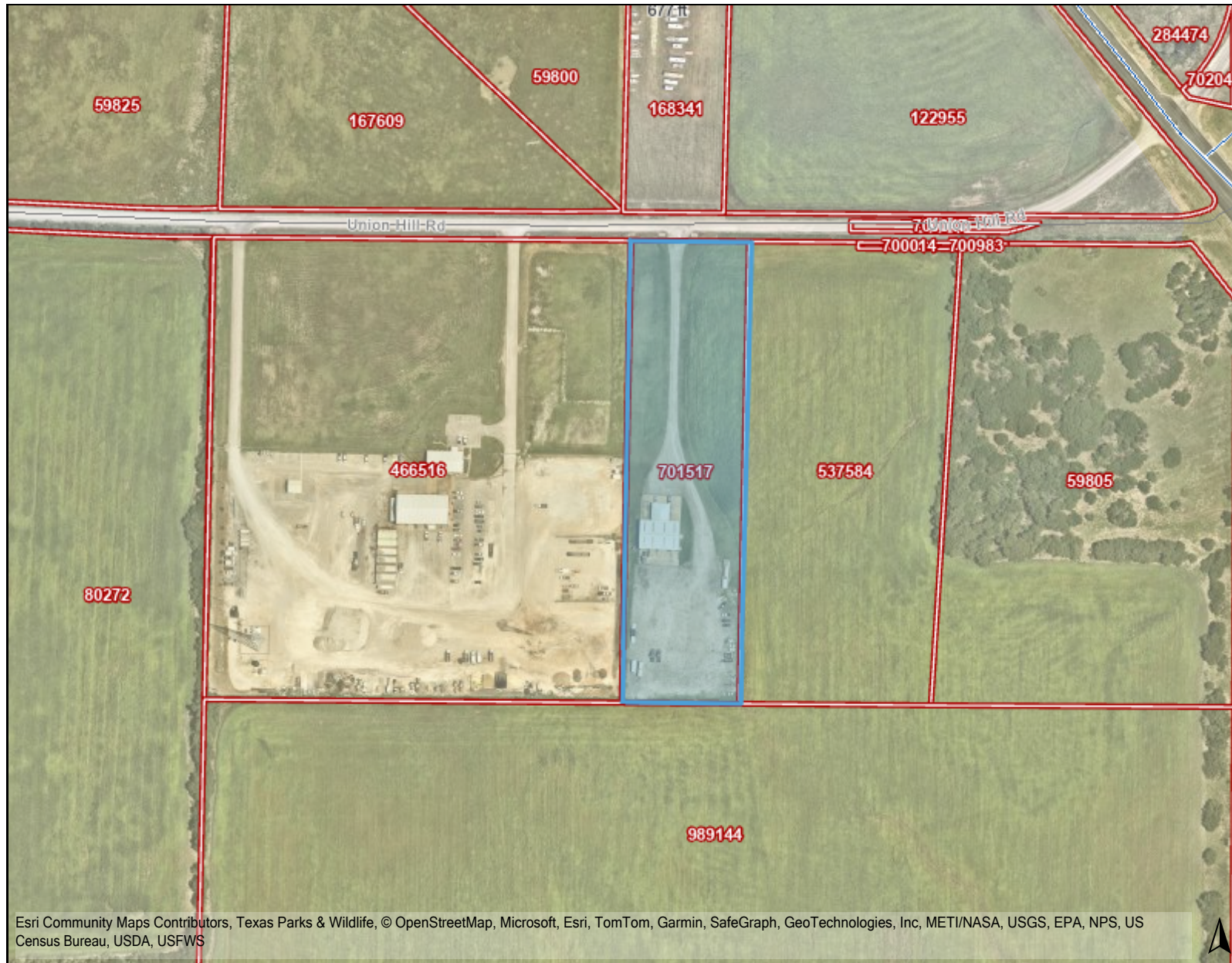
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 4.



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
 - Cross Section Location
 - Base Flood Elevation
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Notes

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CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on an amendment to Ordinance No. 08-22-25 for approximately 130.907 acres of land described as A0029A R. BEEBEE, TR 67 & 68(PT) and A0029 R. BEEBE, TR 66(PT), within the City of Sanger, and generally located north of FM 455 and East of the Santa Fe Railroad.

SUMMARY:

- The development is a planned development.
- The development will consist of approximately 130.907 acres, which will consist of 374 single-family lots and 17.48 acres of commercial.
- The amendment will state that Open Space C must be developed before the 101st building permit is issued.
- In the original motion, it did not call out Open Space C, but stated parks instead of park.
- Staff mailed out 102 public hearing notices to owners of properties within 200 feet of the subject property, and at the time of this report, has not received any responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

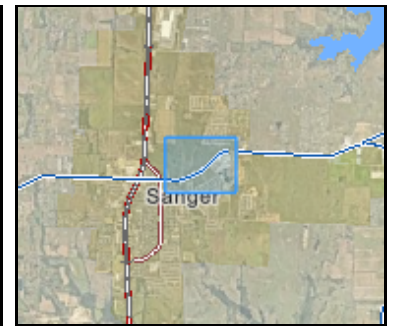
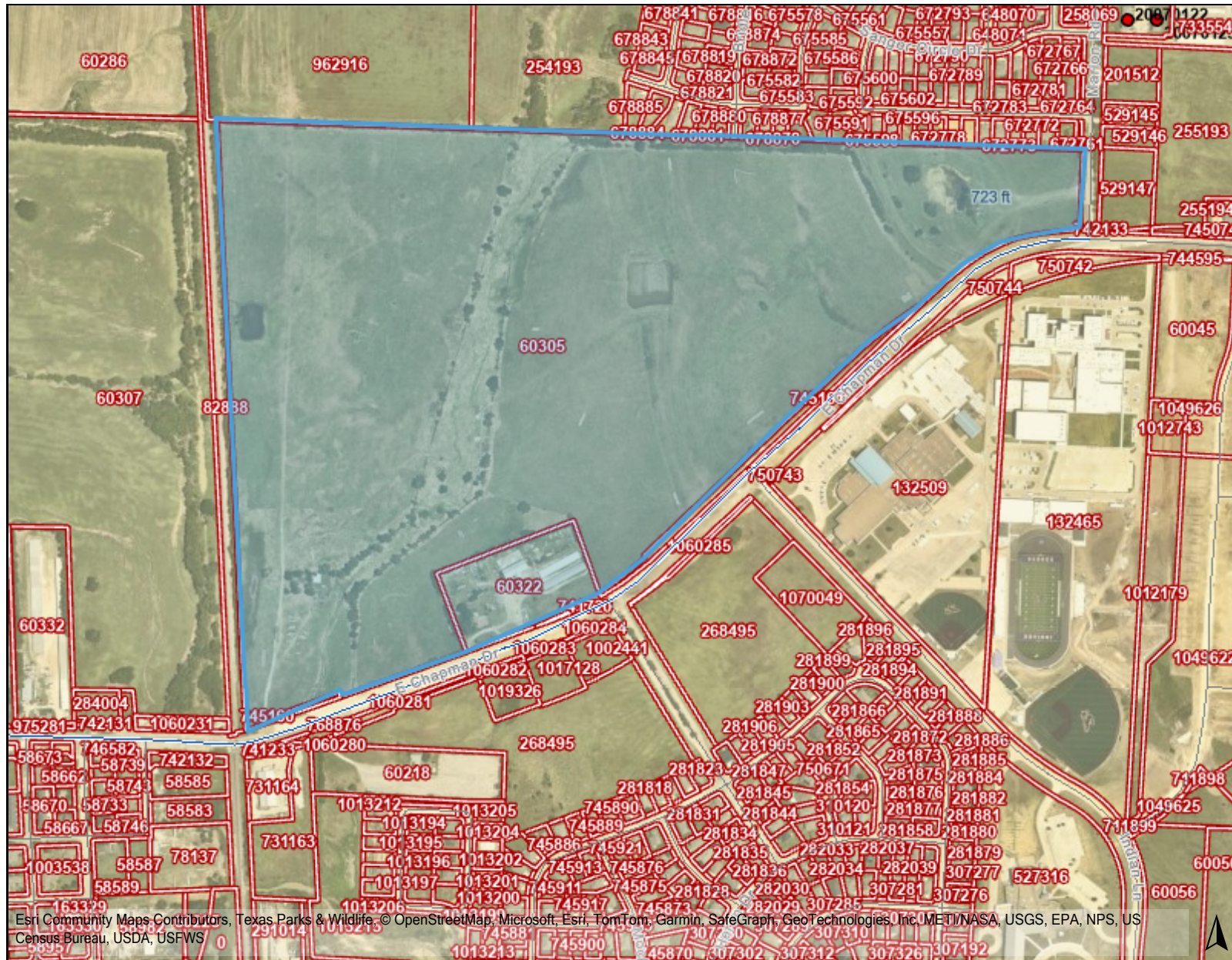
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ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 5.



Legend

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

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CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

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

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map

Denton County Landmark Map

Item 6.



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Legend

- 911 Addresses
- Development Permits
- Parcels
- Floodplain**
 - Cross Section Location
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Notes



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CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- Per City and State codes, the Future Land Use Map must be amended if Council wants to allow a request for rezoning this parcel from Agricultural to Light Industrial.
- The property currently operates as a trucking company.
- This is the first zoning classification request since the property was annexed.
- At the time of annexation Agricultural classification was the default zoning for newly annexed property.
- The property to the west is zoned Light Industrial (LI) and is shown on the Future Land Use Map as Medium Residential. It serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits.
- 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, has received no responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

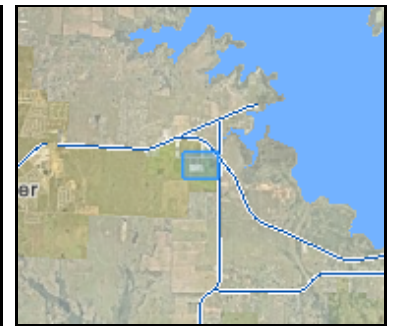
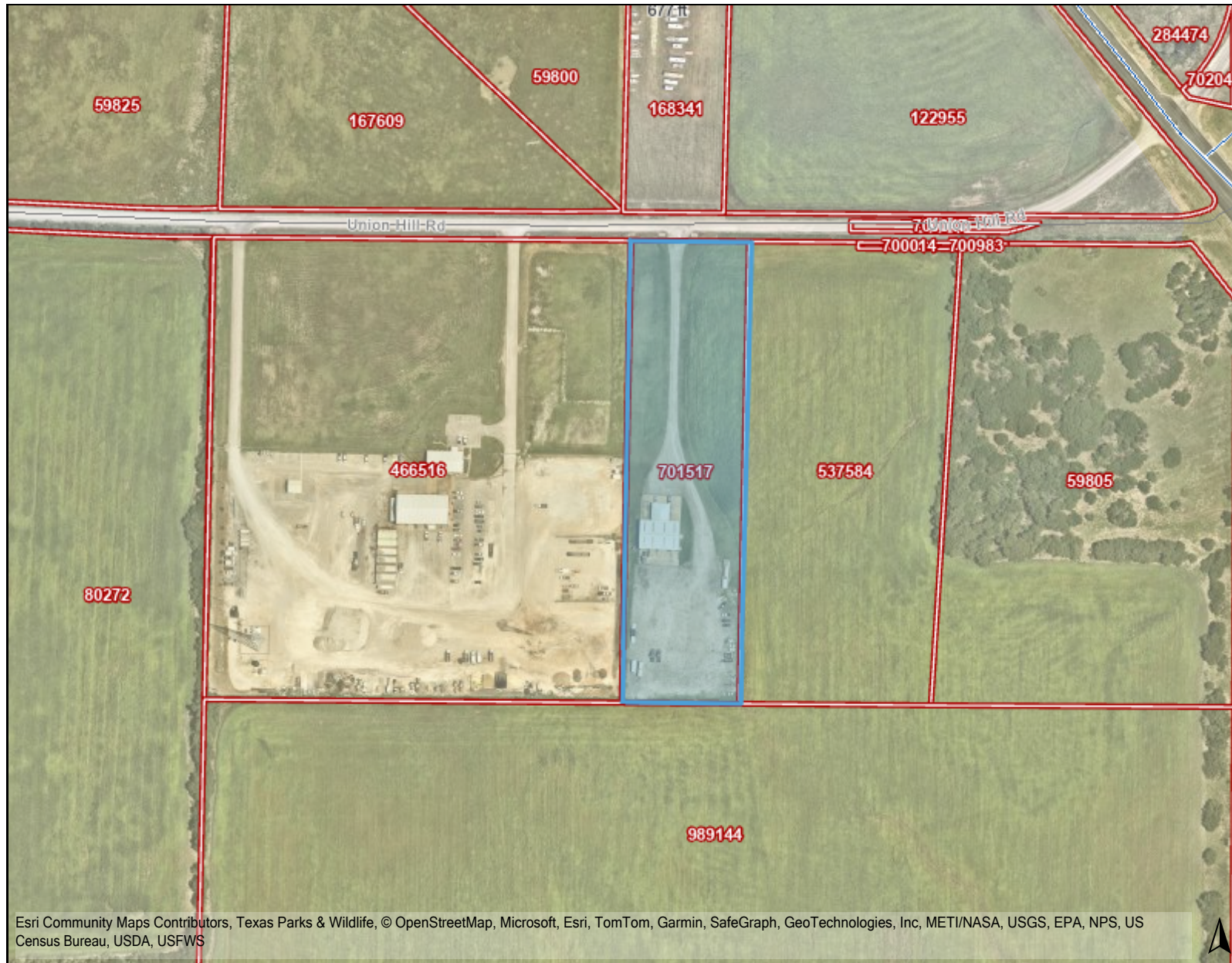
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 11-29-25
Area Zoning Map
Future Land Use Map

Denton County Landmark Map

Item 7.



Legend

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

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CITY OF SANGER, TEXAS

ORDINANCE 11-29-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE FUTURE LAND USE MAP OF APPROXIMATELY 5.624 ACRES OF TRACT DESCRIBED AS A0792A J. MORTON, TR 53B, 5.624 ACRES, FROM MEDIUM RESIDENTIAL TO INDUSTRIAL LIGHT; 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 October 13, 2025, duly covered and conducted public hearing for the purpose of assessing a request for amendment to the Future Land Use Map, recommending approval for the hereinafter described property; and

WHEREAS, On November 3, 2025 the City Council approved the amendment to the Future Land Use Map from Medium Residential to Industrial Light; and

WHEREAS, all request for amendment to the Future Land Use Map 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 Future Land Use Map from Medium Residential to Industrial Light is hereby granted for the property generally located on Union Hill Road, approximately 1075 feet west of the intersection of FM 455 and Union Hill Road.

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.

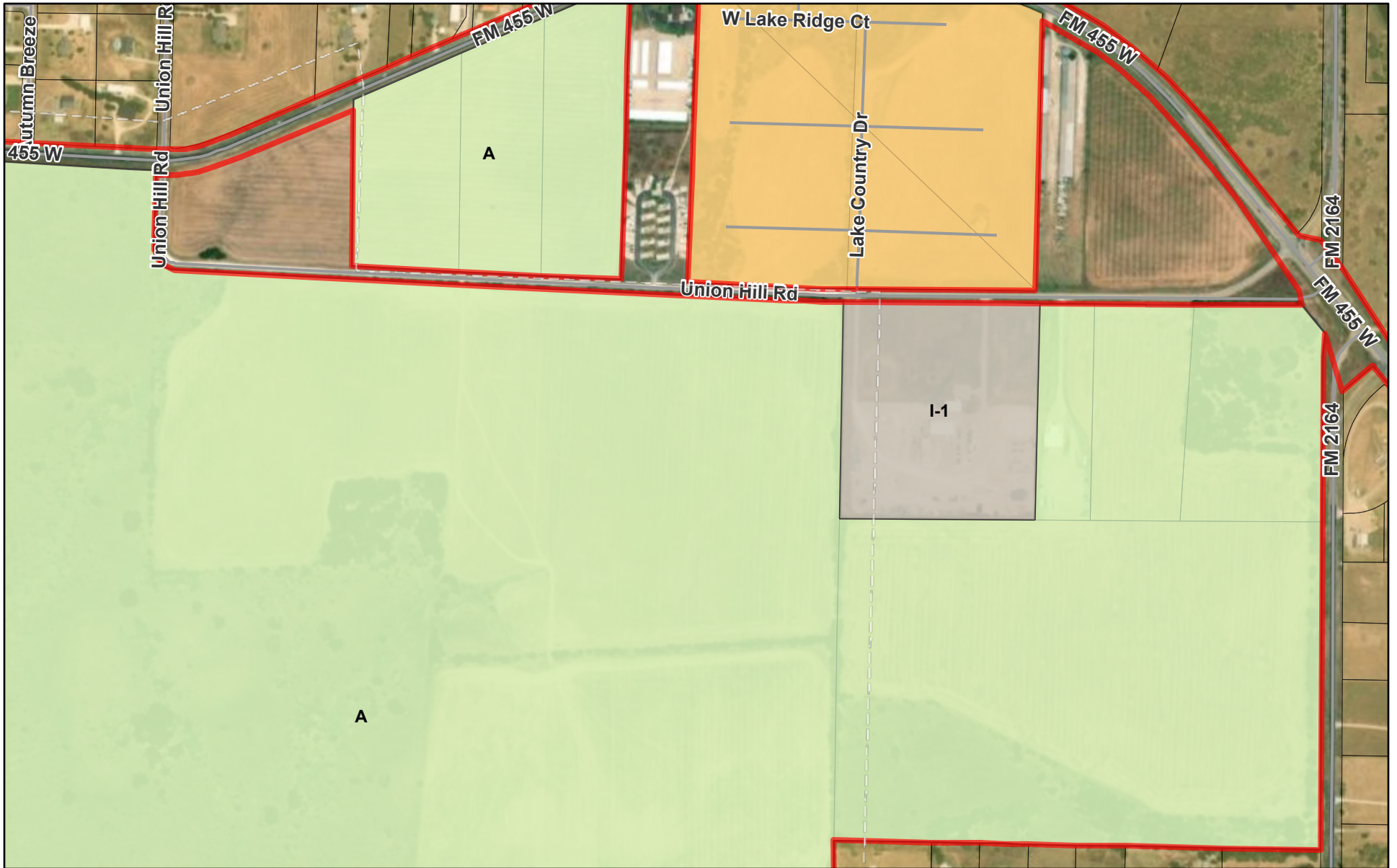
PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this _____ day of _____, 2025.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary



9/25/2025, 12:35:49 PM

Zoning

A Agriculture



I-1



City Limits



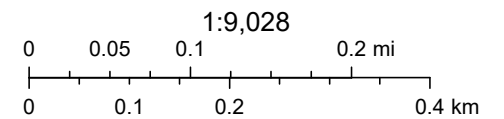
SF-3

Roads



Parcels

ETJ Parcels



Esri, HERE, Garmin, iPC, Maxar

Future Land Use Plan

Future Land Use Categories	City Limit		ETJ	
	Acreage	%	Acreage	%
Downtown District	52	0.71%	0	0.00%
Multi-family Residential	394	5.35%	42	0.27%
Town Residential	298	4.05%	134	0.86%
Medium Residential	2,348	31.88%	53	0.34%
Ranch/Estate Residential	0	0.00%	9,540	61.21%
Neighborhood Commercial	203	2.76%	5	0.03%
Regional Commercial	326	4.43%	31	0.20%
School	105	1.43%	0	0.00%
Park, Trials, Open Space	500	6.79%	549	3.52%
Industrial - Light	985	13.37%	140	0.90%
Unimproved (Unencumbered by Flood)	681	9.25%	2,754	17.67%
Others (ROW, Utilities, etc.)	1,474	20.01%	2,338	15.00%
Total Acreage (ac)	7,366	100.00%	15,586	100.00%

Future Land Use Acreage and Distribution

The land use projections shown in the table above are based off the Future Land Use Map. These numbers provide a general picture of how the land in the planning area (current city limits and ETJ) would be utilized based on the vision of this plan.

NOTES:

1. Areas within municipal boundary includes all the lands within existing city limits and some areas adjacent to city limits within ETJ boundary that the city oversees future growth in.
2. A Future Land Use Map is not designed to be scaled to define areas and/or acreage, it is intended, rather, to define relationships between uses.

LEGEND

Downtown District

Multifamily Residential

Town Residential

Medium Residential

Ranch/Estate Residential

Neighborhood Commercial

Regional Commercial

School

Park, Trails and Open Space

Industrial

Stream

Lake

100-year Floodplain

Major Road

Local Road

Railroad

Sanger City Boundary

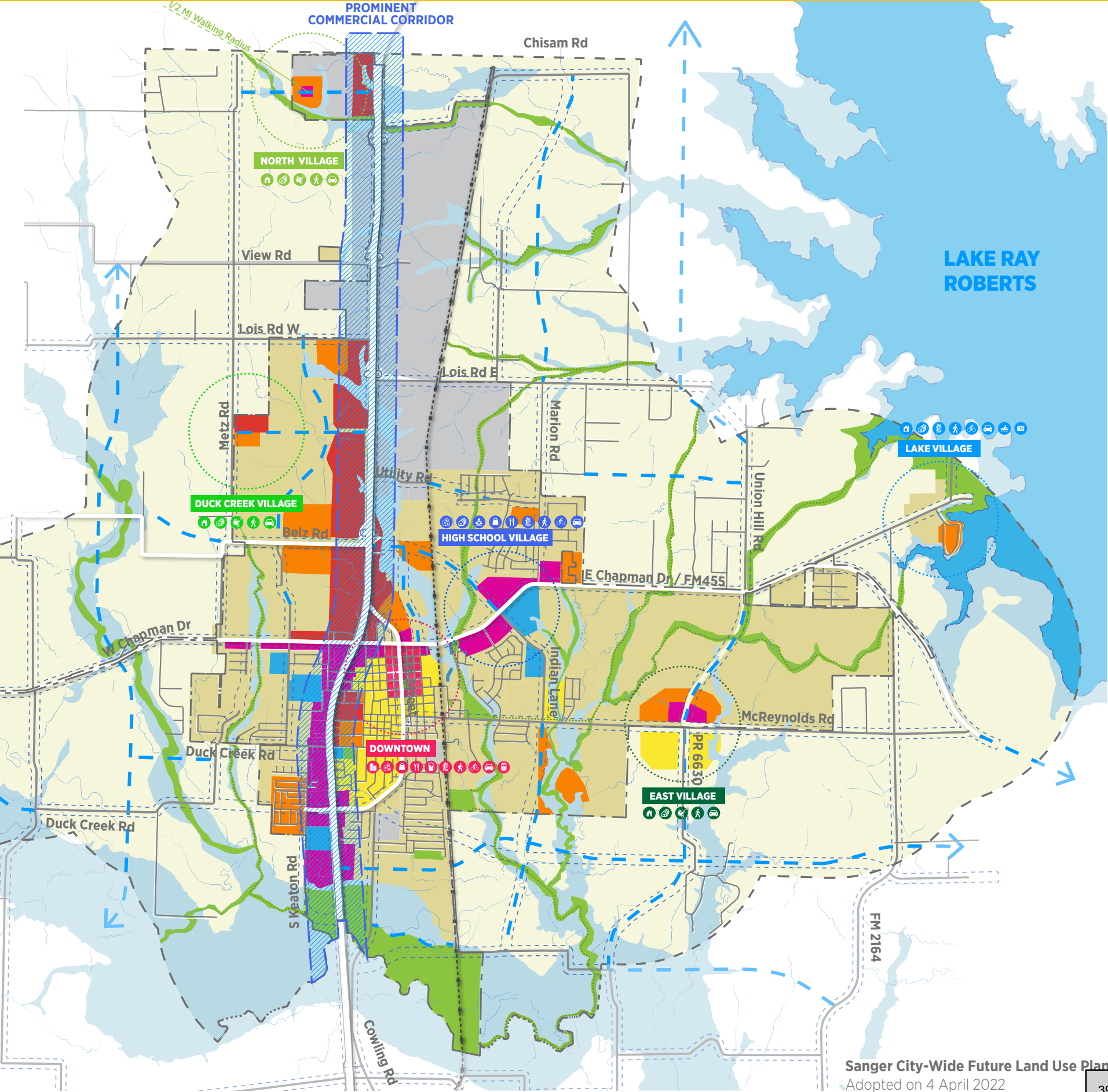
Neighborhood Centers | Villages

Future Thoroughfare

Thoroughfare (Built Road)

Proposed Road

Sanger ETJ (Extra-Territorial Jurisdiction)





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

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant

Owner (if different from applicant)

Name: <u>JAMES D VANDEVER</u>	Name:
Company: <u>JAMES D VANDEVER TRUCKING, INC.</u>	Company:
Address: <u>1181 UNION HILL RD</u>	Address:
City, State, Zip: <u>76266</u>	City, State, Zip:
Phone: <u>940-458-3089</u>	Phone:
Fax: <u>N/A</u>	Fax:
Email: <u>JDVTRUCKING@EMBARQMAIL.COM</u>	Email:

Submittal Checklist

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

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

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

TRACT 53B (HS) / PROPERTY ID# 701517
J. MORTON

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

LI (LIGHT INDUSTRIAL)

James D Vandever
Owner Signature

James D Vandever
Applicant Signature

09-17-2025
Date

09-17-2025
Date

James D Vandever Trucking, Inc.
1181 Union Hill Rd
Sanger, TX 76266
Office: 940-458-3089

September 15, 2025

Sanger Development Services
201 Bolivar Street
PO Box 17229
Sanger, TX 76266

Re: Zoning Change
1181 Union Hill Rd, Sanger, TX 76266
Tract 53 B (HS) / Property ID# 701517

Dear Sanger Zoning Committee,

On June 9, 2014 I signed a notarized agreement with the City of Sanger to change the land use from AG Exempt to Light Industrial or Commercial to build my trucking company on my 5.624 acres. The City of Sanger approved the commercial building site plans, granted a commercial building permit which was paid for and we built the trucking company. I allowed the City of Sanger to annex this property in exchange to get the zoning changed, which allowed me to get a commercial building permit. I didn't realize until this week that the zoning had not been changed by the City of Sanger, however my property was annexed.

Denton County's 20-acre maintenance facility, which was zoned Industrial by the City of Sanger, borders my property on the east side. I'm simply requesting that my property be rezoned to light Industrial as originally agreed upon in 2014.

Best regards,

James D. Vandever
President/Owner





CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The applicant is requesting to rezone his property from Agriculture to Light Industrial.
- The development consists of approximately 5.624 acres.
- The property currently operates as a trucking company.
- This is the first zoning classification request since the property was annexed.
- At the time of annexation Agricultural classification was the default zoning for newly annexed property.
- The property to the west is zoned Light Industrial (LI) and is shown on the Future Land Use Map as Medium Residential. It serves as the Denton County Maintenance Site. The property to the south and east is zoned Agriculture (AG) and is currently an open field. The Property to the north is still within the County and not within the city limits.
- 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, has received no responses.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

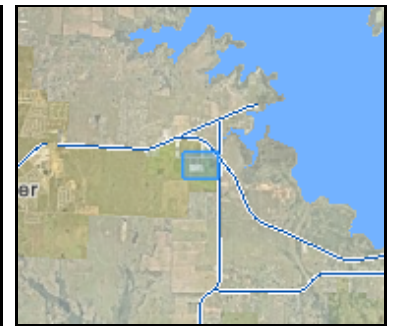
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Ordinance No. 11-30-25
Future Land Use Map
Application
Letter of Intent

Denton County Landmark Map

Item 8.



Legend

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

Notes

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

CITY OF SANGER, TEXAS

ORDINANCE 11-30-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 5.624 ACRES OF TRACT DESCRIBED AS A0792A J. MORTON, TR 53B, 5.624 ACRES; 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 October 13, 2025, 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 November 3, 2025 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 Union Hill Road, approximately 1075 feet west of the intersection of FM 455 and Union Hill Road 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 _____, 2025.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

Future Land Use Plan

Future Land Use Categories	City Limit		ETJ	
	Acreage	%	Acreage	%
Downtown District	52	0.71%	0	0.00%
Multi-family Residential	394	5.35%	42	0.27%
Town Residential	298	4.05%	134	0.86%
Medium Residential	2,348	31.88%	53	0.34%
Ranch/Estate Residential	0	0.00%	9,540	61.21%
Neighborhood Commercial	203	2.76%	5	0.03%
Regional Commercial	326	4.43%	31	0.20%
School	105	1.43%	0	0.00%
Park, Trials, Open Space	500	6.79%	549	3.52%
Industrial - Light	985	13.37%	140	0.90%
Unimproved (Unencumbered by Flood)	681	9.25%	2,754	17.67%
Others (ROW, Utilities, etc.)	1,474	20.01%	2,338	15.00%
Total Acreage (ac)	7,366	100.00%	15,586	100.00%

Future Land Use Acreage and Distribution

The land use projections shown in the table above are based off the Future Land Use Map. These numbers provide a general picture of how the land in the planning area (current city limits and ETJ) would be utilized based on the vision of this plan.

NOTES:

1. Areas within municipal boundary includes all the lands within existing city limits and some areas adjacent to city limits within ETJ boundary that the city oversees future growth in.
2. A Future Land Use Map is not designed to be scaled to define areas and/or acreage, it is intended, rather, to define relationships between uses.

LEGEND

Downtown District

Multifamily Residential

Town Residential

Medium Residential

Ranch/Estate Residential

Neighborhood Commercial

Regional Commercial

School

Park, Trails and Open Space

Industrial

Stream

Lake

100-year Floodplain

Major Road

Local Road

Railroad

Sanger City Boundary

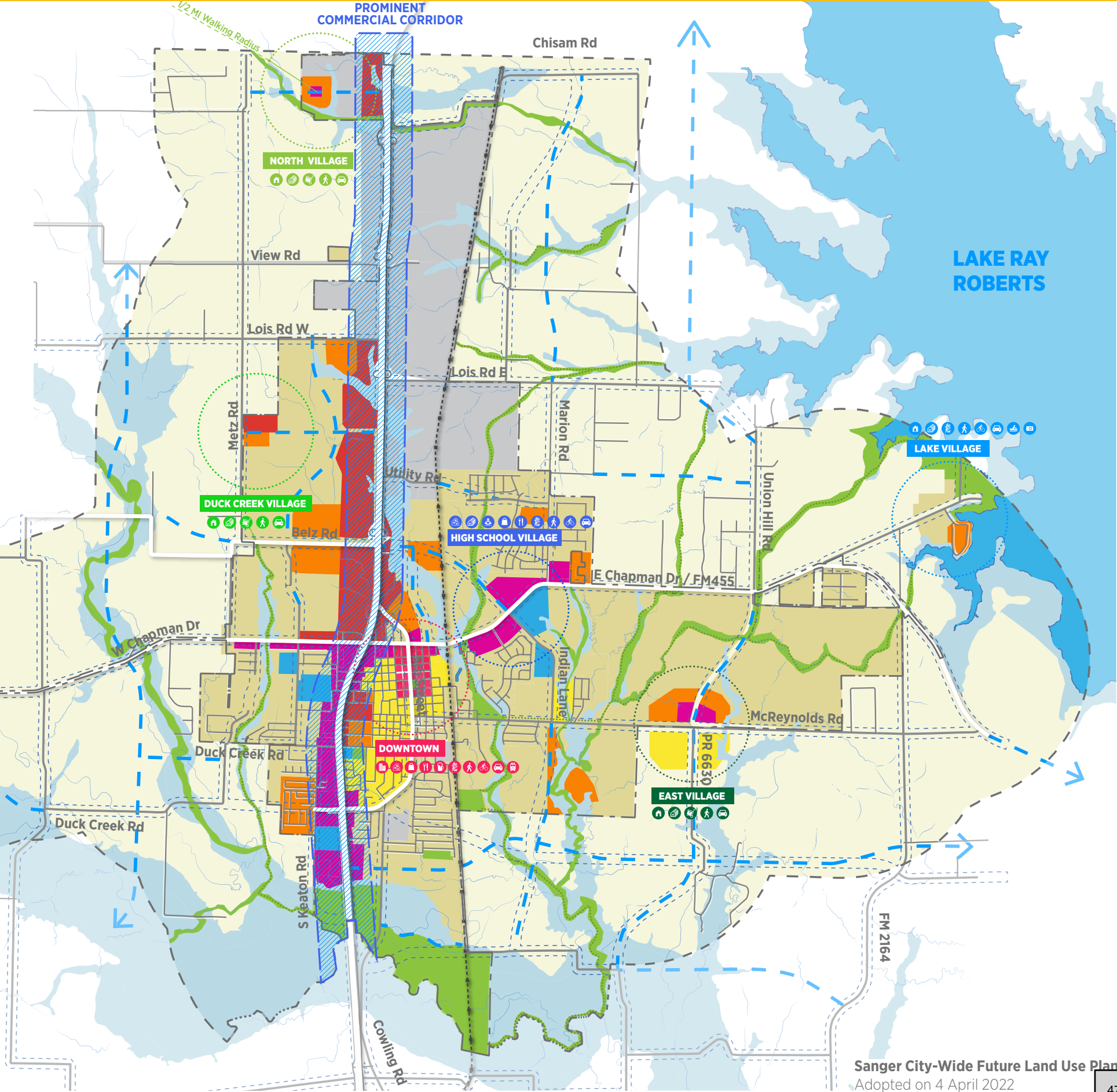
Neighborhood Centers | Villages

Future Thoroughfare

Thoroughfare (Built Road)

Proposed Road

Sanger ETJ (Extra-Territorial Jurisdiction)





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

ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant

Owner (if different from applicant)

Name: <u>JAMES D VANDEVER</u>	Name:
Company: <u>JAMES D VANDEVER TRUCKING, INC.</u>	Company:
Address: <u>1181 UNION HILL RD</u>	Address:
City, State, Zip: <u>76266</u>	City, State, Zip:
Phone: <u>940-458-3089</u>	Phone:
Fax: <u>N/A</u>	Fax:
Email: <u>JDVTRUCKING@EMBARQMAIL.COM</u>	Email:

Submittal Checklist

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

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

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

TRACT 53B (HS) / PROPERTY ID# 701517
J. MORTON

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

LI (Light Industrial)

James D Vandever
Owner Signature

James D Vandever
Applicant Signature

09-17-2025
Date

09-17-2025
Date

James D Vandever Trucking, Inc.
1181 Union Hill Rd
Sanger, TX 76266
Office: 940-458-3089

September 15, 2025

Sanger Development Services
201 Bolivar Street
PO Box 17229
Sanger, TX 76266

Re: Zoning Change
1181 Union Hill Rd, Sanger, TX 76266
Tract 53 B (HS) / Property ID# 701517

Dear Sanger Zoning Committee,

On June 9, 2014 I signed a notarized agreement with the City of Sanger to change the land use from AG Exempt to Light Industrial or Commercial to build my trucking company on my 5.624 acres. The City of Sanger approved the commercial building site plans, granted a commercial building permit which was paid for and we built the trucking company. I allowed the City of Sanger to annex this property in exchange to get the zoning changed, which allowed me to get a commercial building permit. I didn't realize until this week that the zoning had not been changed by the City of Sanger, however my property was annexed.

Denton County's 20-acre maintenance facility, which was zoned Industrial by the City of Sanger, borders my property on the east side. I'm simply requesting that my property be rezoned to light Industrial as originally agreed upon in 2014.

Best regards,

James D. Vandever
President/Owner





CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

- The development is a planned development.
- The development will consist of approximately 130.907 acres, which will consist of 374 single-family lots and 17.48 acres of commercial.
- The amendment will state that Open Space C must be developed before the 101st building permit is issued.
- In the original motion, it did not call out Open Space C, but stated parks instead of park.
- Staff mailed out 102 public hearing notices to owners of properties within 200 feet of the subject property, and received one response, Opposed.
- The Planning and Zoning Commission recommended approval on 10-13-25.

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

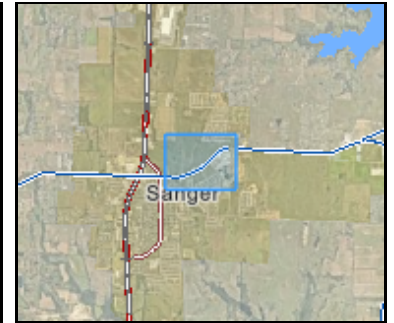
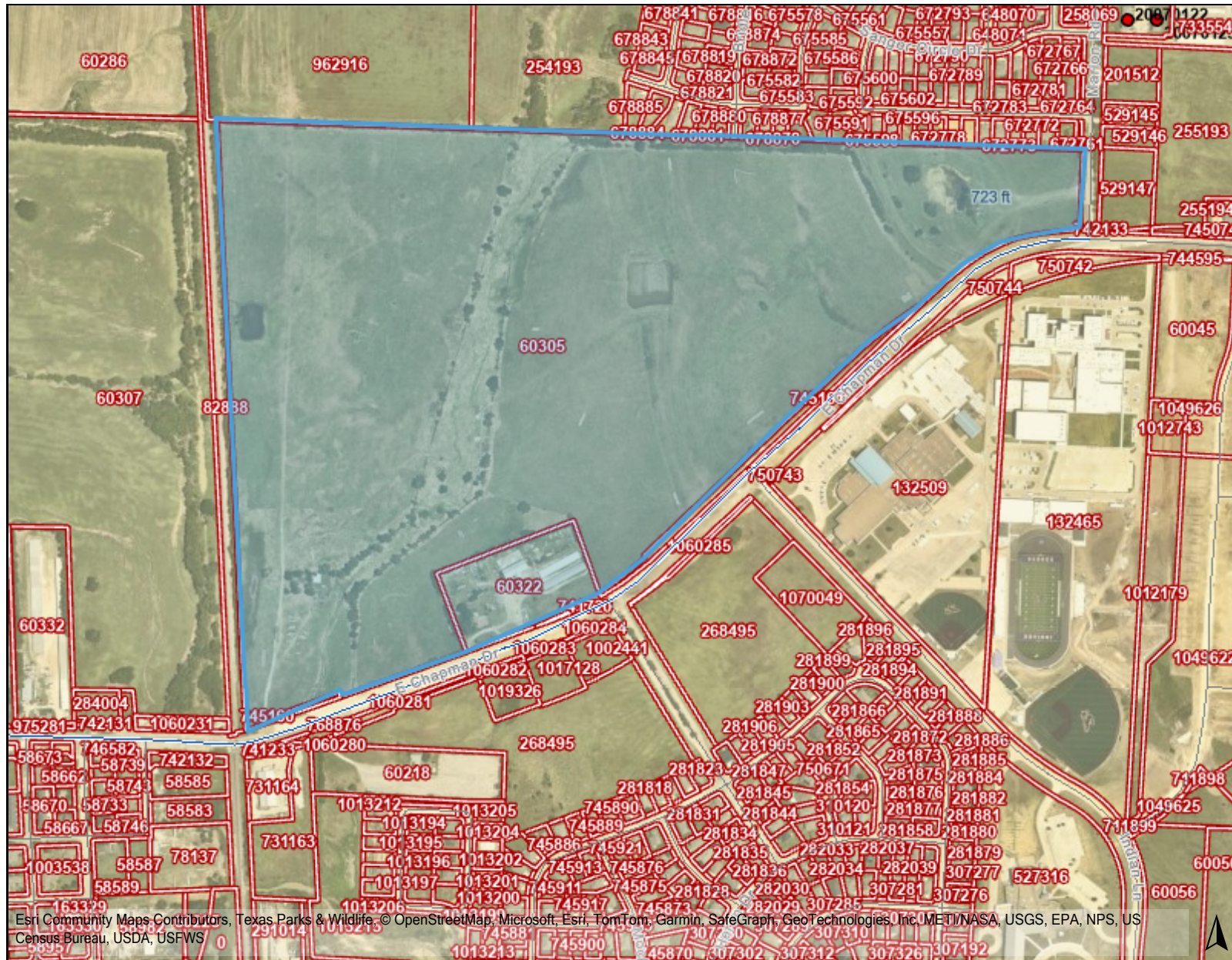
Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
 Ordinance No. 11-31-25
 Planned Development
 Application
 Letter of Intent
 Response Form 1 – Opposed

Denton County Landmark Map

Item 9.



Legend

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

Notes

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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 10-31-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP BY AMENDING (PD 08-22-25) THE PLANNED DEVELOPMENT DISTRICT CREATED BY ORDINANCE NO. 08-22-25 TO AMEND THE LANGUAGE FOR OPEN SPACE C TO BE DEVELOPED BEFORE THE 101ST BUILDING PERMIT IS ISSUED; 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 October 13, 2025, 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 November 3, 2021 the City Council approved the amendment to the Zoning Map and PD 11-31-25; and

WHEREAS, all requests for amendment to the Zoning Map 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 PD 08-22-25 to PD 11-31-25 is hereby granted for the property generally located north of FM 455 and East of the Santa Fe Railroad 1200 and described in **Exhibit A and B**.

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 _____, 2025.

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

Exhibit A

HIGH POINTE DEVELOPMENT STANDARDS

GENERAL STANDARDS

1. Development and use of the approximate 131-acre property, including, without limitation, the construction, installation, maintenance, repair, and replacement of all buildings and all other improvements and facilities of any kind whatsoever on and within the property, shall follow all City regulations, except when in conflict with the provisions in these standards.
2. Tract designations identified below refer to the tracts depicted on the Zoning Exhibit (Exhibit B).
3. The design of the High Pointe development (residential and commercial) shall take place in general accordance with the attached Concept Plan (Exhibit D). Open spaces shown on the plan shall be developed with a combination of passive and active uses such as a playground, dog park, trails, and seating areas. The open space lots and amenities located on them shall be owned and maintained by the mandatory Homeowners Association.
4. Unless otherwise specified in these standards, development within the High Pointe development is governed by the Sanger Zoning Ordinance, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of these standards shall apply.
5. In the event of a conflict between the written text and the illustrations provided in these standards, the written text contained herein shall control.
6. A mandatory Homeowners Association (HOA) will be responsible for the maintenance of lots owned by the HOA on Tract 1.

TRACT 1

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (SF-8) Single-Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended or as otherwise identified below.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (SF-8) Single Family-Residential District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

NEIGHBORHOOD DEVELOPMENT STANDARDS

1. The maximum number of lots in the High Pointe neighborhood shall be 380. Of those, a maximum of 297 shall be Type 1 lots, and minimum of 78 shall be Type 2 lots. The number of Type 1 lots in any phase shall not be more than 75% of the lots of that phase.

2. The open spaces identified on the Open Space/Amenities Plan (Exhibit E1) shall be deemed as meeting the parkland dedication requirements for the neighborhood. The open spaces shall be owned and maintained by the mandatory Homeowners Association. Provided equipment within the open spaces will be of commercial grade and approved by the Director of Parks or his designee.
3. Open Space "C", as identified on the Open Space/Amenities Plan (Exhibit E1) shall be developed in accordance with the schematic designs shown on Schematic Landscape Design Active Open Space (Exhibit E2). The specific design shall be determined at the time of Plan approval by the city.
4. Open Spaces "C" and "D" will be developed concurrently with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.
5. Open Space "B" shall be developed concurrently with the second phase of residential development.
6. Open Space "A" shall be developed concurrently with the third phase of residential development.
7. The 6' wide looped trail, as generally shown in Open Space "A" on the Open Space/Amenities Plan (Exhibit E1) shall be built prior to a building permit being issued for the last home in the High Pointe neighborhood. The specific trail alignment shall be determined at the time of permitting.
8. High Pointe Uniform Screening: A uniform masonry screening wall shall be provided along Marion Road, Belz Road, and FM 455. The wall shall be located on a lot owned by the HOA.
9. Perimeter and neighborhood entry landscape treatments shall generally be in accordance with the Entry Sign/Screening Exhibit (Exhibit F). More specifically, the following shall be incorporated into the design of the neighborhood entry and perimeter treatment.
 - A. A minimum 10' wide landscape buffer shall be provided adjacent to Marion Road. The buffer shall be located on a lot owned by the HOA.
 - B. A minimum 20' wide landscape buffer shall be provided adjacent to Belz Road and FM 455. The buffer shall be located on a lot owned by the HOA.
 - C. Trees, a minimum 3" caliper in size at the time of planting, shall be provided at a ratio equal to 1 tree per 50 linear feet of frontage along said streets. The trees may be placed in an informal layout.
 - D. A specific landscape plan, screening plan, and amenities plan for each shall be provided in conjunction with the submittal of construction plans for each specific phase of the neighborhood where the aforementioned items are located. Said designs shall reflect the schematic designs shown on Exhibit F.
 - E. All landscaping and screening wall maintenance shall be the responsibility of the mandatory Homeowners Association

LOT DEVELOPMENT STANDARDS

Lot Type	TYPE 1	TYPE 2
Minimum Lot Width	50'	60'
Minimum Lot Area (SQ FT)	6,000	7,200
Minimum Lot Depth	110'	110'
Minimum Front Yard Setback	20'	20'
Minimum Rear Yard Setback	15'	15'
Minimum Side Yard Setback	5'	5'
Exterior at Corner	15'	15'
Exterior at Corner - Garage Face	20'	20'
Minimum Dwelling Area (SQ FT)	See Note	See Note
Maximum Lot Coverage	65%	65%
Maximum Height	35'	35'

Note: Outdoor living areas shall have a minimum rear setback of 5' whether or not the area is covered by a roof.

For purposes of this section, "outdoor living" shall mean any patio, deck, grill, sitting area, dining area, or other amenity which is designed and/or used for outdoor living and entertaining.

If the outdoor living area is covered by an extension of the home's roof, the 15' rear setback shall apply.

Note: The minimum front yard setback may be reduced to 17' for homes with J-swing garages.

Note: Maximum 20% - 1,200 SF - 1,499 SF

Remaining % (Approx. 60%) - 1,500 SF - 1,999 SF

Minimum 20% - 2,000 SF +

RESIDENTIAL ARCHITECTURAL STANDARDS

1. Homes within the High Pointe community shall comply with the criteria established in the Sanger Façade Design Criteria Manual.

TRACT 2

USE REGULATIONS

1. Permitted uses shall be all principal and accessory uses which are allowed in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.
 - A. Temporary Asphalt or Concrete Batch Plant shall be allowed if located at least 150' from the Tract 1 boundary or within Tract 2. The temporary batch plant shall be removed if no construction activity takes place over a 6-month period. The plant shall subsequently be allowed by right for subsequent phases of the development as long as it is located at least 150' from the Tract 1 boundary or within Tract 2.
2. A Specific Use Permit shall be required for all uses otherwise requiring a Specific Use Permit in the (B-2) Business District, in accordance with Section 30 of the Sanger Zoning Ordinance, as amended.

DEVELOPMENT STANDARDS

Development shall take place in accordance with the standards established in the (B-2) Business District of the Sanger Zoning Ordinance.

1. Special Side or Rear Yard Requirement: When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing the lot or tract from a residentially zoned lot or tract, a minimum side yard of twenty (20) feet shall be provided for on the nonresidential property. A solid masonry wall having a minimum height of six (6) feet above the average grade of the residential property shall be constructed adjacent to the common side and/or rear property line.

LEGAL DESCRIPTION

BEING a tract of land located in the City of Sanger, Denton County Texas, part of the Rueben Bebee Survey, Abstract No. 299, being all of that called 5.034 acre tract of land described as Tract One in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being all of that called 125.97 acre tract of land described as Tract Two in a Trustee's Deed to Georgian Bay Funding, LLC, recorded in Instrument No. 2022-157980, Deed Records, Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 125.97 acre tract, being the southwest corner of a called 95.136 acre tract of land described as Tract 2 in a Special Warranty Deed to Forestar (USA) Real Estate Group, Inc, recorded in Instrument No. 2022-157980, (O.P.R.D.C.T.) and being in the east line right-of-way line of Gulf Colorado & Santa Fe Railroad(a 100 foot railroad right-of-way);

THENCE South 88 degrees 53 minutes 59 seconds East, 3,707.18 feet along the north line of said 125.97 acre tract of land to the northeast corner of said 125.97 acre tract of land to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the west line of Marion Road (a variable width right-of-way);

THENCE South 02 degrees 30 minutes 28 seconds West, 341.99 feet along the east line of said 125.97 acre tract of land and along the west line of Marion Road to the southeast corner of said 125.97 acre tract of land, Wooden Monument Found for corner, said point being at the intersection of the west line of Marion Road with the north line of Farm to Market Road No 455 (aka E. Chapman Drive);

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:

Southwesterly, 613.08 feet along a curve to the left, having a central angle of 46 degrees 08 minutes 47 seconds, a radius of 761.20 feet, a tangent of 324.26 feet and whose chord bears South 68 degrees 53 minutes 16 seconds West, 596.64 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner;

South 45 degrees 56 minutes 18 seconds West, 136.60 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southwesterly, 403.97 feet along a curve to the left, having a central angle of 11 degrees 11 minutes 04 seconds, a radius of 2,069.50 feet, a tangent of 202.63 feet and whose chord bears South 51 degrees 32 minutes 22 seconds West, 403.33 feet to a five-eighths inch iron rod found for corner;

South 45 degrees 57 minutes 08 seconds West, 1,209.00 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

South 43 degrees 51 minutes 46 seconds East, 9.91 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

Southwesterly, 250.41 feet along a curve to the right, having a central angle of 09 degrees 57 minutes 48 seconds, a radius of 1,440.00 feet, a tangent of 125.52 feet and whose chord bears

South 50 degrees 58 minutes 25 seconds West, 250.09 feet to a one-half inch iron rod with cap stamped "TxDot" found for corner, said point being the southeast corner of said 5.034 acre tract;

THENCE along the south line of said 5.034 acre tract and continuing along the north line of Chapman Drive as follows:

Southwesterly, 302.69 feet along a curve to the right, having a central angle of 12 degrees 02 minutes 37 seconds, a radius of 1,440.00 feet, a tangent of 151.90 feet and whose chord bears South 62 degrees 03 minutes 01 seconds West, 302.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 69 degrees 10 minutes 48 seconds West, 327.40 feet to a Metal Fence Corner Post found for corner at the southwest corner of said 5.034 acre tract, said point also being in the south line of said 125.97 acre tract;

THENCE along the south line of said 125.97 acre tract and along the north line of Chapman Drive as follows:

South 69 degrees 08 minutes 21 seconds West, 570.96 feet to a one-half inch iron rod with yellow cap stamped "Eagle Surveying" found for corner;

North 20 degrees 34 minutes 28 seconds West, 21.25 feet to a one-half inch iron rod with cap stamped "TxDOT" found for corner;

South 69 degrees 12 minutes 05 seconds West, 180.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

Southwesterly, 235.69 feet along a curve to the right, having a central angle of 14 degrees 05 minutes 45 seconds, a radius of 958.00 feet, a tangent of 118.44 feet and whose chord bears South 76 degrees 14 minutes 57 seconds West, 235.09 feet to a one-half inch iron rod with cap stamped "Eagle Surveying" found for corner, said point being the southwest corner of said 125.97 acre tract, said point also being in the east right-of-way line of said Gulf Colorado & Santa Fe Railroad;

THENCE North 03 degrees 27 minutes 11 seconds West, 2,544.89 feet along the west line of said 125.97 acre tract and along the east right-of-way line of said Gulf Colorado & Santa Fe Railroad to the POINT OF BEGINNING and containing 5,702,307 square feet or 130.907 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of Van Alstyne geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)



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

ZONING CHANGE/SUP APPLICATION

☒

Zoning Change



Specific Use Permit

Applicant

Owner (if different from applicant)

Name: Kevin Lazares	Name: Ken Prater
Company: Veritas Communities	Company: Georgian Bay Funding, LLC
Address: 6060 North Central Exp., Suite 400	Address: 4323 Gloster Rd
City, State, Zip Dallas, Texas 75206	City, State, Zip Dallas, TX 75220
Phone: 408.348.2944	Phone: 214.435.6251
Fax:	Fax:
Email: klazares@veritascommunities.com	Email: kenprater@aol.com

Submittal Checklist

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

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

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

The 136 AC +/- property is located on the north side of FM 455 W, between Marion Rd and the Gulf Colorado & Santa Fe Railroad

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

Amend the development standards that address the timing of the development of the parks within the High Pointe neighborhood.

Ken Prater
Owner Signature

Sep 16, 2025

Date

Signed by:
Kevin Lazares
Applicant Signature

Sep 16, 2025

Date

HIGH POINTE-LETTER OF INTENT

The High Pointe Planned Development was approved by the City Council on August 4, 2025. During the public hearing process Councilman Bilyeu discussed the development timing of the proposed open spaces (parks) within the neighborhood. He mentioned there were other neighborhoods in the city which were fully developed, yet the parks were left undeveloped. He expressed his concern about a similar situation happening within the High Pointe neighborhood.

This discussion primarily focused on Open Space C since it was being planned as an active area with playground equipment, shade structures, dog park, etc. The other open spaces in the neighborhood were proposed to be more passive in nature. There was a consensus by all involved (Council and developer) that it was important to have this open space developed in conjunction with the adjacent single-family lots in Phase 1 of the neighborhood. As such, it was agreed to this open space would be developed prior to the 101st building permit being issued by the city.

During the making of the motion for approval of the rezoning however, the word “parks” was used instead of “park”. The rezoning was approved with the stipulation that, “Open Spaces will be developed with the first phase of residential development and construction shall be completed prior to a building permit being issued for the 101st home in the High Pointe neighborhood.”

This requirement is very problematic with respect to the open spaces (parks) located in the neighborhood, but not in Phase 1 of the development. For example, as shown on Exhibit E1, Open Space B is located in Phase 2. It is surrounded by streets. Developing this open space prior to the 101st home being permitted in Phase 1 is logistically very problematic. A similar problem arises with Open Space A, which is located at the north end of the neighborhood in Phase 3. The exact location of the open space will be dictated by the final alignment of Belz Rd. The alignment of Belz Rd will need to be coordinated with the developer to the north.

A revision to the development standards proposes the open space be developed in the concurrence with the single-family phase it is located in. Open Space A-Phase 3. Open Space B-Phase 2. Open Spaces C and D-Phase 1. The specific trigger of Open Space C being developed prior to the 101st is unchanged.

Response Form

25SANZON-0031

High Pointe Planned Development Zoning

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: 25SANZON-0031/High Pointe Planned Development Zoning Amendment

Please circle one: In favor of request

Opposed to request

Comments:

No more developments until the roads are repaired and the infrastructure is stronger. There is too much construction in the area already. Sanger is losing its small town feeling.

Signature

Klara Ellen Johansen

Printed Name

Klara Ellen Johansen

Mailing Address

3905 Kensington Drive

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

3905 Kensington Drive



CITY COUNCIL COMMUNICATION

DATE: November 3, 2025

FROM: Ramie Hammonds, Development Services Director

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

SUMMARY:

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

FISCAL INFORMATION:

N/A

RECOMMENDED MOTION OR ACTION:

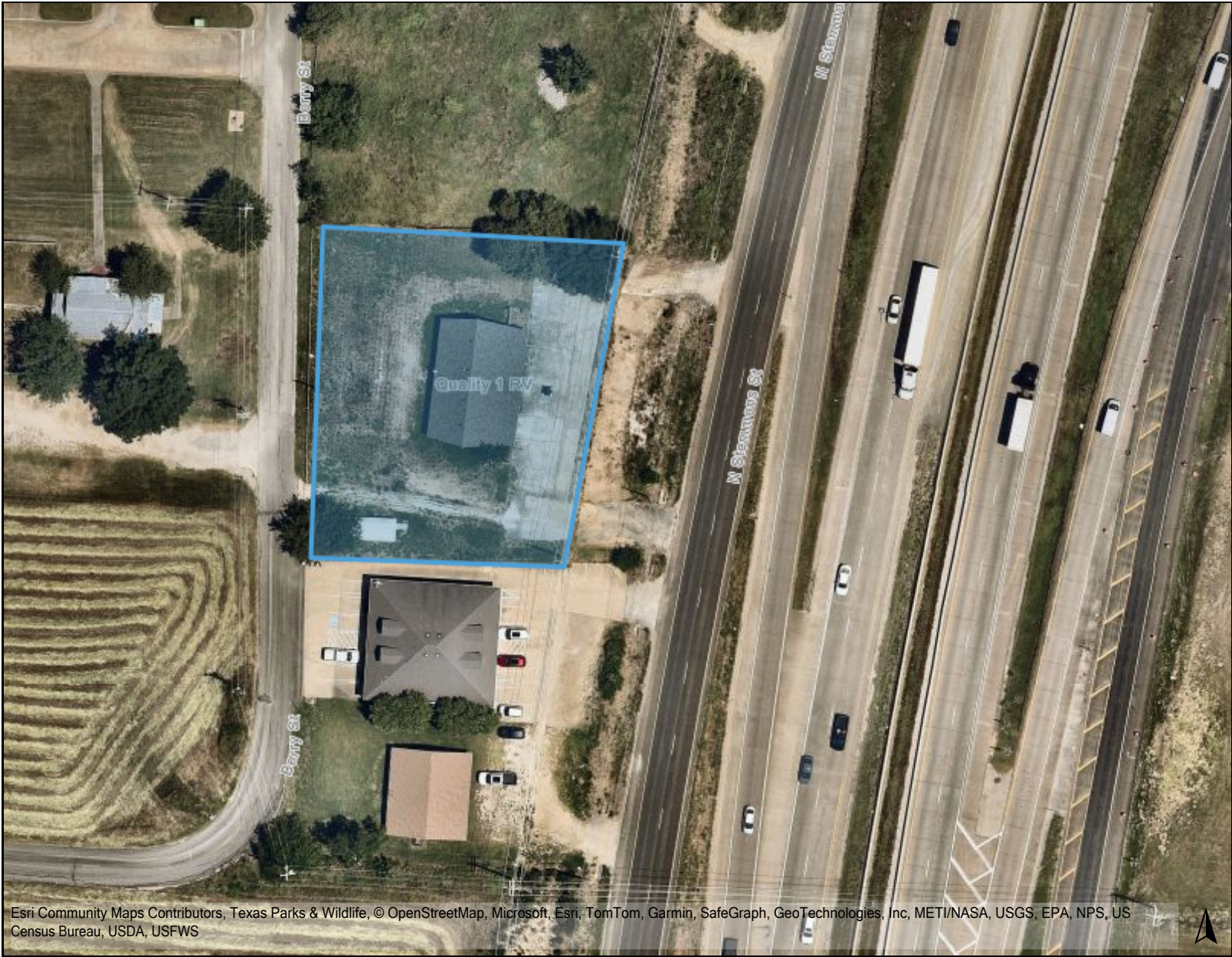
Staff recommends APPROVAL.

ATTACHMENTS:

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

Denton County Landmark Map

Item 10.



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



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ft

<https://gis.dentoncounty.gov>

9/23/2025 10:05:22 PM

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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time with notification to any user.



Legend

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

Notes

CITY OF SANGER, TEXAS

ORDINANCE 11-32-25

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

ATTEST:

Thomas E. Muir, Mayor

Kelly Edwards, City Secretary

Exhibit A





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

ZONING CHANGE/SUP APPLICATION

☐

Zoning Change

☒

Specific Use Permit

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

Submittal Checklist

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

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

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

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

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

Owner Signature

CB

9/16/25
Date

Applicant Signature

Date

Office Use

	Fee
	Date

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

September 16, 2025

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

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

To Whom It May Concern,

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

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

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

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

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

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

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

Respectfully,



Eric Barrett
Owner/Manager
Oath Bound Tattoo Co. LLC



CITY OF SANGER, TEXAS
MONTHLY FINANCIAL AND INVESTMENT REPORT
FOR THE MONTH ENDING AUGUST 31, 2025

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction	3
Financial Report	
General Fund	4
Enterprise Fund.....	6
Internal Service Fund	8
Debt Service Fund	10
Capital Projects Fund	12
Enterprise Capital Projects Fund.....	14
4A Fund	16
4B Fund	18
Cash and Investment Report	
Total Cash and Investments.....	20
General Fund	22
Enterprise Fund.....	23
Debt Service and Capital Projects Funds.....	24
4A and 4B Funds	25
Certification	26

INTRODUCTION

COMMENTS

This is the financial report for the period ending August 31, 2025. Revenues and expenditures reflect activity from October 1, 2024, through August 31, 2025 (92% of the fiscal year).

GENERAL FUND

- The General Fund has collected 102% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 86% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 92% 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 94% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 89% 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) August 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 7,715,872	\$ 7,521,797	97%	\$ 194,075
Sales & Beverage Taxes	1,943,000	1,623,419	84%	319,581
Franchise Fees	1,150,239	987,580	86%	162,659
Solid Waste	1,366,000	1,169,985	86%	196,015
Licenses & Permits	681,750	1,750,270	257%	(1,068,520)
Fines & Forfeitures	187,926	127,452	68%	60,474
Department Revenues	1,180,246	1,217,046	103%	(36,800)
Interest	365,000	455,031	125%	(90,031)
Miscellaneous	149,400	197,590	132%	(48,190)
Transfers	395,000	387,083	98%	7,917
Total Revenues	\$ 15,134,433	\$ 15,437,253	102%	\$ (302,820)
Expenditures				
Police	\$ 3,879,638	\$ 3,345,576	86%	\$ 534,062
Fire	3,657,301	3,101,845	85%	555,456
Municipal Court	289,619	208,503	72%	81,116
Development Services	1,242,858	1,057,204	85%	185,654
Streets	948,312	758,946	80%	189,366
Parks & Recreation	950,890	757,781	80%	193,109
Library	594,357	493,114	83%	101,243
Solid Waste	1,200,000	1,075,895	90%	124,105
Transfers	2,402,878	2,269,254	94%	133,624
Total Expenditures	\$ 15,165,853	\$ 13,068,118	86%	\$ 2,097,735
Revenues Over(Under) Expenditures	\$ (31,420)	\$ 2,369,135		\$ (2,400,555)

YTD REVENUES

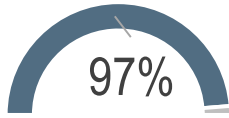
\$15,437,253

102%
OF
ANNUAL
BUDGET

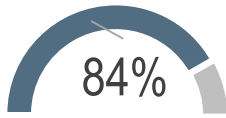
YTD EXPENDITURES

\$13,068,118

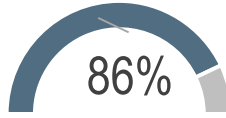
86%
OF
ANNUAL
BUDGET



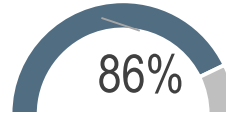
PROPERTY
TAX
REVENUE



SALES TAX
REVENUE



FRANCHISE
FEE
REVENUE

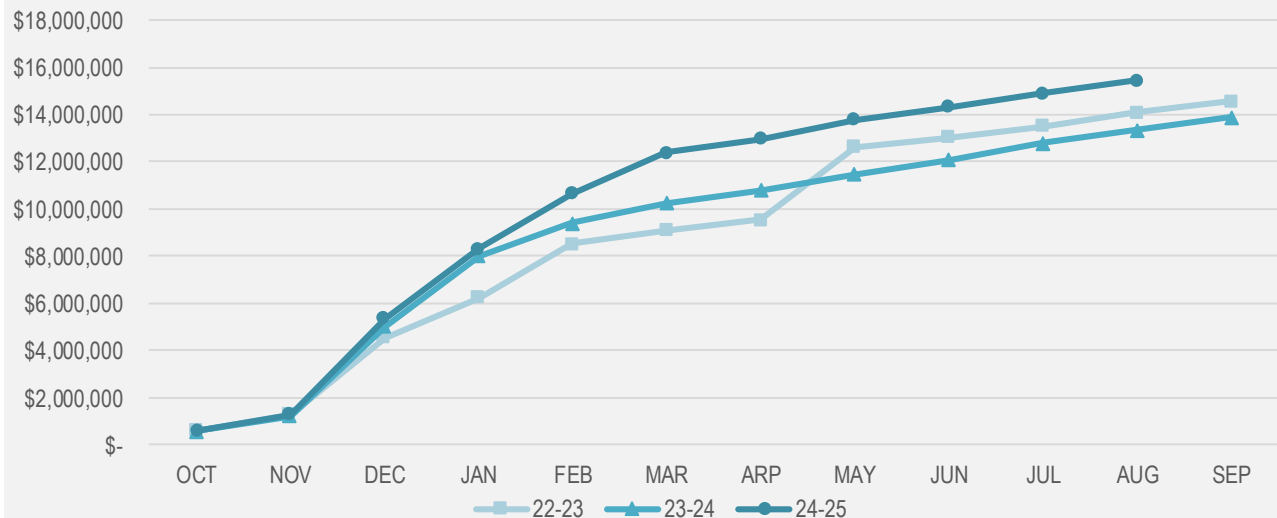


SOLID
WASTE
REVENUE

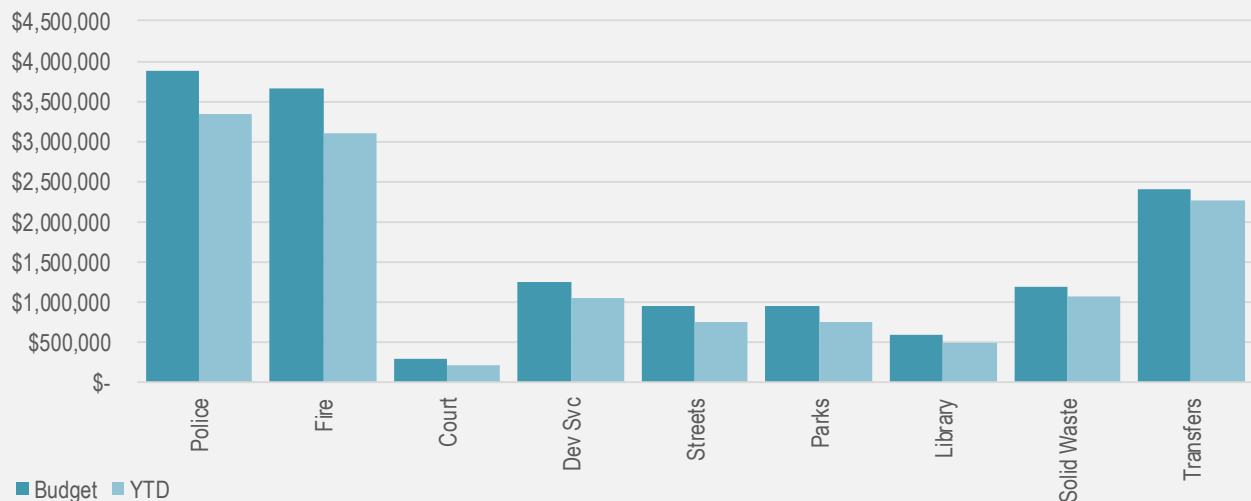


OTHER
REVENUES

3-YEAR GENERAL FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



ENTERPRISE FUND

CITY OF SANGER, TEXAS Enterprise Fund Revenue & Expense Report (Unaudited) August 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water	\$ 2,952,439	\$ 2,775,713	94%	\$ 176,726
Wastewater	3,044,402	2,657,223	87%	387,179
Electric	9,259,319	8,516,233	92%	743,086
Penalties & Fees	231,500	206,298	89%	25,202
Interest	122,500	200,064	163%	(77,564)
Miscellaneous	149,020	195,966	132%	(46,946)
Transfers	300,000	300,000	0%	-
Total Revenues	\$ 16,059,180	14,851,497	92%	\$ 1,207,683
Expenditures				
Water	\$ 2,154,483	1,808,052	84%	346,431
Wastewater	1,052,837	969,314	92%	83,523
Electric	7,961,520	4,966,719	62%	2,994,801
Customer Service	472,058	387,761	82%	84,297
Debt Service	2,377,599	2,377,348	100%	251
Transfers	2,040,683	1,918,973	94%	121,710
Total Expenditures	16,059,180	12,428,167	77%	3,631,013
Revenues Over(Under) Expenditures	\$ -	\$ 2,423,330		\$ (2,423,330)

YTD REVENUES

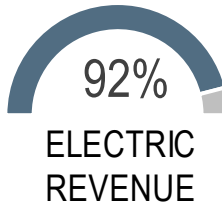
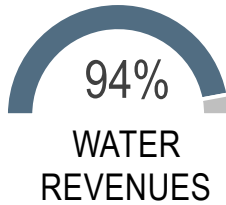
\$14,851,497

92%
OF
ANNUAL
BUDGET

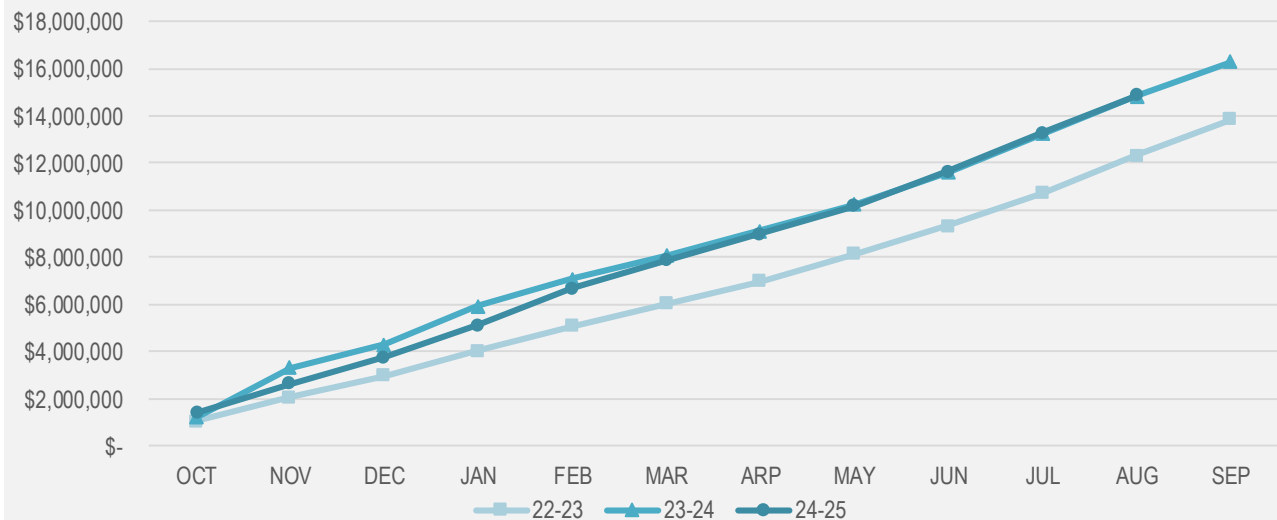
YTD EXPENDITURES

\$12,428,167

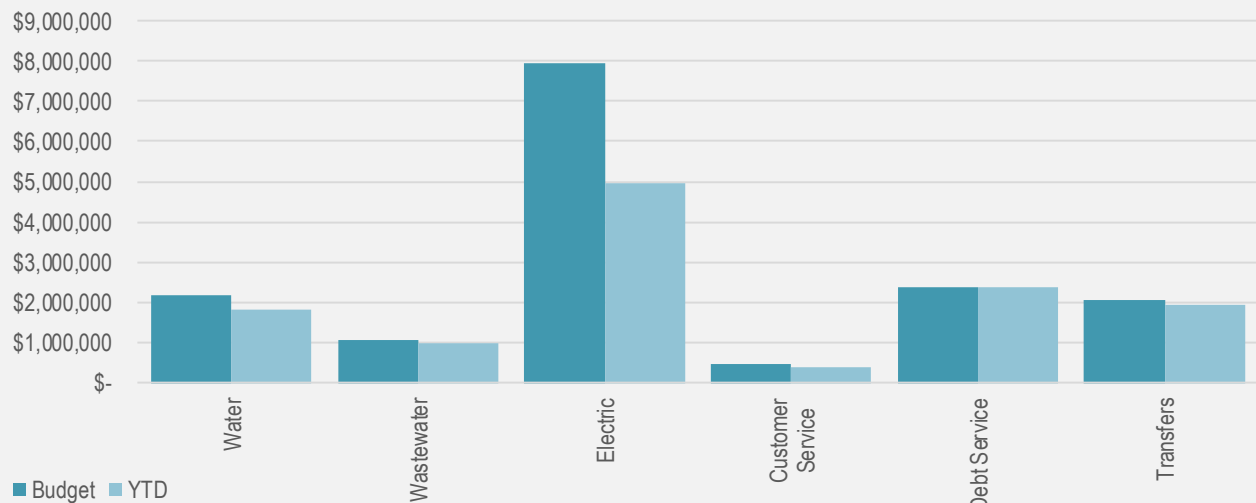
77%
OF
ANNUAL
BUDGET



3-YEAR ENTERPRISE FUND REVENUE TRENDS



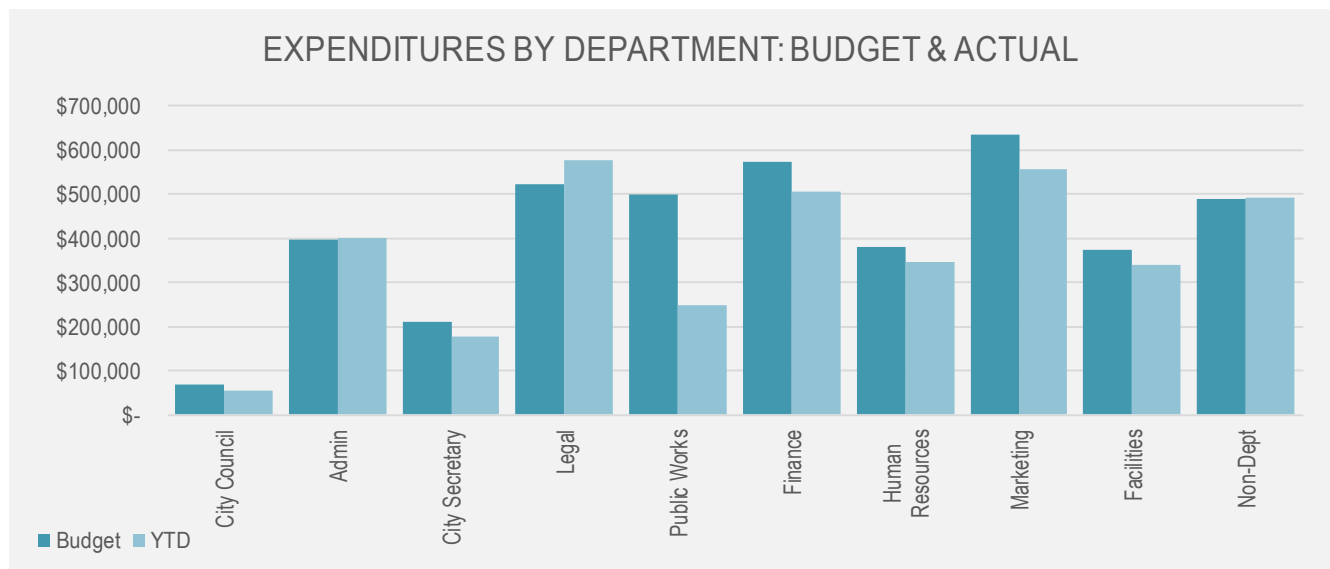
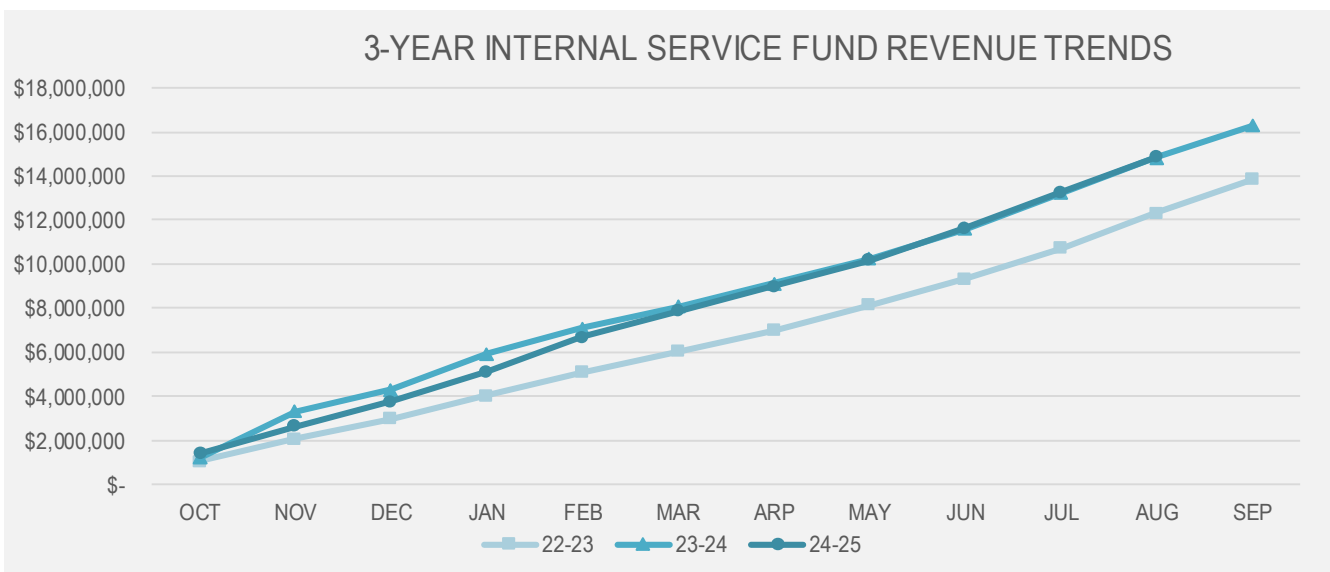
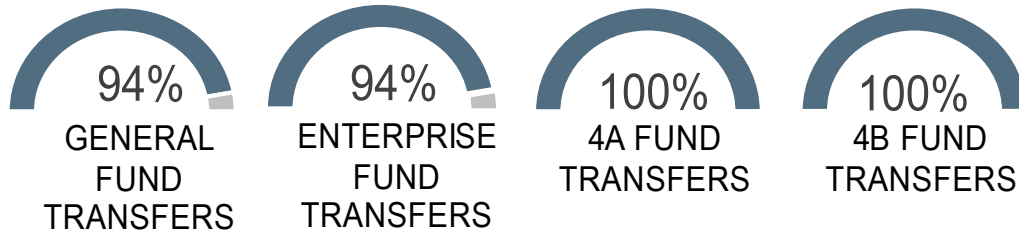
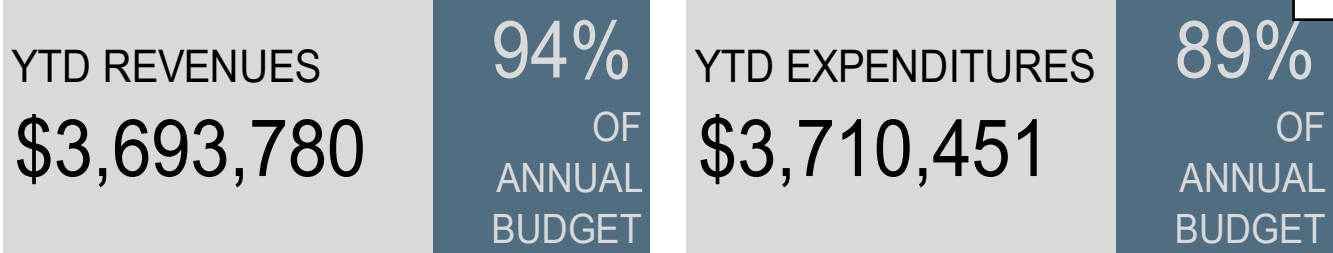
EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



INTERNAL SERVICE FUND

CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	\$ 1,945,684	\$ 1,831,890	94%	\$ 113,794
Transfer from General Fund	1,945,683	1,831,890	94%	\$ 113,793
Transfer from 4A	15,000	15,000	100%	\$ -
Transfer from 4B	15,000	15,000	100%	-
Total Revenues	3,921,367	3,693,780	94%	227,587
Operating Expenditures				
City Council	\$ 70,300	57,167	81%	\$ 13,133
Administration	397,863	401,273	101%	(3,410)
City Secretary	212,898	179,204	84%	33,694
Legal	524,768	577,709	110%	(52,941)
Public Works	499,428	249,068	50%	250,360
Finance	575,370	507,997	88%	67,373
Human Resources	380,845	346,264	91%	34,581
Marketing	635,844	556,788	88%	79,056
Facilities	375,742	341,705	91%	34,037
Non-Departmental	490,340	493,276	101%	(2,936)
Total Expenditures	4,163,398	3,710,451	89%	452,947
Revenues Over(Under) Expenditures	\$ (242,031)	\$ (16,671)		\$ (225,360)



DEBT SERVICE FUND

CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 1,659,557	1,619,576	98%	\$ 39,981
Interest	12,000	16,412	137%	(4,412)
Transfers	180,000	\$ 180,000	100%	-
Total Revenues	\$ 1,851,557	1,815,988	98%	\$ 35,569
Operating Expenditures				
Debt Service	1,849,252	1,849,251	100%	1
Total Expenditures	1,849,252	1,849,251	100%	1
Revenues Over(Under) Expenditures	\$ 2,305	\$ (33,263)		\$ 35,568

YTD REVENUES
\$1,815,988

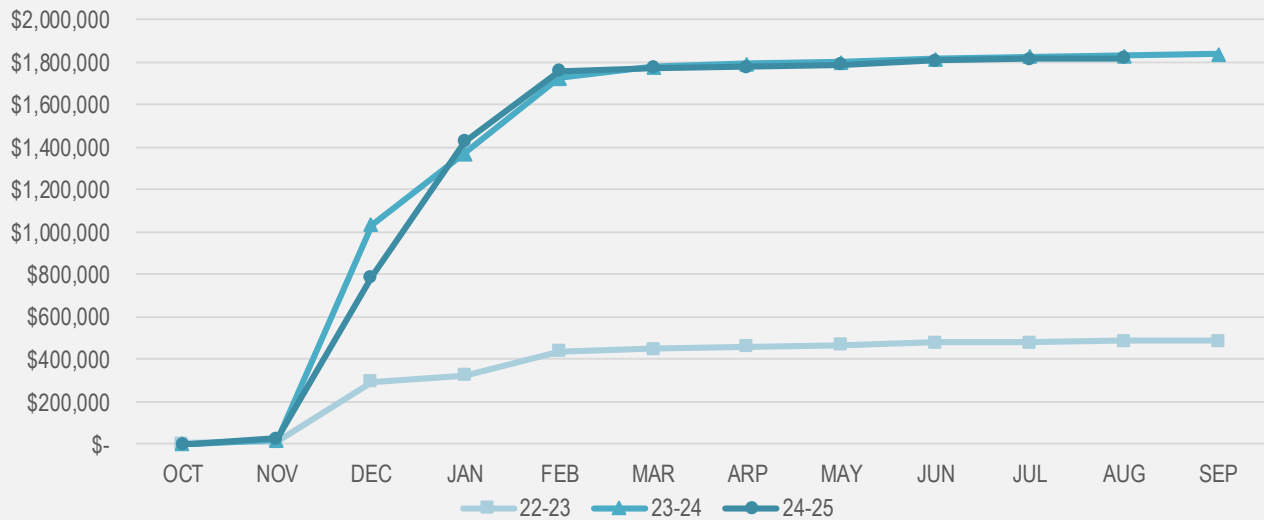
98%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$1,849,251

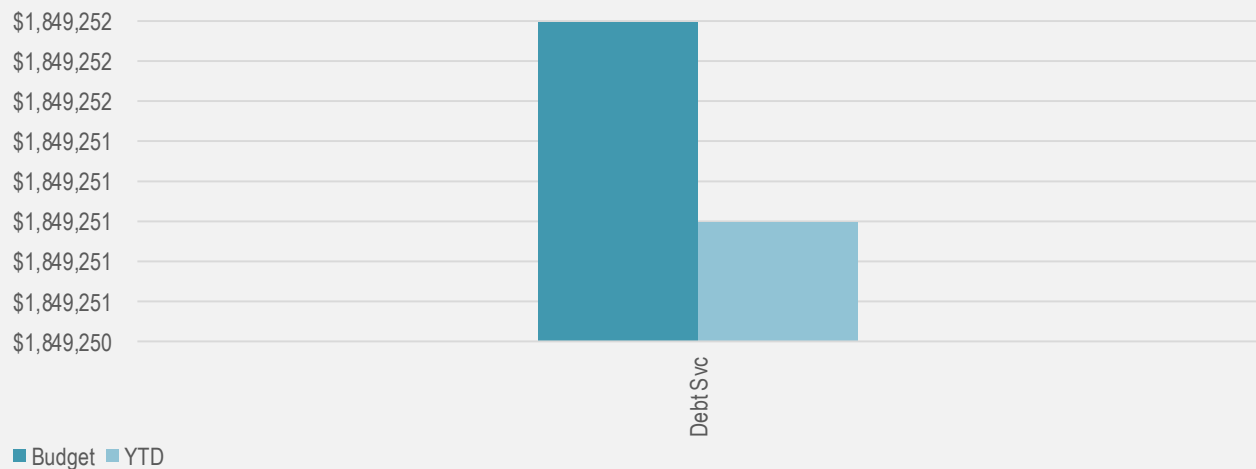
100%
OF
ANNUAL
BUDGET



3-YEAR DEBT SERVICE FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

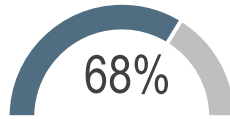
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Interest	\$ 50,000	\$ 33,808	68%	16,192
Transfers	500,000	419,095	84%	80,905
Sale of Capital Assets	12,000,000	-	0%	12,000,000
Total Revenues	12,550,000	452,903	4%	12,097,097
Operating Expenditures				
2025-26 Street Rehab	791,594	586,891	74%	204,703
Street/Utility Maintenance Program	200,000	34,650	17%	165,350
Marion Road - Arterial	3,000,000	1,651,762	55%	1,348,238
Belz Road Reconstruction	-	1,335,000	0%	(1,335,000)
I-35 Aesthetics	1,000,000	327,534	33%	672,466
<i>Total Streets Projects</i>	<i>4,991,594</i>	<i>3,935,837</i>	<i>79%</i>	<i>1,055,757</i>
Porter Park Phase II	800,000	-	0%	800,000
Senior Center Improvements	550,000	500,182	91%	49,818
Community Center Renovation	100,000	-	0%	100,000
Porter Park Pon Renovations	530,000	-	0%	530,000
<i>Total Parks Projects</i>	<i>1,980,000</i>	<i>500,182</i>	<i>25%</i>	<i>1,479,818</i>
Joint Public Safety Facility	800,000	-	0%	800,000
<i>Total Nondepartmental Projects</i>	<i>800,000</i>	<i>-</i>	<i>0%</i>	<i>800,000</i>
Total Expenditures	7,771,594	4,436,019	57%	3,335,575
Revenues Over(Under) Expenditures	\$ 4,778,406	\$ (3,983,116)		\$ 8,761,522

YTD REVENUES
\$452,903

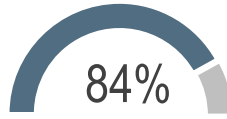
4%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$4,436,019

57%
OF
ANNUAL
BUDGET



INTEREST
INCOME

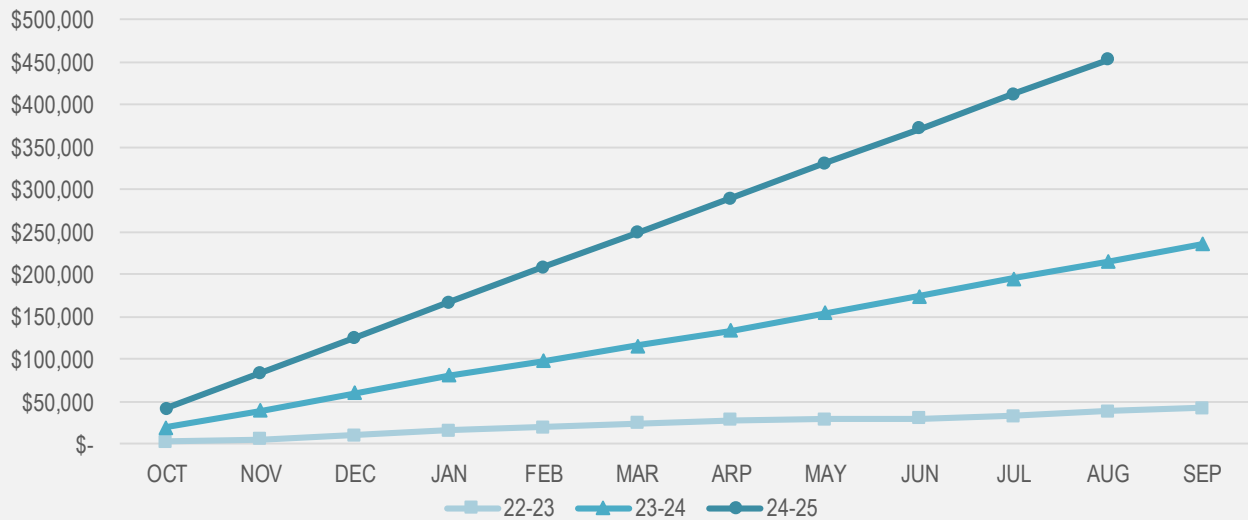


TRANSFERS

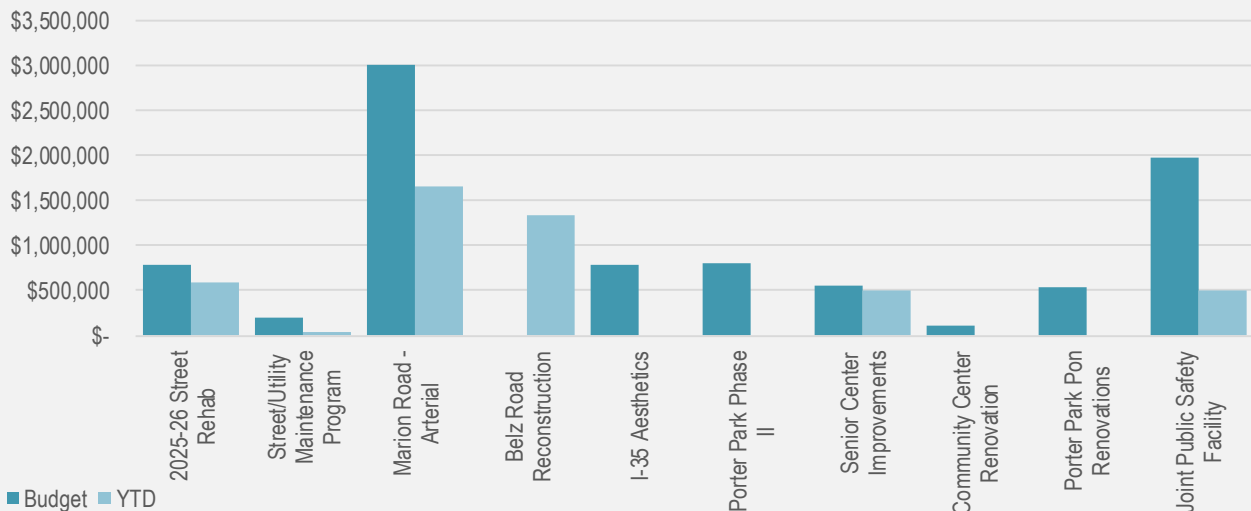


SALE OF
CAPITAL
ASSETS

3-YEAR CAPITAL PROJECTS FUND REVENUE TRENDS



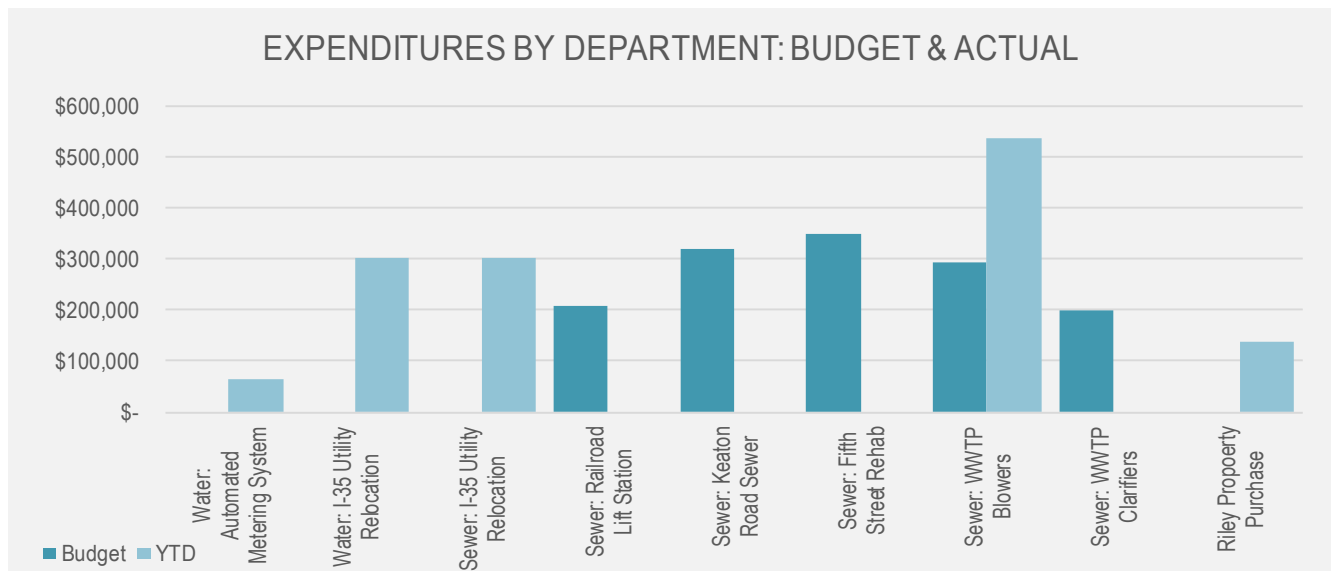
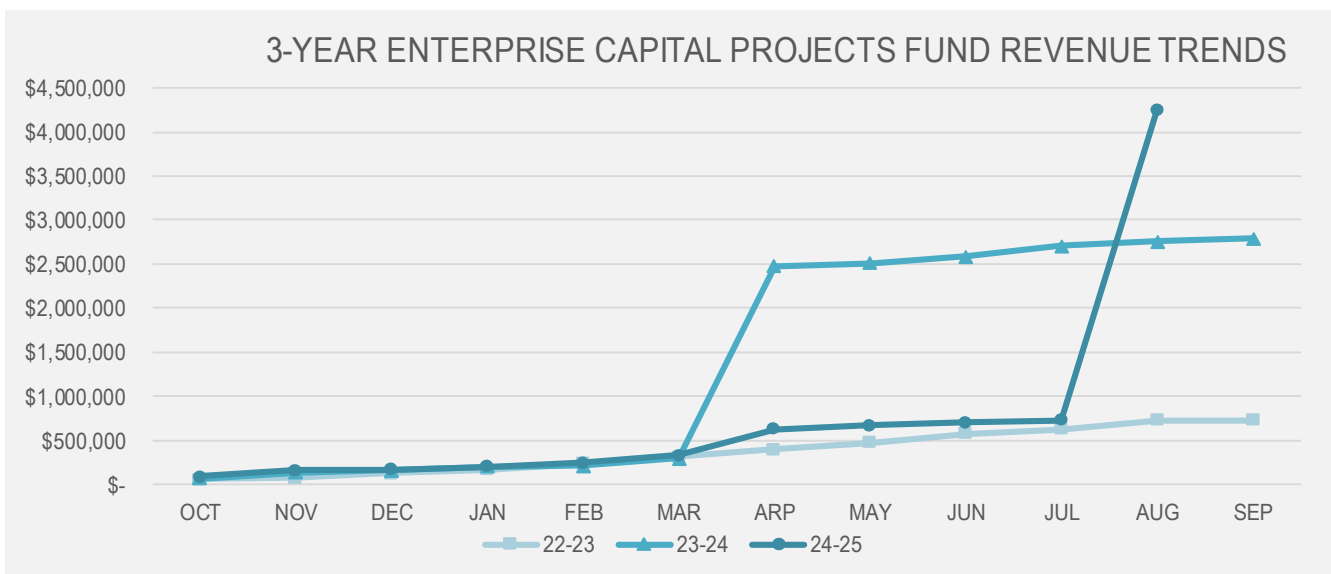
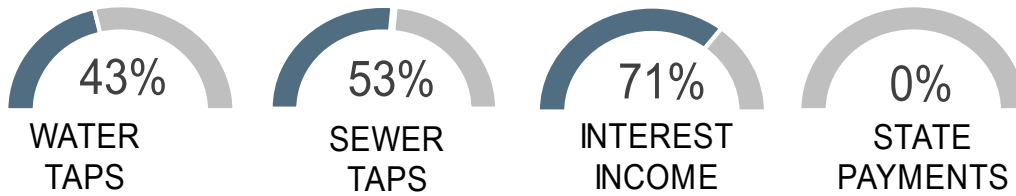
EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



ENTERPRISE CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water Taps	\$ 350,000	\$ 148,800	43%	\$ 201,200
Sewer Taps	400,000	211,750	53%	188,250
Interest	200,000	141,718	71%	58,282
State Reimbursements	3,500,000	3,750,153	0%	(250,153)
Total Revenues	\$ 4,450,000	4,252,421	96%	\$ 197,579
Operating Expenditures				
Water: Automated Metering System	-	64,554	0%	(64,554)
Water: I-35 Utility Relocation	-	300,981	0%	(300,981)
<i>Total Water Projects</i>	-	365,535	0%	(365,535)
Sewer: I-35 Utility Relocation	-	300,981	0%	(300,981)
Sewer: Railroad Lift Station	208,319	-	0%	208,319
Sewer: Keaton Road Sewer	320,000	-	0%	320,000
Sewer: Fifth Street Rehab	350,000	-	0%	350,000
Sewer: WWTP Blowers	291,681	537,682	0%	(246,001)
Sewer: WWTP Clarifiers	200,000	-	0%	200,000
<i>Total Sewer Projects</i>	<i>1,370,000</i>	<i>838,663</i>	<i>61%</i>	<i>531,337</i>
Riley Propoerty Purchase	-	137,643	0%	(137,643)
<i>Total Joint Projects</i>	-	137,643	0%	(137,643)
Total Expenditures	1,370,000	1,341,841	98%	28,159
Revenues Over(Under) Expenditures	\$ 3,080,000	\$ 2,910,580		\$ 169,420



4A FUND

CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

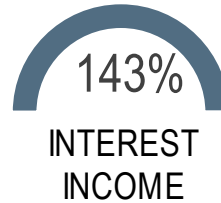
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 803,123	83%	\$ 159,377
Interest	95,000	\$ 135,954	143%	(40,954)
Total Revenues	\$ 1,057,500	939,077	89%	\$ 118,423
Operating Expenditures				
Economic Development	\$ 561,747	\$ 350,646	62%	\$ 211,101
Transfers	15,000	15,000	100%	-
Total Expenditures	576,747	365,646	63%	211,101
Revenues Over(Under) Expenditures	\$ 480,753	\$ 573,431		\$ (92,678)

YTD REVENUES
\$939,077

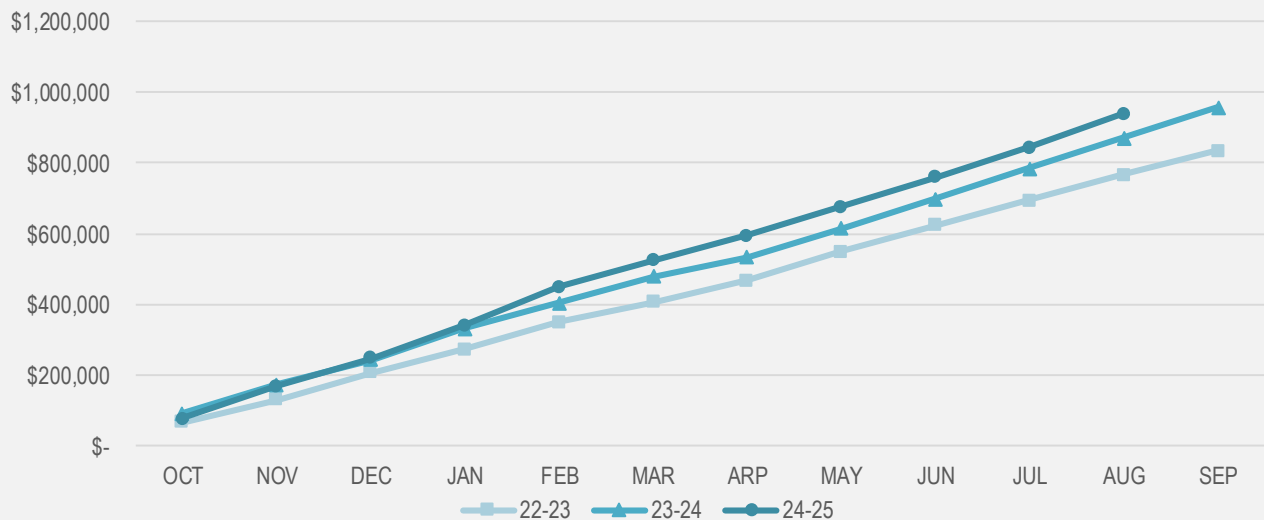
89%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$365,646

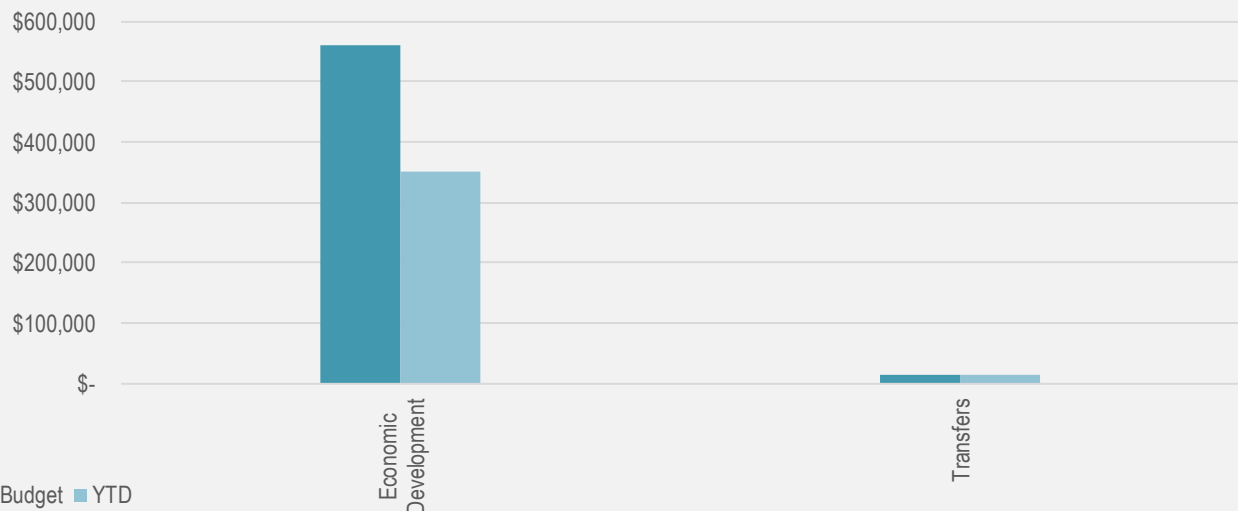
63%
OF
ANNUAL
BUDGET



3-YEAR 4A FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



4B FUND

CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
August 31, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 803,123	83%	\$ 159,377
Interest	44,000	\$ 69,871	159%	(25,871)
Total Revenues	\$ 1,006,500	872,994	87%	\$ 133,506
Operating Expenditures				
Economic Development	\$ 291,746	\$ 114,324	39%	\$ 177,422
Transfers	195,000	195,000	100%	-
Total Expenditures	486,746	309,324	64%	177,422
Revenues Over(Under) Expenditures	\$ 519,754	\$ 563,670		\$ (43,916)

YTD REVENUES
\$872,994

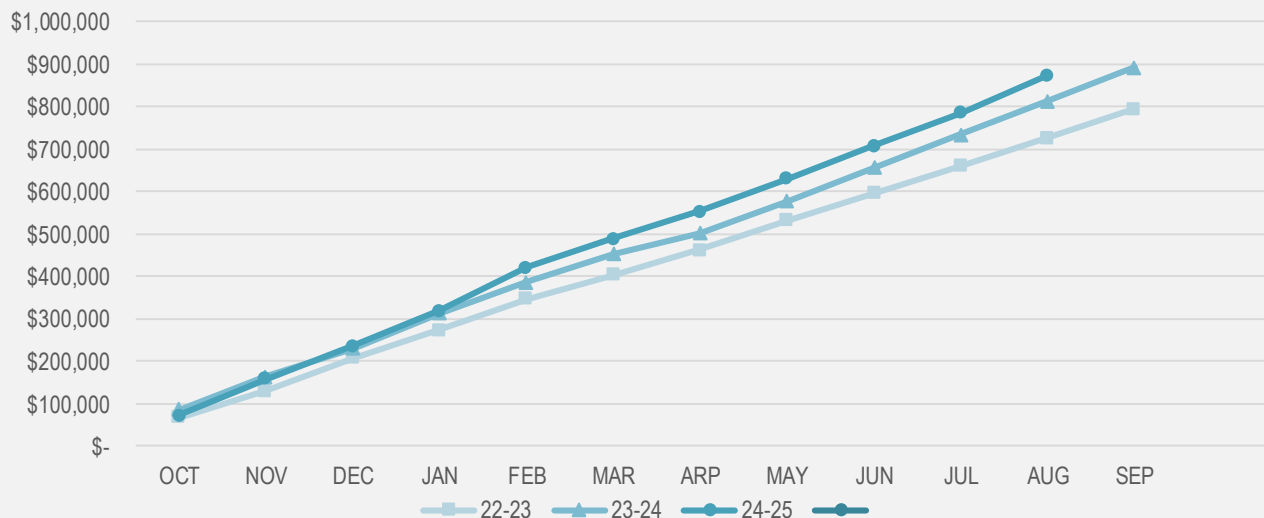
87%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$309,324

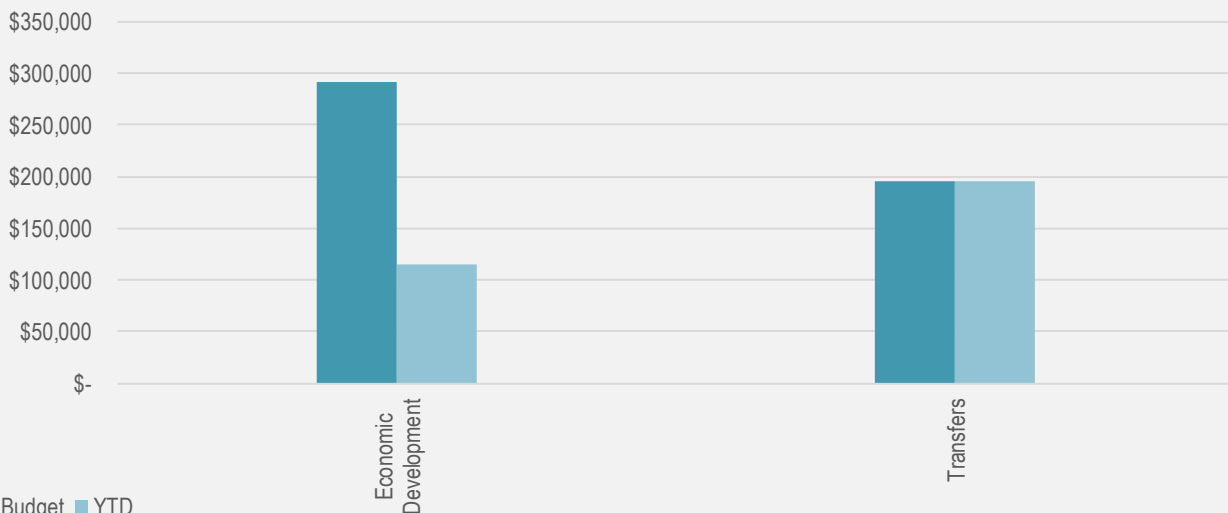
64%
OF
ANNUAL
BUDGET



3-YEAR 4A FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



C ■ Budget ■ YTD

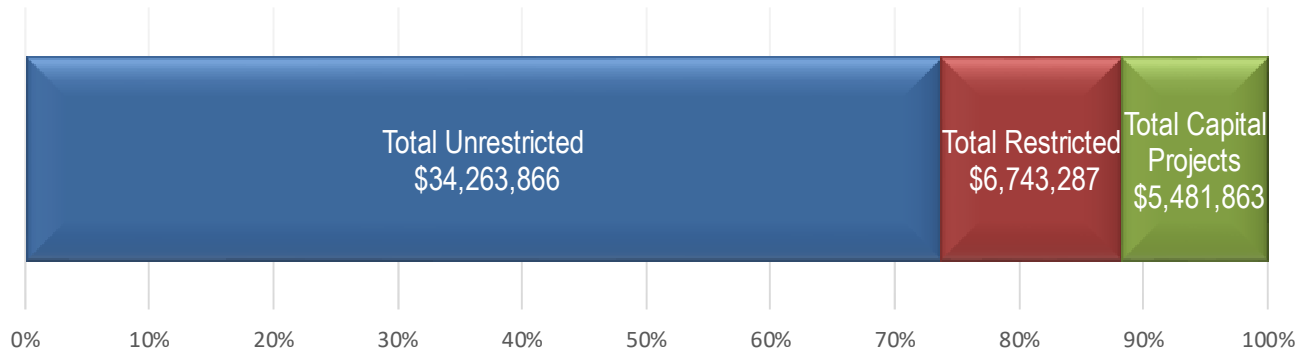
CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS TOTAL CASH AND INVESTMENTS August 31, 2025

Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	\$ 18,247,967	\$ 7,762,131	\$ -	\$ -	\$ 26,010,098
Contingency Reserves for Operations	1,130,428	7,123,340	-	-	8,253,768
TOTAL UNRESTRICTED	\$ 19,378,395	\$ 14,885,471	\$ -	\$ -	\$ 34,263,866
RESTRICTED					
Debt Service	\$ -	\$ 353,738	\$ 303,029	\$ -	\$ 656,767
Water Deposits	-	511,957	-	-	511,957
Equipment Replacement	1,027,340	162,488	-	-	1,189,828
Electric Storm Recovery	-	994,629	-	-	994,629
Hotel Occupancy Tax	393,597	-	-	-	393,597
Grant Funds	174,593	-	-	-	174,593
Keep Sanger Beautiful (KSB)	5,810	-	-	-	5,810
Library	104,724	-	-	-	104,724
Parkland Dedication	109,808	-	-	-	109,808
Roadway Impact	2,403,959	-	-	-	2,403,959
Court Security	22,013	-	-	-	22,013
Court Technology	10	-	-	-	10
Youth Diversion Fund	20,023	-	-	-	20,023
Child Safety Fee	99,334	-	-	-	99,334
Forfeited Property	3,688	-	-	-	3,688
Donations	52,547	-	-	-	52,547
TOTAL RESTRICTED	\$ 4,417,446	\$ 2,022,812	\$ 303,029	\$ -	\$ 6,743,287
CAPITAL PROJECTS					
General Capital Projects	\$ -	\$ -	\$ -	\$ 852,757	\$ 852,757
Enterprise Capital Projects	-	-	-	4,629,106	4,629,106
TOTAL CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 5,481,863	\$ 5,481,863
TOTAL CASH AND INVESTMENTS	\$ 23,795,841	\$ 16,908,283	\$ 303,029	\$ 5,481,863	\$ 46,489,016

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

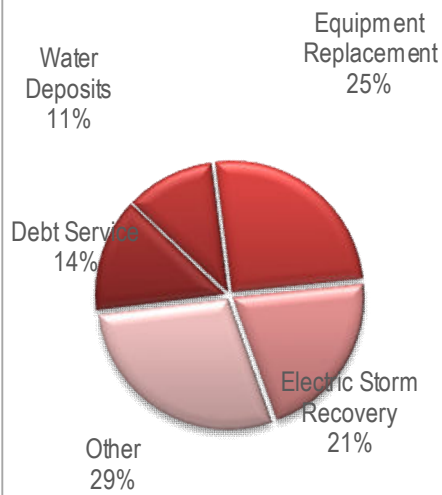
TOTAL CASH & INVESTMENTS



Unrestricted



Restricted



Capital Projects



**GENERAL FUND
CASH AND INVESTMENTS
August 31, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 18,248,635	\$ 17,856,091
Employee Benefits Cash	110-00-1000		0.20%	5,261	5,261
Employee Benefits MM	110-00-1010		0.20%	64,373	159,134
Internal Service Fund	180-00-1000		0.05%	266,566	227,481
OPERATING ACCOUNTS				\$ 18,584,835	\$ 18,247,967
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 662,714	\$ 663,671
GF Contingency Reserve CD Prosperity	001-00-1039	04/26/26	0.55%	234,301	234,301
GF Contingency Reserve CD 674907	001-00-1043	07/13/26	0.45%	232,456	232,456
CONTINGENCY RESERVE				\$ 1,129,471	\$ 1,130,428
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 209,430	\$ 210,255
* GF Equipment Replacement CD 719706	001-00-1033	07/06/26	0.45%	\$ 69,856	\$ 69,856
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	745,797	747,229
EQUIPMENT REPLACEMENT RESERVES				\$ 1,025,083	\$ 1,027,340
* Hotel Occupancy Tax	050-00-1000			391,902	393,597
* Police Grant Fund	320-00-1000			5,017	5,027
* Fire Grant Fund	324-00-1000			163,147	168,461
* Library Grant Fund	342-00-1000			1,141	1,105
* Beautification Board - KSB	432-00-1000			5,799	5,810
* Library Restricted for Building Expansion	442-00-1000			48,491	48,584
* Library Building Expansion CD 702994	442-00-1035	01/22/26	0.45%	56,140	56,140
* Parkland Dedication Fund	450-00-1000			109,598	109,808
* Roadway Impact Fee Fund	451-00-1000			2,390,367	2,403,959
* Court Security Restricted Fund	470-00-1000			22,013	22,013
* Court Technology Restricted Fund	471-00-1000			2	10
* Youth Diversion Fund	472-00-1000			19,700	20,023
* Court Security/Tech Fund	473-00-1000			344	848
* Child Safety Fee Fund	475-00-1000			99,143	99,334
* Forfeited Property Fund	480-00-1000			3,681	3,688
* Police Donations	620-00-1000			290	291
* Fire Donations	624-00-1000			22,657	22,701
* Banner Account for Parks	632-00-1000			16,530	21,562
* Library Donations	642-00-1000			7,928	7,993
OTHER				\$ 3,363,890	\$ 3,390,954
TOTAL CASH AND INVESTMENTS				\$ 24,103,279	\$ 23,796,689
TOTAL UNRESTRICTED				\$ 19,714,306	\$ 19,378,395

**ENTERPRISE FUND
CASH AND INVESTMENTS
August 31, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1000		0.05%	\$ 7,370,707	\$ 7,762,131
OPERATING ACCOUNTS				\$ 7,370,707	\$ 7,762,131
* Pooled Cash	008-00-1000		0.05%	\$ 203,858	\$ 210,991
* Water Deposit CD 2375850	008-00-1041	01/03/26	0.45%	300,966	300,966
WATER DEPOSIT REFUND ACCOUNTS				\$ 504,824	\$ 511,957
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	353,064	353,738
BOND FUNDS				\$ 353,064	\$ 353,738
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 661,076	\$ 662,030
EF Contingency Reserve CD 787860	008-00-1014	02/14/26	0.45%	345,508	345,508
EF Reserve CD 642541	008-00-1040	09/25/25	0.45%	115,802	115,802
CONTINGENCY RESERVES				\$ 1,122,386	\$ 1,123,340
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 993,195	\$ 994,629
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	161,822	162,488
OTHER				\$ 1,155,017	\$ 1,157,117
TOTAL CASH AND INVESTMENTS				\$ 10,505,998	\$ 10,908,283
TOTAL UNRESTRICTED				\$ 8,493,093	\$ 8,885,471

*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
August 31, 2025**

DEBT SERVICE FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 1,041,681	\$ 238,542
* DSF Money Market 2376105	003-00-1010		0.20%	64,241	64,487
TOTAL RESTRICTED				\$ 1,105,922	\$ 303,029

GENERAL CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 1,119,570	\$ 726,562
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	125,954	126,195
TOTAL RESTRICTED				\$ 1,245,524	\$ 852,757

ENTERPRISE CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 60,113	\$ 19,854
* 2023B Bond Proceeds	840-00-1014		0.20%	1,109,330	1,111,450
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,505,994	1,508,168
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	474,024	488,428
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	1,480,381	1,501,206
TOTAL RESTRICTED				\$ 4,629,842	\$ 4,629,106

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
August 31, 2025

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 3,676,651	\$ 3,751,811
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,484	333,527
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,122,499	2,128,256
* Sanger TX Ind Corp CD 486639	41-00-1013	11/02/25	0.25%	102,222	102,222
TOTAL CASH AND INVESTMENTS				\$ 6,234,856	\$ 6,315,816

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 2,749,910	\$ 2,825,537
* Cash MM 2379694	42-00-1010		0.05%	213,867	213,934
* 4B CD 653500	42-00-1013	04/03/26	0.45%	23,863	23,868
* 4B CD 659924	42-00-1014	11/12/25	0.45%	23,682	23,682
* 4B CD 664243	42-00-1015	06/05/26	0.45%	23,715	23,715
* 4B CD 673277	42-00-1016	07/09/25	0.45%	23,789	23,789
* 4B CD 686115	42-00-1017	08/04/25	0.45%	23,793	23,793
* 4B CD 689521	42-00-1018	09/11/25	0.45%	23,773	23,773
* 4B CD 694371	42-00-1019	11/14/25	0.45%	23,791	23,791
* 4B CD 697230	42-00-1020	11/17/25	0.45%	23,851	23,851
* 4B CD 699934	42-00-1021	12/18/25	0.45%	23,694	23,694
* 4B CD 702285	42-00-1022	01/31/26	0.45%	23,415	23,415
* 4B CD 706078	42-00-1023	02/19/26	0.45%	23,473	23,474
* 4B CD 720097	42-00-1024	02/09/26	0.45%	23,350	23,350
* 4B CD 720119	42-00-1025	11/09/25	0.45%	23,311	23,311
TOTAL CASH AND INVESTMENTS				\$ 3,271,277	\$ 3,346,977

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
August 31, 2025

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



CITY OF SANGER, TEXAS
MONTHLY FINANCIAL AND INVESTMENT REPORT
FOR THE MONTH ENDING SEPTEMBER 30, 2025

PREPARED BY THE FINANCE DEPARTMENT

TABLE OF CONTENTS

Introduction	3
Financial Report	
General Fund	4
Enterprise Fund.....	6
Internal Service Fund	8
Debt Service Fund	10
Capital Projects Fund.....	12
Enterprise Capital Projects Fund.....	14
4A Fund	16
4B Fund	18
Cash and Investment Report	
Total Cash and Investments.....	20
General Fund	22
Enterprise Fund.....	23
Debt Service and Capital Projects Funds.....	24
4A and 4B Funds	25
Certification	26

INTRODUCTION

COMMENTS

This is the financial report for the period ending September 30, 2025. Revenues and expenditures reflect activity from October 1, 2024, through September 30, 2025 (100% of the fiscal year).

GENERAL FUND

- The General Fund has collected 107% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 94% of the annual budget
- All expenditure categories are within projections.

ENTERPRISE FUND

- The Enterprise Fund has collected 102% of projected operating revenues.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 99% of the annual budget.
- All expenditure categories are within projections.

INTERNAL SERVICE FUND

- The Internal Service Fund has collected 104% of projected transfers from the General and Enterprise Funds.
- All revenue categories are performing within projections.
- Operating expenditures & encumbrances are 98% 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)
September 30, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 7,715,872	\$ 7,529,761	98%	\$ 186,111
Sales & Beverage Taxes	1,943,000	1,811,018	93%	131,982
Franchise Fees	1,150,239	1,057,417	92%	92,822
Solid Waste	1,366,000	1,284,105	94%	81,895
Licenses & Permits	681,750	1,825,072	268%	(1,143,322)
Fines & Forfeitures	187,926	138,644	74%	49,282
Department Revenues	1,180,246	1,263,944	107%	(83,698)
Interest	365,000	490,304	134%	(125,304)
Miscellaneous	149,400	420,524	281%	(271,124)
Transfers	395,000	395,000	100%	-
Total Revenues	\$ 15,134,433	\$ 16,215,789	107%	\$ (1,081,356)
Expenditures				
Police	\$ 3,879,638	\$ 3,600,493	93%	\$ 279,145
Fire	3,657,301	3,455,185	94%	202,116
Municipal Court	289,619	234,783	81%	54,836
Development Services	1,242,858	1,185,782	95%	57,076
Streets	948,312	795,913	84%	152,399
Parks & Recreation	950,890	812,048	85%	138,842
Library	594,357	544,771	92%	49,586
Solid Waste	1,200,000	1,178,781	98%	21,219
Transfers	2,402,878	2,496,971	104%	(94,093)
Total Expenditures	\$ 15,165,853	\$ 14,304,727	94%	\$ 861,126
Revenues Over(Under) Expenditures	\$ (31,420)	\$ 1,911,062		\$ (1,942,482)

YTD REVENUES

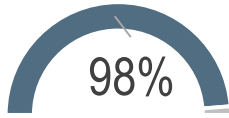
\$16,215,789

107%
OF
ANNUAL
BUDGET

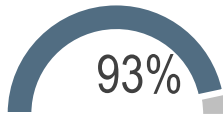
YTD EXPENDITURES

\$14,304,727

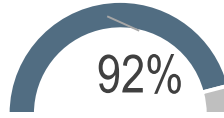
94%
OF
ANNUAL
BUDGET



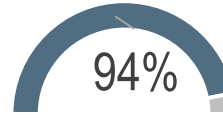
PROPERTY
TAX
REVENUE



SALES TAX
REVENUE



FRANCHISE
FEE
REVENUE

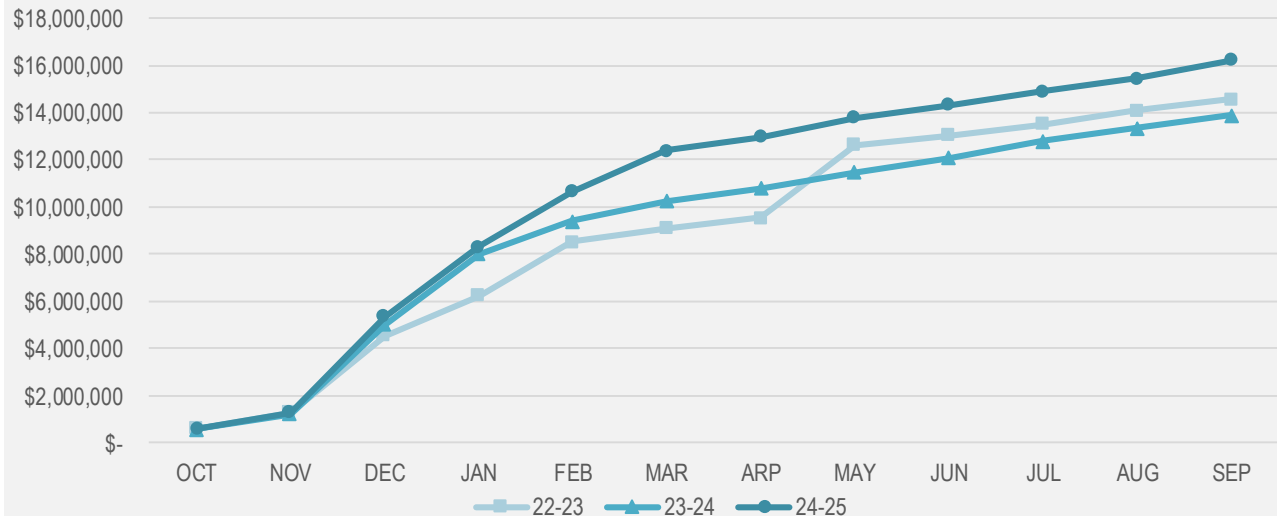


SOLID
WASTE
REVENUE

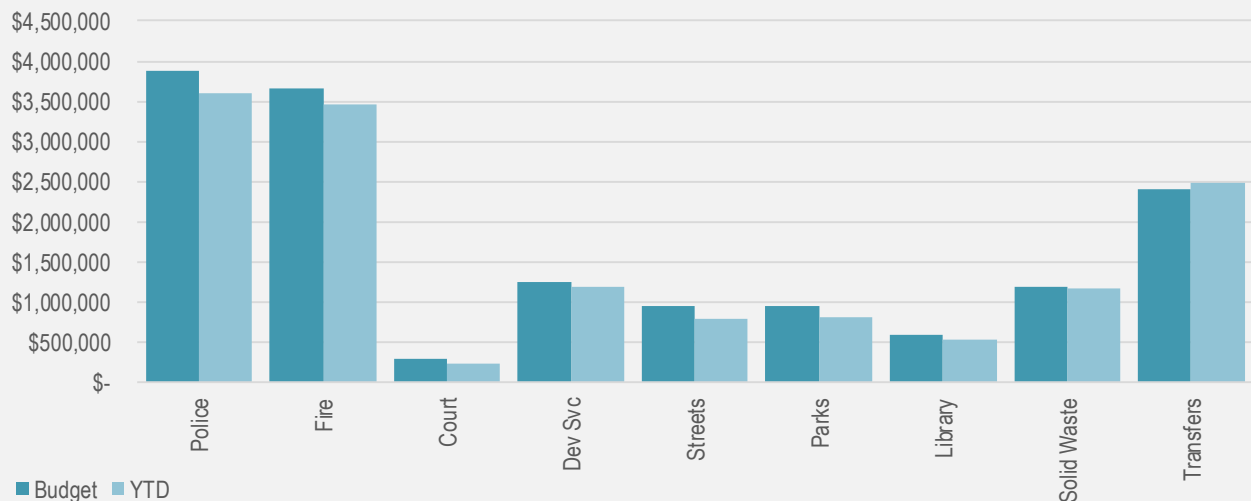


OTHER
REVENUES

3-YEAR GENERAL FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



ENTERPRISE FUND

CITY OF SANGER, TEXAS
Enterprise Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

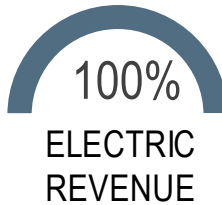
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water	\$ 2,952,439	\$ 3,074,181	104%	\$ (121,742)
Wastewater	3,044,402	2,951,312	97%	93,090
Electric	9,259,319	9,469,858	102%	(210,539)
Penalties & Fees	231,500	240,422	104%	(8,922)
Interest	122,500	219,002	179%	(96,502)
Miscellaneous	149,020	204,294	137%	(55,274)
Transfers	300,000	300,000	0%	-
Total Revenues	\$ 16,059,180	16,459,069	102%	\$ (399,889)
Expenditures				
Water	\$ 2,154,483	2,582,413	120%	(427,930)
Wastewater	1,052,837	2,157,009	205%	(1,104,172)
Electric	7,961,520	6,210,387	78%	1,751,133
Customer Service	472,058	467,994	99%	4,064
Debt Service	2,377,599	2,377,348	100%	251
Transfers	2,040,683	2,116,508	104%	(75,825)
Total Expenditures	16,059,180	15,911,659	99%	147,521
Revenues Over(Under) Expenditures	\$ -	\$ 547,410		\$ (547,410)

YTD REVENUES
\$16,459,069

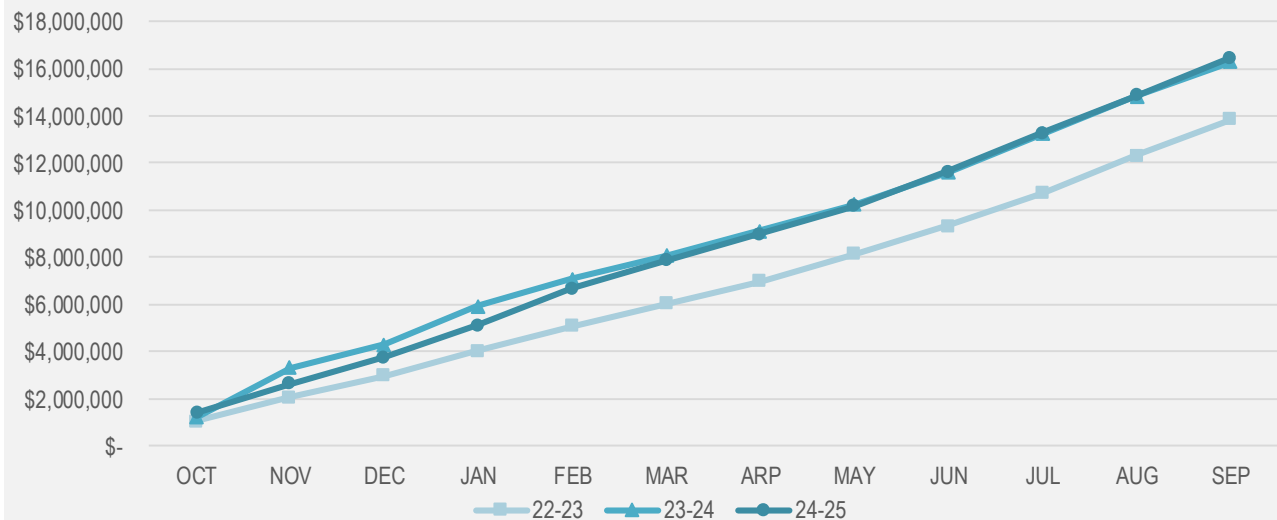
102%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$15,911,659

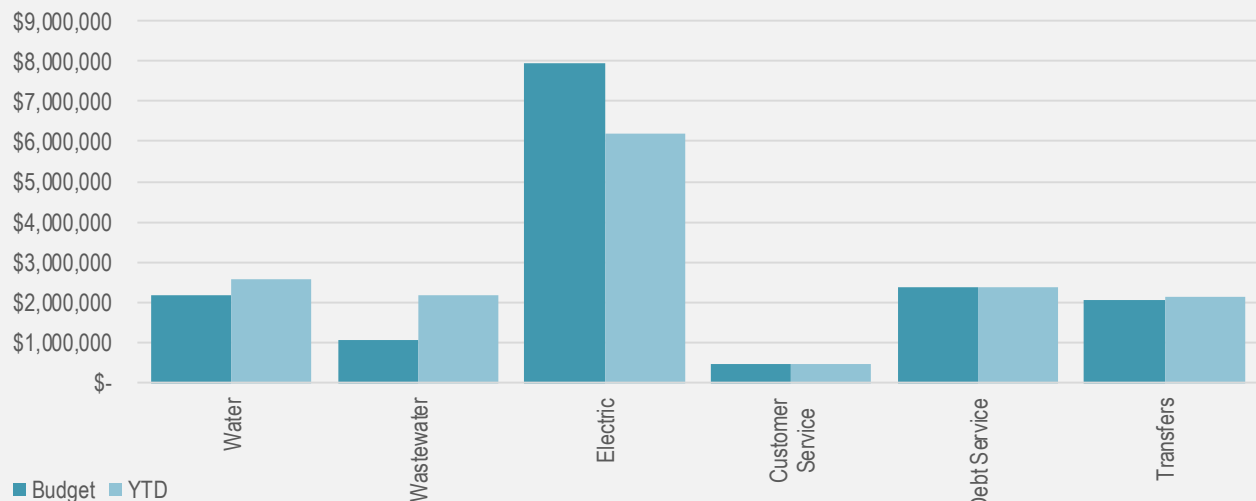
99%
OF
ANNUAL
BUDGET



3-YEAR ENTERPRISE FUND REVENUE TRENDS



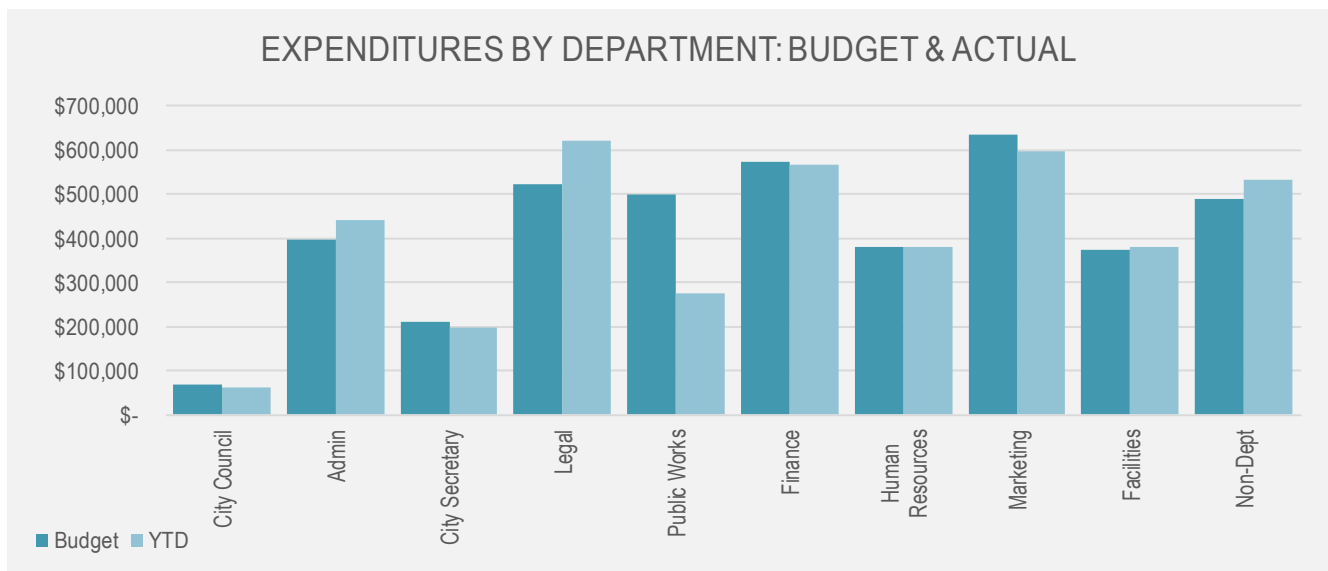
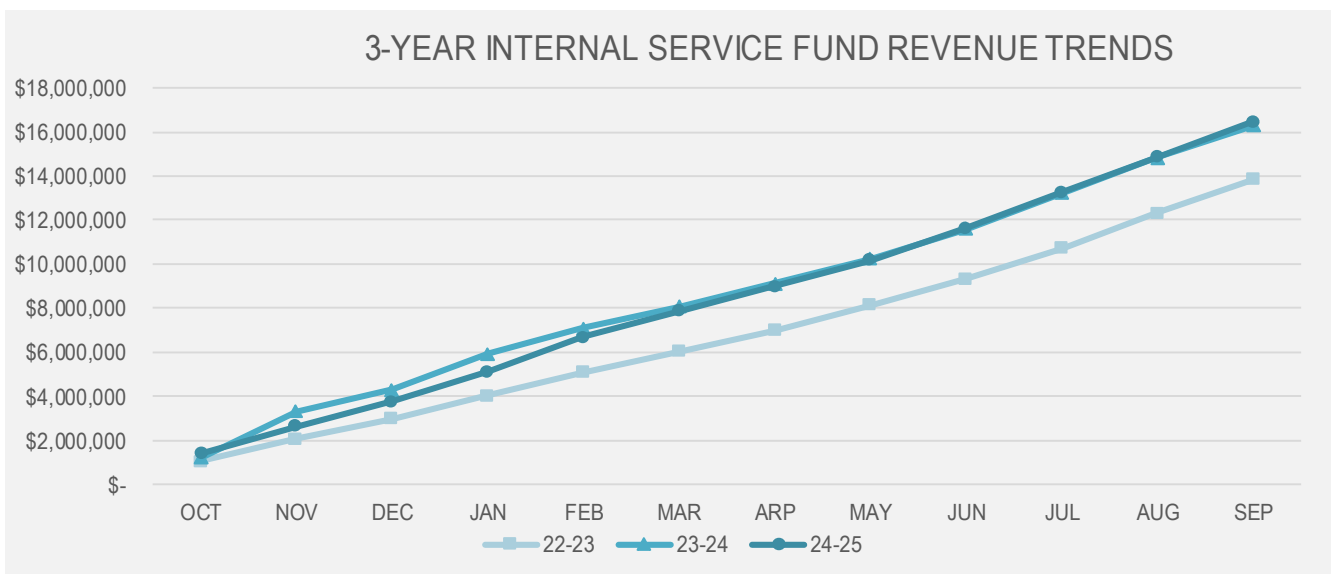
EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



INTERNAL SERVICE FUND

CITY OF SANGER, TEXAS
Internal Service Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Transfer from Enterprise Fund	\$ 1,945,684	\$ 2,021,508	104%	\$ (75,824)
Transfer from General Fund	1,945,683	2,021,508	104%	\$ (75,825)
Transfer from 4A	15,000	15,000	100%	\$ -
Transfer from 4B	15,000	15,000	100%	-
Total Revenues	3,921,367	4,073,016	104%	(151,649)
Operating Expenditures				
City Council	\$ 70,300	63,307	90%	\$ 6,993
Administration	397,863	440,633	111%	(42,770)
City Secretary	212,898	198,603	93%	14,295
Legal	524,768	621,841	118%	(97,073)
Public Works	499,428	276,830	55%	222,598
Finance	575,370	568,627	99%	6,743
Human Resources	380,845	381,811	100%	(966)
Marketing	635,844	598,532	94%	37,312
Facilities	375,742	381,582	102%	(5,840)
Non-Departmental	490,340	534,001	109%	(43,661)
Total Expenditures	4,163,398	4,065,767	98%	97,631
Revenues Over(Under) Expenditures	\$ (242,031)	\$ 7,249		\$ (249,280)



DEBT SERVICE FUND

CITY OF SANGER, TEXAS
Debt Service Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

	Annual Budget	Year to Date Expenditures & Encumbrances	% of Budget	Budget Balance
Revenues				
Property Taxes	\$ 1,659,557	1,621,078	98%	\$ 38,479
Interest	12,000	16,855	140%	(4,855)
Transfers	180,000	\$ 180,000	100%	-
Total Revenues	\$ 1,851,557	1,817,933	98%	\$ 33,624
Operating Expenditures				
Debt Service	1,849,252	1,849,251	100%	1
Total Expenditures	1,849,252	1,849,251	100%	1
Revenues Over(Under) Expenditures	\$ 2,305	\$ (31,318)		\$ 33,623

YTD REVENUES
\$1,817,933

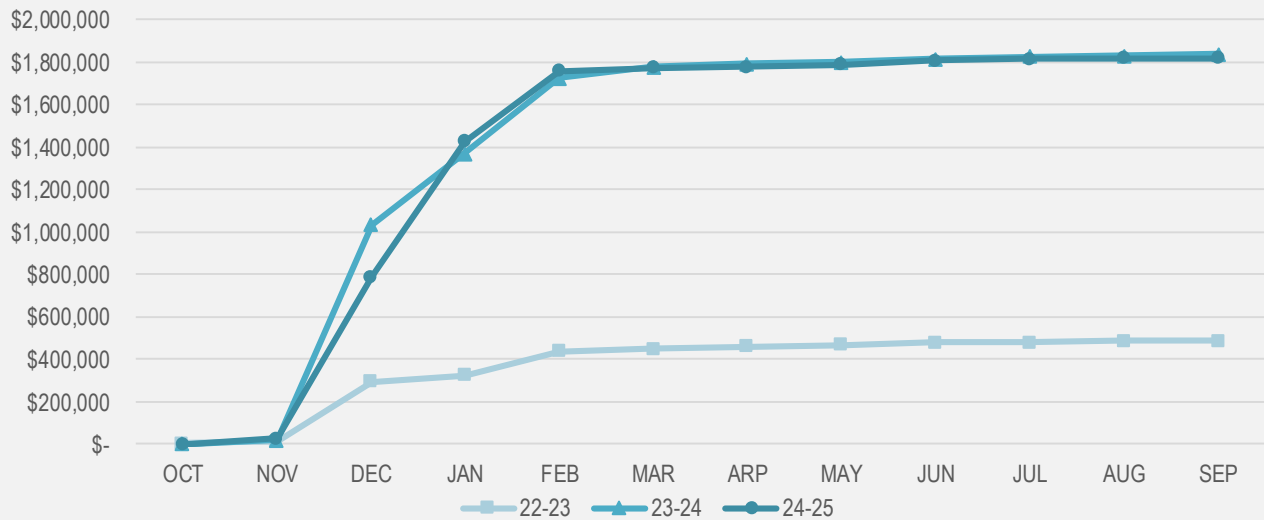
98%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$1,849,251

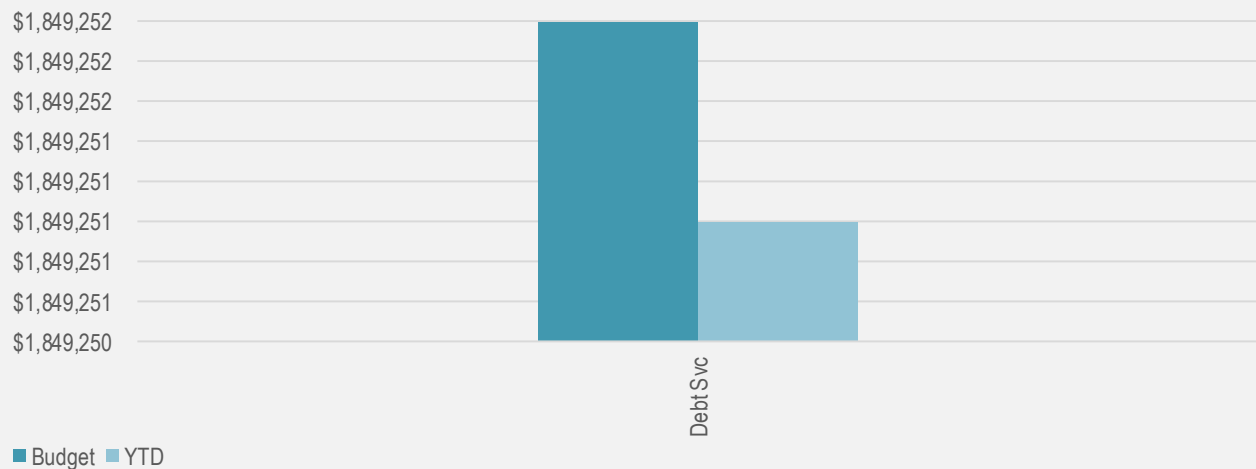
100%
OF
ANNUAL
BUDGET



3-YEAR DEBT SERVICE FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Capital Projects Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

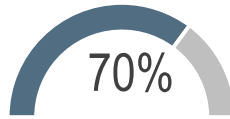
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Interest	\$ 50,000	\$ 35,158	70%	14,842
Intergovernmental Revenue	\$ -	\$ 155,053	0%	(155,053)
Transfers	500,000	457,194	91%	42,806
Sale of Capital Assets	12,000,000	-	0%	12,000,000
Total Revenues	12,550,000	647,405	5%	11,902,595
Operating Expenditures				
2025-26 Street Rehab	791,594	586,891	74%	204,703
Street/Utility Maintenance Program	200,000	34,650	17%	165,350
Marion Road - Arterial	3,000,000	1,651,762	55%	1,348,238
Belz Road Reconstruction	-	1,335,000	0%	(1,335,000)
I-35 Aesthetics	1,000,000	327,534	33%	672,466
<i>Total Streets Projects</i>	<i>4,991,594</i>	<i>3,935,837</i>	<i>79%</i>	<i>1,055,757</i>
Porter Park Phase II	800,000	-	0%	800,000
Senior Center Improvements	550,000	500,182	91%	49,818
Community Center Renovation	100,000	80,000	80%	20,000
Porter Park Pon Renovations	530,000	-	0%	530,000
<i>Total Parks Projects</i>	<i>1,980,000</i>	<i>580,182</i>	<i>29%</i>	<i>1,399,818</i>
Joint Public Safety Facility	800,000	-	0%	800,000
<i>Total Nondepartmental Projects</i>	<i>800,000</i>	<i>-</i>	<i>0%</i>	<i>800,000</i>
Total Expenditures	7,771,594	4,516,019	58%	3,255,575
Revenues Over(Under) Expenditures	\$ 4,778,406	\$ (3,868,614)		\$ 8,647,020

YTD REVENUES
\$647,405

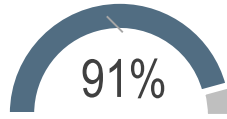
5%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$4,516,019

58%
OF
ANNUAL
BUDGET



INTEREST
INCOME

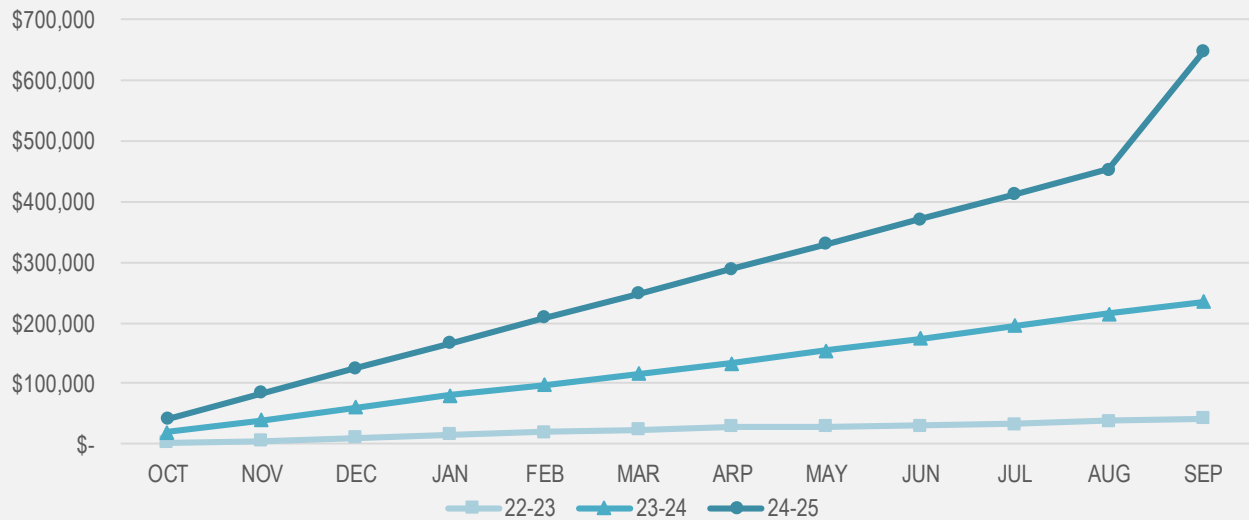


TRANSFERS

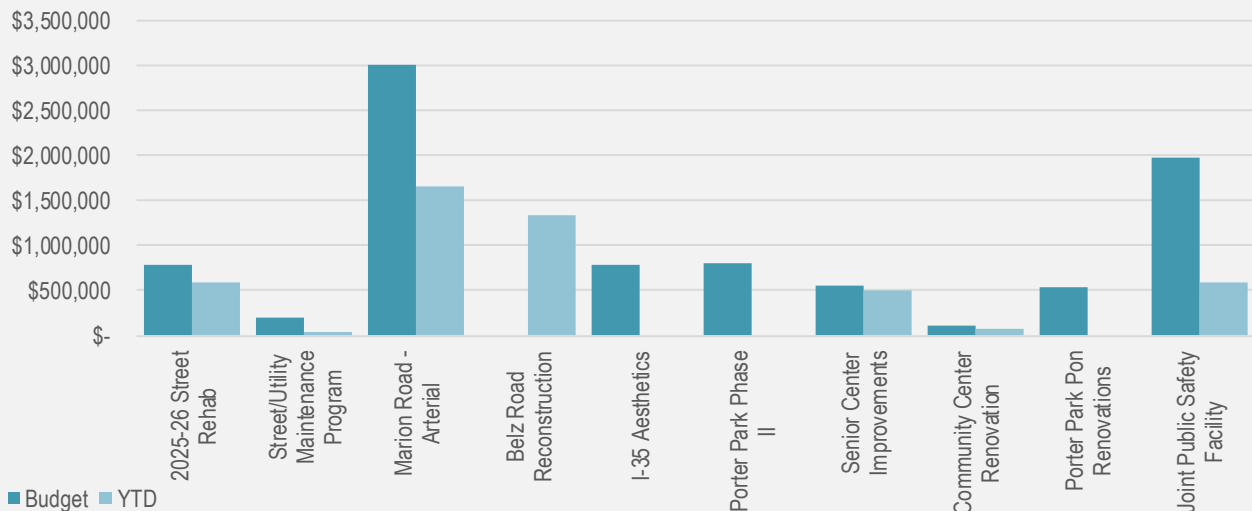


SALE OF
CAPITAL
ASSETS

3-YEAR CAPITAL PROJECTS FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



ENTERPRISE CAPITAL PROJECTS FUND

CITY OF SANGER, TEXAS
Enterprise Capital Projects Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

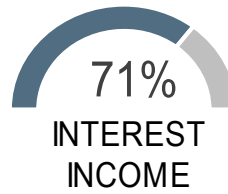
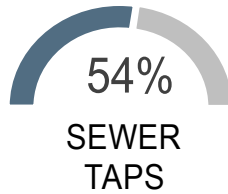
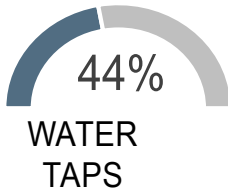
	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Water Taps	\$ 350,000	\$ 155,063	44%	\$ 194,937
Sewer Taps	400,000	217,750	54%	182,250
Interest	200,000	141,755	71%	58,245
State Reimbursements	3,500,000	3,750,153	0%	(250,153)
Total Revenues	\$ 4,450,000	4,264,721	96%	\$ 185,279
Operating Expenditures				
Water: Automated Metering System	-	64,554	0%	(64,554)
Water: I-35 Utility Relocation	-	300,981	0%	(300,981)
<i>Total Water Projects</i>	-	365,535	0%	(365,535)
Sewer: I-35 Utility Relocation	-	300,981	0%	(300,981)
Sewer: Railroad Lift Station	208,319	-	0%	208,319
Sewer: Keaton Road Sewer	320,000	-	0%	320,000
Sewer: Fifth Street Rehab	350,000	-	0%	350,000
Sewer: WWTP Blowers	291,681	537,682	0%	(246,001)
Sewer: WWTP Clarifiers	200,000	-	0%	200,000
<i>Total Sewer Projects</i>	<i>1,370,000</i>	<i>838,663</i>	<i>61%</i>	<i>531,337</i>
Riley Propoerty Purchase	-	137,643	0%	(137,643)
<i>Total Joint Projects</i>	-	137,643	0%	(137,643)
Total Expenditures	1,370,000	1,341,841	98%	28,159
Revenues Over(Under) Expenditures	\$ 3,080,000	\$ 2,922,880		\$ 157,120

YTD REVENUES
\$4,264,721

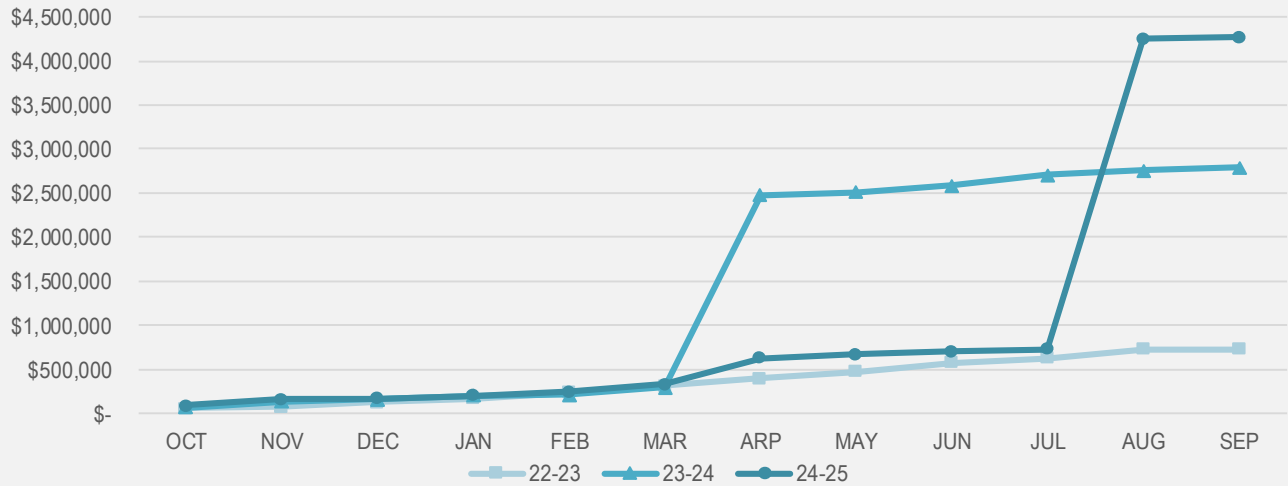
96%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$1,341,841

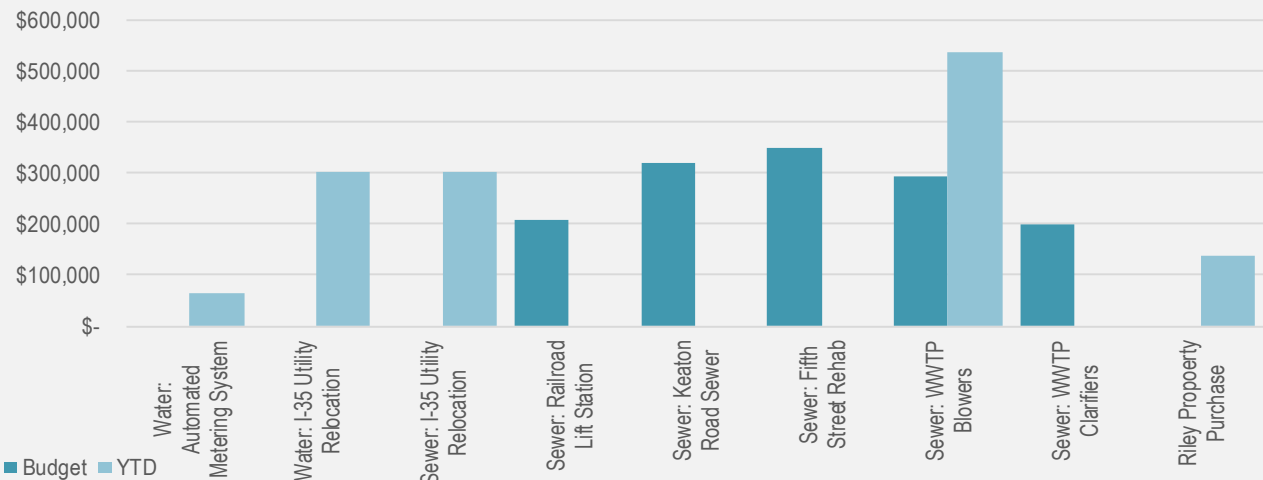
98%
OF
ANNUAL
BUDGET



3-YEAR ENTERPRISE CAPITAL PROJECTS FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



4A FUND

CITY OF SANGER, TEXAS
4A Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 895,615	93%	\$ 66,885
Interest	95,000	\$ 143,451	151%	(48,451)
Total Revenues	\$ 1,057,500	1,039,066	98%	\$ 18,434
Operating Expenditures				
Economic Development	\$ 561,747	\$ 416,956	74%	\$ 144,791
Transfers	15,000	15,000	100%	-
Total Expenditures	576,747	431,956	75%	144,791
Revenues Over(Under) Expenditures	\$ 480,753	\$ 607,110		\$ (126,357)

YTD REVENUES
\$1,039,066

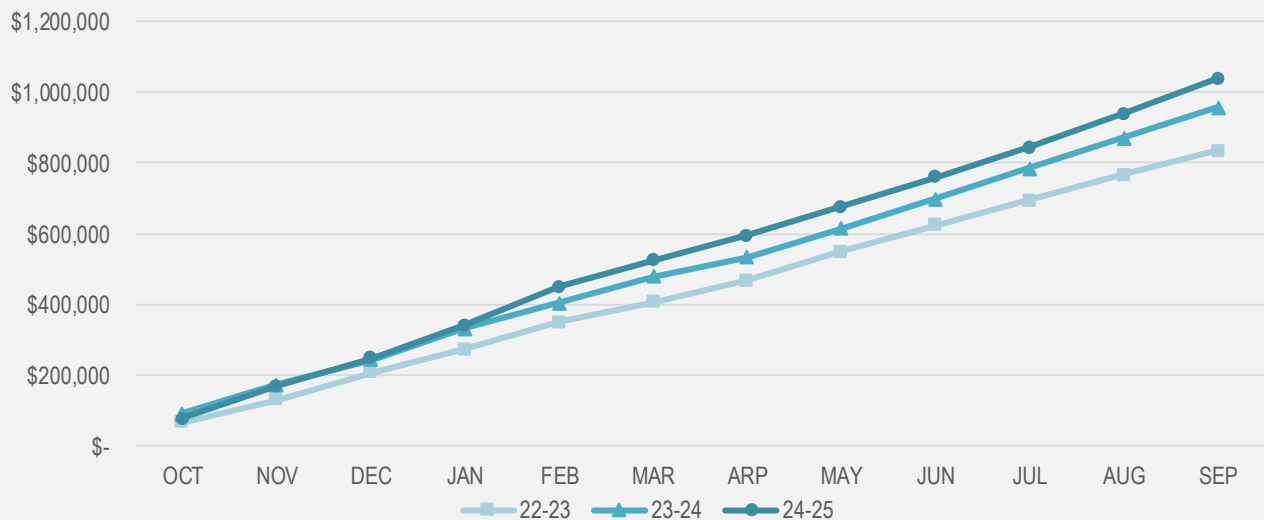
98%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$431,956

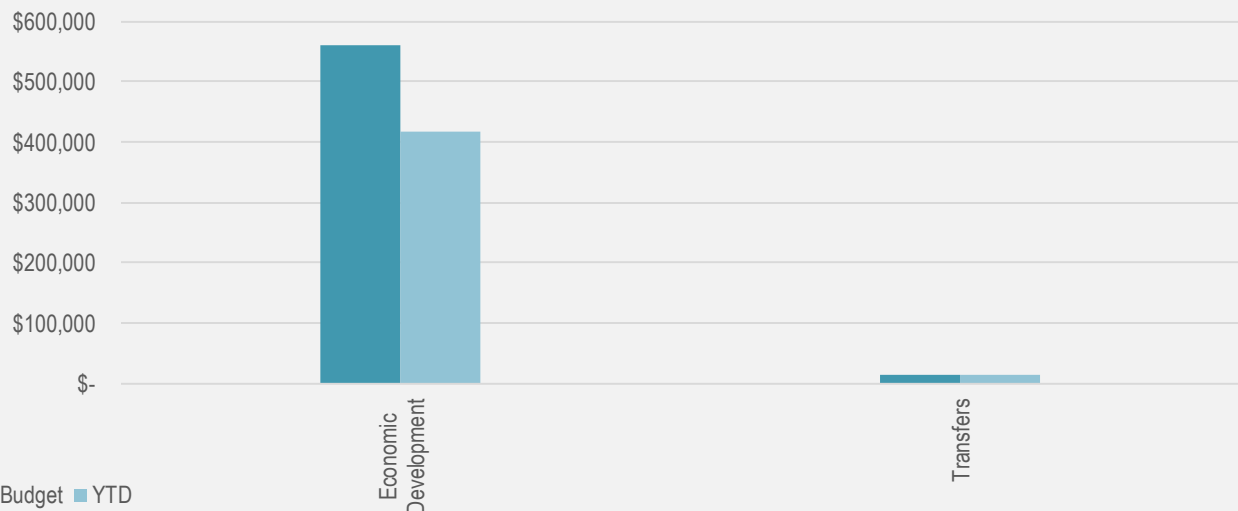
75%
OF
ANNUAL
BUDGET



3-YEAR 4A FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



4B FUND

CITY OF SANGER, TEXAS
4B Fund
Revenue & Expense Report (Unaudited)
September 30, 2025

	Annual Budget	Year to Date Actual	% of Budget	Budget Balance
Revenues				
Sales Tax	\$ 962,500	\$ 895,615	93%	\$ 66,885
Interest	44,000	77,106	175%	(33,106)
Total Revenues	\$ 1,006,500	972,721	97%	\$ 33,779
Operating Expenditures				
Economic Development	\$ 291,746	\$ 170,689	59%	\$ 121,057
Transfers	195,000	195,000	100%	-
Total Expenditures	486,746	365,689	75%	121,057
Revenues Over(Under) Expenditures	\$ 519,754	\$ 607,032		\$ (87,278)

YTD REVENUES
\$972,721

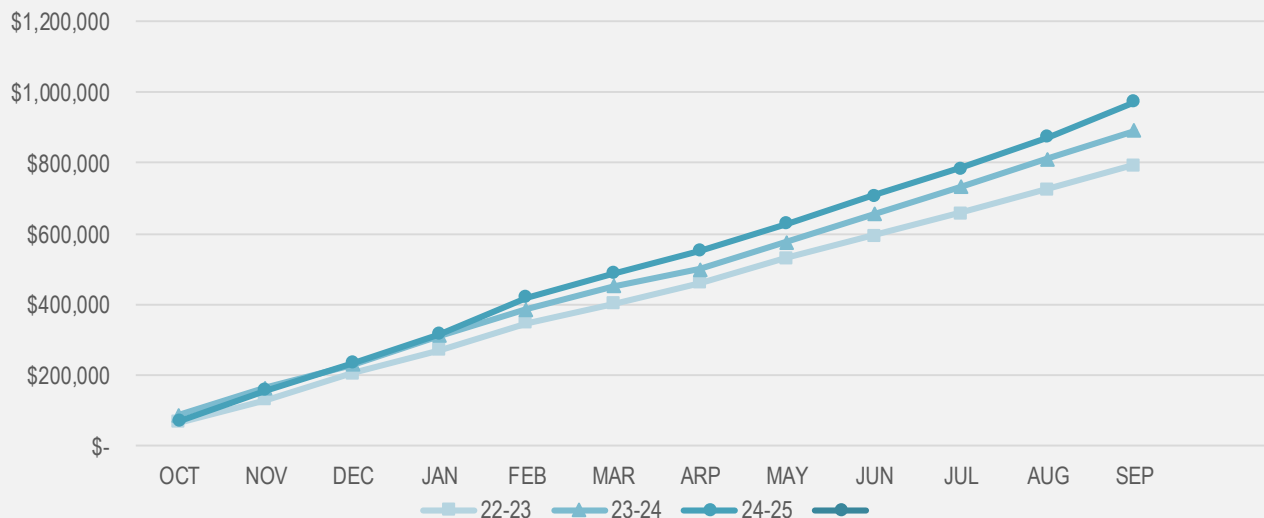
97%
OF
ANNUAL
BUDGET

YTD EXPENDITURES
\$365,689

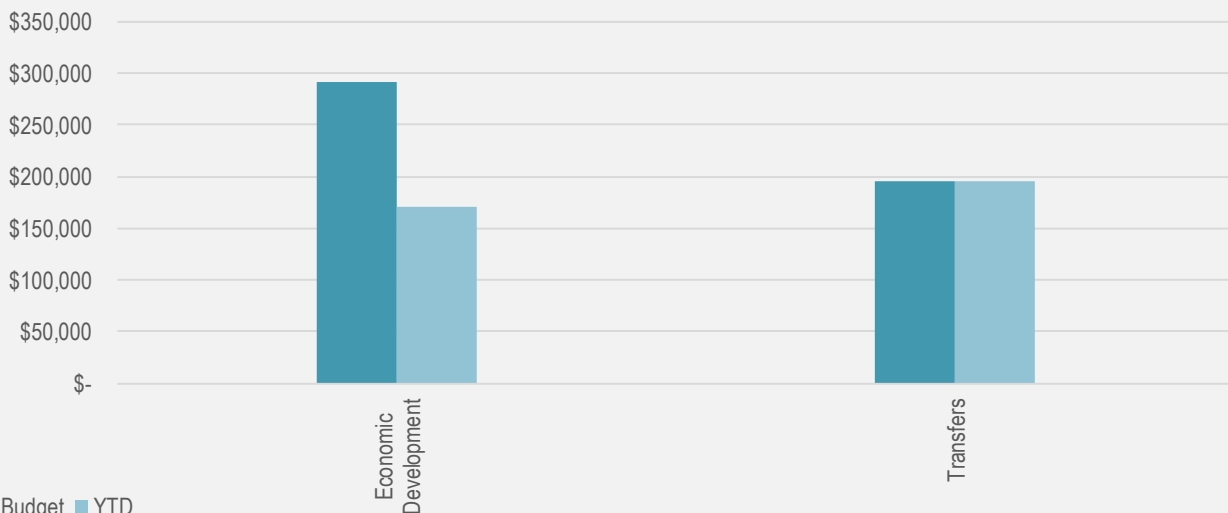
75%
OF
ANNUAL
BUDGET



3-YEAR 4A FUND REVENUE TRENDS



EXPENDITURES BY DEPARTMENT: BUDGET & ACTUAL



C ■ Budget ■ YTD

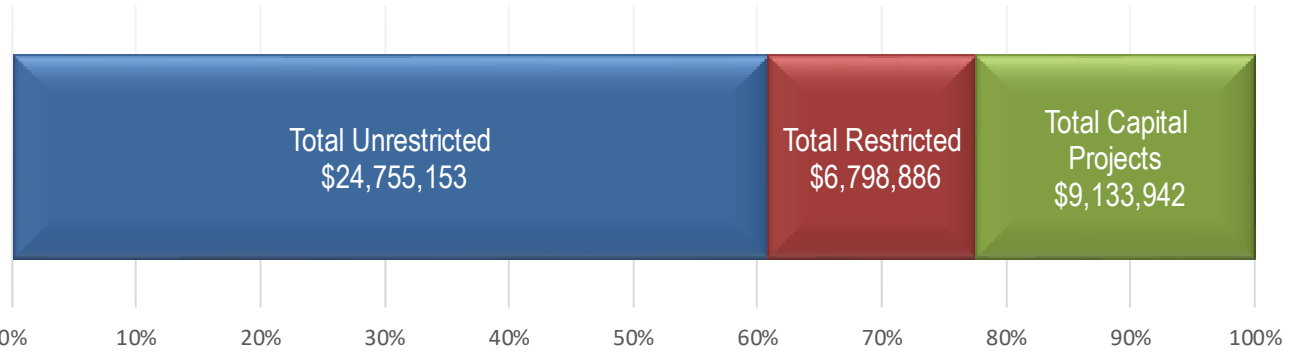
CASH AND INVESTMENTS REPORT

CITY OF SANGER, TEXAS TOTAL CASH AND INVESTMENTS September 30, 2025

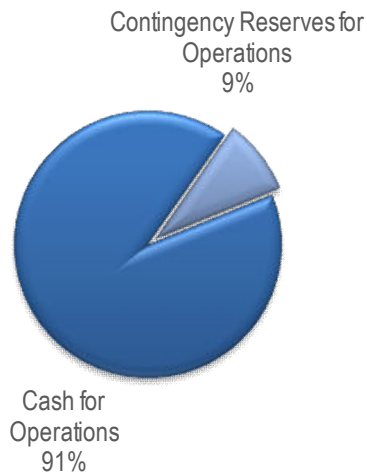
Name	General	Enterprise	Debt Service	Capital Projects	Total
UNRESTRICTED					
Cash for Operations	\$ 18,201,951	\$ 4,295,092	\$ -	\$ -	\$ 22,497,043
Contingency Reserves for Operations	1,131,887	1,126,223	-	-	2,258,110
TOTAL UNRESTRICTED	\$ 19,333,838	\$ 5,421,315	\$ -	\$ -	\$ 24,755,153
RESTRICTED					
Debt Service	\$ -	\$ 353,738	\$ 303,975	\$ -	\$ 657,713
Water Deposits	-	571,653	-	-	571,653
Equipment Replacement	1,029,593	162,845	-	-	1,192,438
Electric Storm Recovery	-	994,629	-	-	994,629
Hotel Occupancy Tax	375,433	-	-	-	375,433
Grant Funds	174,917	-	-	-	174,917
Keep Sanger Beautiful (KSB)	5,821	-	-	-	5,821
Library	105,190	-	-	-	105,190
Parkland Dedication	110,012	-	-	-	110,012
Roadway Impact	2,412,862	-	-	-	2,412,862
Court Security	22,052	-	-	-	22,052
Court Technology	-	-	-	-	-
Youth Diversion Fund	20,309	-	-	-	20,309
Child Safety Fee	99,518	-	-	-	99,518
Forfeited Property	3,695	-	-	-	3,695
Donations	52,644	-	-	-	52,644
TOTAL RESTRICTED	\$ 4,412,046	\$ 2,082,865	\$ 303,975	\$ -	\$ 6,798,886
CAPITAL PROJECTS					
General Capital Projects	\$ -	\$ -	\$ -	\$ 767,444	\$ 767,444
Enterprise Capital Projects	-	-	-	8,366,498	8,366,498
TOTAL CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ 9,133,942	\$ 9,133,942
TOTAL CASH AND INVESTMENTS	\$ 23,745,884	\$ 7,504,180	\$ 303,975	\$ 9,133,942	\$ 40,687,981

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

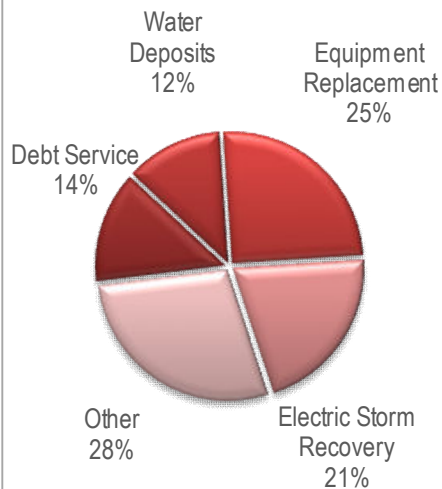
TOTAL CASH & INVESTMENTS



Unrestricted



Restricted



Capital Projects



**GENERAL FUND
CASH AND INVESTMENTS
September 30, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 17,856,091	\$ 17,723,372
Employee Benefits Cash	110-00-1000		0.20%	5,261	5,261
Employee Benefits MM	110-00-1010		0.20%	159,134	167,436
Internal Service Fund	180-00-1000		0.05%	227,481	305,882
OPERATING ACCOUNTS				\$ 18,247,967	\$ 18,201,951
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 663,671	\$ 663,671
GF Contingency Reserve CD Prosperity	001-00-1039	04/26/26	0.55%	234,301	234,301
GF Contingency Reserve CD 674907	001-00-1043	07/13/26	0.45%	232,456	233,915
CONTINGENCY RESERVE				\$ 1,130,428	\$ 1,131,887
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 210,255	\$ 210,680
* GF Equipment Replacement CD 719706	001-00-1033	07/06/26	0.45%	\$ 69,856	\$ 70,295
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	747,229	748,618
EQUIPMENT REPLACEMENT RESERVES				\$ 1,027,340	\$ 1,029,593
* Hotel Occupancy Tax	050-00-1000			393,597	375,433
* Police Grant Fund	320-00-1000			5,027	5,036
* Fire Grant Fund	324-00-1000			168,461	168,774
* Library Grant Fund	342-00-1000			1,105	1,107
* Beautification Board - KSB	432-00-1000			5,810	5,821
* Library Restricted for Building Expansion	442-00-1000			48,584	48,674
* Library Building Expansion CD 702994	442-00-1035	01/22/26	0.45%	56,140	56,516
* Parkland Dedication Fund	450-00-1000			109,808	110,012
* Roadway Impact Fee Fund	451-00-1000			2,403,959	2,412,862
* Court Security Restricted Fund	470-00-1000			22,013	22,052
* Court Technology Restricted Fund	471-00-1000			10	-
* Youth Diversion Fund	472-00-1000			20,023	20,309
* Court Security/Tech Fund	473-00-1000			848	1,292
* Child Safety Fee Fund	475-00-1000			99,334	99,518
* Forfeited Property Fund	480-00-1000			3,688	3,695
* Police Donations	620-00-1000			291	291
* Fire Donations	624-00-1000			22,701	22,743
* Banner Account for Parks	632-00-1000			21,562	21,602
* Library Donations	642-00-1000			7,993	8,008
OTHER				\$ 3,390,954	\$ 3,383,745
TOTAL CASH AND INVESTMENTS				\$ 23,796,689	\$ 23,747,176
TOTAL UNRESTRICTED				\$ 19,378,395	\$ 19,333,838

**ENTERPRISE FUND
CASH AND INVESTMENTS
September 30, 2025**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1000		0.05%	\$ 7,762,131	\$ 4,295,092
OPERATING ACCOUNTS				\$ 7,762,131	\$ 4,295,092
* Pooled Cash	008-00-1000		0.05%	\$ 210,991	\$ 270,687
* Water Deposit CD 2375850	008-00-1041	01/03/26	0.45%	300,966	300,966
WATER DEPOSIT REFUND ACCOUNTS				\$ 511,957	\$ 571,653
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	353,738	353,738
BOND FUNDS				\$ 353,738	\$ 353,738
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 662,030	\$ 662,030
EF Contingency Reserve CD 787860	008-00-1014	02/14/26	0.45%	345,508	347,675
EF Reserve CD 642541	008-00-1040	09/25/26	0.45%	115,802	116,518
CONTINGENCY RESERVES				\$ 1,123,340	\$ 1,126,223
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 994,629	\$ 994,629
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	162,488	162,845
OTHER				\$ 1,157,117	\$ 1,157,474
TOTAL CASH AND INVESTMENTS				\$ 10,908,283	\$ 7,504,180
TOTAL UNRESTRICTED				\$ 8,885,471	\$ 5,421,315

*Restricted Funds

**DEBT SERVICE & CAPITAL PROJECTS
CASH AND INVESTMENTS
September 30, 2025**

DEBT SERVICE FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 238,542	\$ 239,488
* DSF Money Market 2376105	003-00-1010		0.20%	64,487	64,487
TOTAL RESTRICTED				\$ 303,029	\$ 303,975

GENERAL CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current
* Pooled Cash	004-00-1000		0.05%	\$ 726,562	\$ 641,249
* 2023C Tax Bond Proceeds	004-00-1014		0.05%	126,195	126,195
TOTAL RESTRICTED				\$ 852,757	\$ 767,444

ENTERPRISE CAPITAL PROJECTS FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	840-00-1000		0.05%	\$ 19,854	\$ 3,936,019
* 2023B Bond Proceeds	840-00-1014		0.20%	1,111,450	1,111,450
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	1,508,168	1,508,168
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	488,428	413,057
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	1,501,206	1,397,804
TOTAL RESTRICTED				\$ 4,629,106	\$ 8,366,498

**Restricted Funds*

4A & 4B FUNDS
CASH AND INVESTMENTS
September 30, 2025

General

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	41-00-1000		0.05%	\$ 3,751,811	\$ 3,839,571
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	333,527	333,527
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	2,128,256	2,128,256
* Sanger TX Ind Corp CD 486639	41-00-1013	11/02/25	0.25%	102,222	102,746
TOTAL CASH AND INVESTMENTS				\$ 6,315,816	\$ 6,404,100

4B FUND

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	42-00-1000		0.05%	\$ 2,825,537	\$ 2,912,951
* Cash MM 2379694	42-00-1010		0.05%	213,934	213,934
* 4B CD 653500	42-00-1013	04/03/26	0.45%	23,868	24,018
* 4B CD 659924	42-00-1014	11/12/25	0.45%	23,682	23,831
* 4B CD 664243	42-00-1015	06/05/26	0.45%	23,715	23,863
* 4B CD 673277	42-00-1016	07/09/26	0.45%	23,789	23,939
* 4B CD 686115	42-00-1017	08/04/26	0.45%	23,793	23,947
* 4B CD 689521	42-00-1018	09/11/26	0.45%	23,773	23,932
* 4B CD 694371	42-00-1019	11/14/25	0.45%	23,791	23,950
* 4B CD 697230	42-00-1020	11/17/25	0.45%	23,851	24,010
* 4B CD 699934	42-00-1021	12/18/25	0.45%	23,694	23,852
* 4B CD 702285	42-00-1022	01/31/26	0.45%	23,415	23,572
* 4B CD 706078	42-00-1023	02/19/26	0.45%	23,474	23,621
* 4B CD 720097	42-00-1024	02/09/26	0.45%	23,350	23,496
* 4B CD 720119	42-00-1025	11/09/25	0.45%	23,311	23,458
TOTAL CASH AND INVESTMENTS				\$ 3,346,977	\$ 3,436,374

**Restricted Funds*

CITY OF SANGER, TEXAS
CASH AND INVESTMENTS
September 30, 2025

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.

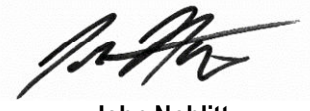
Ethics Disclosure and Conflicts of Interest

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

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	9/17/2025			088672		
C-CHECK	VOID CHECK	V	9/17/2025			088709		
C-CHECK	VOID CHECK	V	9/24/2025			088750		

* * 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:		3	VOID DEBITS	0.00		
			VOID CREDITS	0.00	0.00	
TOTAL ERRORS: 0						

		NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99	BANK: *	3	TOTALS:	0.00	0.00	0.00
BANK: *		3	TOTALS:	0.00	0.00	0.00

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
13080	BLUE CROSS BLUE SHIELD OF TEXA							
I-SEP 2025	HEALTH/DENTAL SEP 2025	R	9/17/2025	89,843.22		000852		89,843.22
33210	DEARBORN LIFE INSURANCE COMPAN							
I-9.01.25-9.30.25	VISION/LIFE/ADD/VOL/STD SEP 25	R	9/17/2025	4,323.78		000853		4,323.78
10610	LEADERSLIFE INS. COMPANY							
I-166526	LEADERSLIFE INS SEP 2025	R	9/17/2025	69.33		000854		69.33

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	94,236.33	0.00	94,236.33
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:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EMP BTOTALS:	3	94,236.33	0.00	94,236.33
BANK: EMP B TOTALS:	3	94,236.33	0.00	94,236.33

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 09.05.202	CHILD SUPPORT	D	9/05/2025	92.31		000930		
I-CRWPY 09.05.202	CHILD SUPPORT AG#0013904686	D	9/05/2025	192.46		000930		
I-CS1PY 09.05.202	CHILD SUPPORT #0013869700	D	9/05/2025	486.92		000930		
I-CSRPY 09.05.202	CHILD SUPPORT #0013806050	D	9/05/2025	276.92		000930		
I-CWMPY 09.05.202	CHILD SUPPORT # 0014024793CV19	D	9/05/2025	300.00		000930		1,348.61
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 09.05.202	FEDERAL W/H	D	9/05/2025	28,915.91		000931		
I-T3 PY 09.05.202	FICA PAYABLE	D	9/05/2025	37,185.36		000931		
I-T4 PY 09.05.202	FICA PAYABLE	D	9/05/2025	8,696.58		000931		74,797.85
00600	CITY OF SANGER							
I-SEP 25	COS UB 07/24/25 - 08/21/25	D	9/15/2025	36,848.86		000934		36,848.86
42180	RAMP BUSINESS CORPORATION							
C-08/31/2025	CASHBACK 08/31/2025	D	9/03/2025	113.16CR		000935		
I-08/31/2025	RAMP 08/31/2025	D	9/03/2025	22,822.25		000935		22,709.09
00100	TMRS							
I-RETPY 08.08.202	TMRS	D	9/08/2025	65,947.50		000936		
I-RETPY 08.22.202	TMRS	D	9/08/2025	63,486.06		000936		129,433.56
34430	UMB BANK, N.A.							
I-1021389	SA9G ADMIN FEES	D	9/03/2025	500.00		000937		
I-1021398	SAT23C ADMIN FEES	D	9/03/2025	500.00		000937		
I-1021399	SAN23B ADMIN FEES	D	9/03/2025	500.00		000937		1,500.00
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 09.19.202	CHILD SUPPORT	D	9/19/2025	92.31		000938		
I-CRWPY 09.19.202	CHILD SUPPORT AG#0013904686	D	9/19/2025	192.46		000938		
I-CS1PY 09.19.202	CHILD SUPPORT #0013869700	D	9/19/2025	486.92		000938		
I-CSRPY 09.19.202	CHILD SUPPORT #0013806050	D	9/19/2025	276.92		000938		
I-CWMPY 09.19.202	CHILD SUPPORT # 0014024793CV19	D	9/19/2025	300.00		000938		1,348.61
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 09.19.202	FEDERAL W/H	D	9/19/2025	30,908.79		000939		
I-T3 PY 09.19.202	FICA PAYABLE	D	9/19/2025	39,020.24		000939		
I-T4 PY 09.19.202	FICA PAYABLE	D	9/19/2025	9,125.66		000939		79,054.69
22640	INTERNAL REVENUE SERVICE							
I-T1 PY JS	FEDERAL W/H	D	9/19/2025	33.51		000940		
I-T3 PY JS	FICA PAYABLE	D	9/19/2025	121.60		000940		
I-T4 PY JS	FICA PAYABLE	D	9/19/2025	28.44		000940		183.55

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
40510	I-17590	TEXAS EMERGENCY SERVICES RETIR TESRS PENSION CONTRIBUTIONS	D 9/30/2025	648.00		000941		648.00
08120	I-457PY 09.05.202	ICMA-RC ICMA CITY OF SANGER 457 PLAN	E 9/05/2025	1,002.50		001445		1,002.50
08460	I-10830373448	DELL MARKETING L.P. DELL WORKSTATION 5690	E 9/04/2025	1,894.04		001446		
	I-10831113068	PRO SMART DOCK	E 9/04/2025	189.65		001446		
	I-10831569513	LAPTOP	E 9/04/2025	1,894.04		001446		3,977.73
12820	I-109430098	RICOH USA, INC EQPMNT LSE 09/12/25 - 10/11/25	E 9/04/2025	914.00		001447		914.00
18790	I-NP69023834	FUELMAN FUEL 08/25/25 - 08/31/25	E 9/04/2025	2,737.57		001448		2,737.57
36460	I-061322305-0725	KIMLEY-HORN & ASSOCIATES KEITH DRIVE ROW	E 9/04/2025	3,718.53		001449		
	I-061322306-0725	MARION RD RECONSTRUCTION	E 9/04/2025	82,763.31		001449		86,481.84
39610	I-PER DIEM 08.28.25	REFLOGAL, RICHARD D PER DIEM 08/26-27/25	E 9/04/2025	50.00		001450		50.00
41450	I-PER DIEM 08.28.25	KRISTUFEK, CHRISTOPHER J PER DIEM 08/26-27/25	E 9/04/2025	50.00		001451		50.00
18790	I-NP69108348	FUELMAN FUEL 09/01/25 - 09/07/25	E 9/11/2025	2,670.66		001460		2,670.66
25070	I-6256	ALL AMERICAN DOGS INC ANIMAL CONTROL SEP 2025	E 9/11/2025	7,669.97		001461		7,669.97
25730	I-DP2504334	DATAPROSE, LLC AUG 25 LATE/STMT/OTHER	E 9/11/2025	3,511.73		001462		3,511.73
36010	I-45291	DOCUNAV SOLUTIONS CUSTOM SCOPE PACKAGE	E 9/11/2025	3,438.35		001463		3,438.35
40050	I-EW381193022010	WSC ENERGY II AUG 25 ELECTRIC PURCHASE	E 9/11/2025	391,524.97		001464		391,524.97
40610	I-PER DIEM 09.04.25	WALLENBERG, WILLIE M PER DIEM 08/26-27/2025	E 9/11/2025	50.00		001465		50.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
41610	ESPINOZA, CORIN A							
I-MILEAGE 08/2025	MILEAGE FOR AUG 2025	E	9/11/2025	9.24		001466		9.24
33060	HAMMONDS, RAMIE							
C-SALES TAX CREDIT	SALES TAX CREDIT	E	9/11/2025	37.97CR		001467		
I-PER DIEM 09/08/25	PER DIEM/RENTAL 08/25-27/2025	E	9/11/2025	441.08		001467		403.11
08120	ICMA-RC							
I-457PY 09.19.202	ICMA CITY OF SANGER 457 PLAN	E	9/19/2025	1,002.50		001468		1,002.50
02670	TML - INTERGOVERNMENTAL RISK P							
C-07/01/2025	24-25 LIABILITY COVERAGE CREDI	E	9/17/2025	4,103.26CR		001469		
I-08/01/2025	LIABILITY DEDUCTIBLE 07/21/25	E	9/17/2025	2,500.00		001469		
I-09/01/2025	LIABILITY DEDUCTIBLE 08/20/25	E	9/17/2025	2,500.00		001469		896.74
02910	UPPER TRINITY							
I-W272509	WATER PURCHASE AUG 2025	E	9/17/2025	48,055.15		001470		48,055.15
07150	WELBORN, JOSEPH C							
I-PER DIEM 09.09.25	PER DIEM 08/26/25 - 08/28/25	E	9/17/2025	100.00		001471		100.00
08460	DELL MARKETING L.P.							
I-10825689450	DELL PRO 16 BTX BASE	E	9/17/2025	950.64		001472		950.64
17900	LOWER COLORADO RIVER AUTHORITY							
I-LAB-0085072	LAB SRVCS	E	9/17/2025	1,094.00		001473		1,094.00
18790	FUELMAN							
I-NP69130247	FUEL 09/08/25 - 09/14/25	E	9/17/2025	3,468.92		001474		3,468.92
31970	DAVID STONEKING							
I-91	GIS SERVICES AUG 25	E	9/17/2025	640.00		001475		640.00
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-65979	CLEANING SUPPLIES 24-25	E	9/17/2025	3,354.24		001476		
I-66102	CLEANING SRVC 24-25	E	9/17/2025	3,632.00		001476		
I-66416	BLACK LINERS FOR PARKS	E	9/17/2025	498.90		001476		7,485.14
40010	MCDORMAN SIGNS & ADVERTISING I							
I-6140	8X OBS FEST 2025 SIGNS	E	9/17/2025	320.00		001477		320.00
42340	BIG D PRINT & LOGISTICS LLC							
I-1	PRINT/STUFF/MAIL NEW ORD	E	9/17/2025	3,728.01		001478		3,728.01

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00440	I-53608-RI-001	BRAZOS ELECTRIC AUGUST 2025	E 9/24/2025	11,742.45		001479		11,742.45
01920	I-61471	NICHOLS, JACKSON, DILLARD,HAGE GENERAL LEGAL SRVCS AUG 2025	E 9/24/2025	1,155.00		001480		1,155.00
08460	I-10827040844	DELL MARKETING L.P. 2X DELL PRO MICRO PLUS QBM1250	E 9/24/2025	2,010.58		001481		
	I-10829713111	DELL PRO SMART DOCK SD25	E 9/24/2025	189.65		001481		
	I-10834717004	PRO SLIM PC/2 MONITORS P.W.	E 9/24/2025	1,342.15		001481		
	I-10836828533	2 LAPTOPS & 2 DOCKS	E 9/24/2025	8,821.29		001481		12,363.67
12820	I-5071935541	RICOH USA, INC SRVC CONTRACT SEP 2025	E 9/24/2025	451.00		001482		451.00
20410	I-CN3096-4225138	CARENOW PRE-EMP DRUG SCREENS AUG 25	E 9/24/2025	335.00		001483		335.00
22400	I-PER DIEM 09.16.25	DUNN, REECE PER DIEM 09/08/25 - 09/10/25	E 9/24/2025	100.00		001484		100.00
22690	I-120992	GEAR CLEANING SOLUTIONS FD GEAR CLEANING	E 9/24/2025	301.73		001485		301.73
23760	I-INVKUS-57480	KEEPITSAFE, LLC. - LIVEVAULT SERVER BACKUP SRVC CITY HALL	E 9/24/2025	1,567.68		001486		1,567.68
25200	I-U259053TX.00-1	U.S. UNDERWATER SERVICES, LLC ROV TANK INSPECTIONS	E 9/24/2025	4,980.00		001487		4,980.00
25590	I-000000079352	SCHNEIDER ENGINEERING, LLC ERCOT TRANS OP AUG 2025	E 9/24/2025	334.69		001488		
	I-000000079353	REG SUPPORT AUG 2025	E 9/24/2025	750.00		001488		1,084.69
27040	I-INV24664	METRO FIRE APPARATUS SPECIALIS WINDOW DIVIDER/FELT FOR WINDOW	E 9/24/2025	518.74		001489		518.74
34770	I-INV-67056	FIRST STOP HEALTH, LLC VIRTUAL URGENT CARE OCT 25	E 9/24/2025	872.20		001490		872.20
37880	I-460000397261	BRIGHTSPEED PHONE 09/10/25 - 10/09/25	E 9/24/2025	281.87		001491		281.87

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
38420	RICHMOND, HUBBEL							
I-PER DIEM 09.16.25	PER DIEM 09/29/25 - 10/24/25	E	9/24/2025	500.00		001492		500.00
38930	COLUMN SOFTWARE, PBC							
I-FE201722-0107	NOTICE NAME ORD 09-25-25	E	9/24/2025	59.12		001493		
I-FE201722-0108	NOTICE NAME ORD 09-27-25	E	9/24/2025	94.32		001493		153.44
40010	MCDORMAN SIGNS & ADVERTISING I							
I-6146	CAR SHOW TROPHY TCHEEK	E	9/24/2025	200.00		001494		200.00
40140	POWER STANDARD, LLC							
I-21527-01	CHNG OUT TNGNT PLE #8044	E	9/24/2025	4,769.95		001495		4,769.95
40420	ZAVALA, ROBERTO C							
I-PER DIEM 09.16.25	PER DIEM 09/08/25 - 09/09/25	E	9/24/2025	50.00		001496		50.00
14470	UNITED WAY							
I-UN PY 09.05.202	DONATIONS	R	9/05/2025	5.00		088607		5.00
15830	SANGER EDUCATION FOUNDATION IN							
I-SGFPY 09.05.202	FOUNDATION-ISD	R	9/05/2025	2.50		088608		2.50
33300	HSA BANK							
I-HSAPY 09.05.202	HSA	R	9/05/2025	2,276.13		088609		2,276.13
28710	AFFORD IT TIRES SANGER LLC							
I-0002595	MOUNT 4 TIRES UN05	R	9/04/2025	120.00		088610		120.00
37370	AQUA METRIC SALES COMPANY							
I-INV0109704	50X MXU 520 M SINGLE PORT	R	9/04/2025	8,745.51		088611		8,745.51
03170	ASCO							
I-SWO445265-3	RPLC FRNT MIDDLE GLASS	R	9/04/2025	2,903.86		088612		2,903.86
1	ASHLEY WAGGONER							
I-CC RFND 8.29.25	COM CTR RFND	R	9/04/2025	200.00		088613		200.00
42100	AUSTIN INDUSTRIES, INC.							
I-409251	UPM HIGH 12.05 TONS	R	9/04/2025	1,765.33		088614		1,765.33
33050	BLUE MOON SPORTSWEAR INC							
I-84552	LEATHER BELT DPARSONS	R	9/04/2025	38.95		088615		38.95

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
42300	I-INV837042	BOTACH INC. BATTLESTEEL SHIELD CASE	R 9/04/2025	95.96		088616		95.96
42270	I-09/12/25	BRETT ROBERTS LEGO STEAM RACECAR PRGRM	R 9/04/2025	300.00		088617		300.00
26350	I-45667	C & G ELECTRIC, INC REPAIR UNDRGRND ELE @ ACKER ST	R 9/04/2025	1,879.90		088618		1,879.90
40740	I-I2837	COMPBASE, INC. BOARD MANAGEMENT SOFTWARE	R 9/04/2025	3,280.00		088619		3,280.00
00800	I-AUGUST 2025	COSERV ELECTRIC AUG 25 ELECTRIC	R 9/04/2025	5,130.44		088620		5,130.44
1	I-CC RFND 8/29/25	ERIKA SAENZ COM CTR RFND	R 9/04/2025	200.00		088621		200.00
36340	I-12245	FAMILY FIRST AUTOMOTIVE OIL CHANGE 30-8351	R 9/04/2025	80.97		088622		80.97
37220	I-2Q25	HOLIDAY INN EXPRESS & SUITES D H.O.T. GRANT PAYMENT 2Q25	R 9/04/2025	19,024.94		088623		19,024.94
39920	I-INV140349	IMPACT PROMOTIONAL SERVICES, L LGHT HLDR/CUFF KEY JCOMPTON	R 9/04/2025	175.54		088624		
	I-INV140352	PANTS FOR HRICHMOND	R 9/04/2025	94.04		088624		
	I-INV140820	LED HOLDER JSTYNE-BURNS	R 9/04/2025	40.97		088624		
	I-INV141802	PANTS FOR RREFLOGAL	R 9/04/2025	113.59		088624		424.14
1	I-CHRRH RFND 8.29.25	KARLA PRINCE CURCH REFUND	R 9/04/2025	300.00		088625		300.00
29030	I-307015	MCCREARY, VESELKA, BRAGG & ALL JULY 25 WARRANT COLLECTIONS	R 9/04/2025	411.60		088626		411.60
40520	I-S5651401.001	NATIONAL WHOLESALE SUPPLY, INC 2X HYMAX COUPLINGS	R 9/04/2025	334.22		088627		
	I-S5652136.001	HYMAX/WRENCH	R 9/04/2025	789.79		088627		1,124.01
40380	I-80082	PRK SERVICES, INC. FIX HVAC LEAK @ CITY HALL	R 9/04/2025	365.00		088628		365.00

VENDOR SET: 99 City of Sanger
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DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
40820	READING TRUCK EQUIPMENT, LLC I-350095 TO FIT 2025 CREW CAB 60"	R	9/04/2025	32,314.00		088629		32,314.00
1	REANN KENNEDY I-CC RFND 08/29/25 COMM CTR RFND	R	9/04/2025	200.00		088630		200.00
1	RICKY JONAS I-CC RFND 08-29-25 COMM CTR RFND	R	9/04/2025	200.00		088631		200.00
32870	SAM'S CLUB/SYNCHRONY BANK I-08.20.2025 CANDY FOR TRAINING	R	9/04/2025	45.96		088632		
	I-08.28.2025 ITEMS FOR AUTHOR EVENT 8/28/25	R	9/04/2025	92.31		088632		
	I-08/04/25 SNACKS FOR CITY HALL	R	9/04/2025	149.45		088632		
	I-08/16/2025 CH SNACKS/HYDRATION	R	9/04/2025	256.96		088632		544.68
25020	SANGER ACE HARDWARE I-6153 FUEL&OIL 50:1	R	9/04/2025	54.99		088633		
	I-6160 FASTENERS	R	9/04/2025	2.92		088633		57.91
1	SHAUNDA PADRON I-CC RFND 08.29.25 COMM CTR RFND	R	9/04/2025	200.00		088634		200.00
1	STACY SMITH I-CC RFND 8-29-25 COM CTR RFND	R	9/04/2025	200.00		088635		200.00
02690	TECHLINE, INC. I-1508444-11 TRNSFRMERS, MTR BASES	R	9/04/2025	8,302.00		088636		
	I-1583832-01 DOUBLE SIDE NECK	R	9/04/2025	1,585.50		088636		
	I-1585651-06 MISC. BUILDING MATERIALS	R	9/04/2025	237.60		088636		
	I-1585651-07 MISC. BUILDING MATERIALS	R	9/04/2025	168.72		088636		
	I-1586145-00 #4/#2 AL TRIPLEX OH CABLE	R	9/04/2025	790.00		088636		11,083.82
28940	ULINE, INC I-196507585 MED/LG NITRILE GLOVES	R	9/04/2025	97.33		088637		97.33
34220	UNIFIRST CORPORATION I-2900164695 MATS - CITY HALL	R	9/04/2025	19.83		088638		
	I-2900164698 UNIFORMS	R	9/04/2025	47.80		088638		
	I-2900164707 UNIFORMS	R	9/04/2025	118.56		088638		
	I-2900164709 UNIFORMS	R	9/04/2025	37.60		088638		
	I-2900164712 MATS - PW	R	9/04/2025	16.26		088638		240.05
40800	UNIFIRST FIRST AID CORP I-A381159 ALLSPORT FREEZER BAR	R	9/04/2025	59.99		088639		59.99

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-000202509030550	LINC PROPERTY MGMT US REFUND	R 9/04/2025	28.49		088640		28.49
1	I-000202509030551	POGUE CONSTRUCTION US REFUND	R 9/04/2025	862.91		088641		862.91
1	I-000202509030552	US ULTRA HOMES, LLC US REFUND	R 9/04/2025	506.94		088642		506.94
33900	I-S1521847.001	APSCO, INC BELLED END/COUPLING	R 9/10/2025	217.92		088643		
	I-S1527173.001	HOSE GAUGE	R 9/10/2025	814.00		088643		1,031.92
1	I-UB REFUND 09/02/25	ASHTON CAGLE 612 LOCUST ST A	R 9/10/2025	143.75		088644		143.75
25610	I-202883	AUSTIN LANE TECHNOLOGIES, INC NETWORK MAINTENANCE SEP 25	R 9/10/2025	12,455.00		088645		12,455.00
30650	I-2039255972	BAKER & TAYLOR, LLC NON-FIC/FIC/JR/CHI/CMX TITLES	R 9/10/2025	378.36		088646		378.36
00420	I-85886114	BOUND TREE MEDICAL, LLC CURAPLEX CHART PAPER	R 9/10/2025	6.63		088647		
	I-85893287	EMS SUPPLIES	R 9/10/2025	391.20		088647		397.83
42270	I-09/19/25	BRETT ROBERTS SPACE MAGIC PRESENTATION	R 9/10/2025	300.00		088648		300.00
35470	I-2274	DURAN PHOTOGRAPHY COUNCIL MEETING 09/02/2025	R 9/10/2025	400.00		088649		400.00
36340	I-12466	FAMILY FIRST AUTOMOTIVE OIL CHANGE UN2501	R 9/10/2025	70.82		088650		70.82
20220	I-89839827	INGRAM LIBRARY SERVICES FIC TITLE	R 9/10/2025	16.60		088651		
	I-90192907	FIC/NON FIC/CHI TITLES	R 9/10/2025	779.35		088651		795.95
37150	I-6014	INSTANT INSPECTOR HEALTH INSPECTIONS AUG 2025	R 9/10/2025	6,800.00		088652		6,800.00
32640	I-97562342	LLOYD GOSSELINK ROCHELLE & TOW BALLFIELD PERMITTING JUL 2025	R 9/10/2025	8,578.50		088653		8,578.50

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

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36990	I-11086703							
	NORTEX COMMUNICATIONS COMPANY							
	INTERNET & PHONE SEP 25	R	9/10/2025	6,074.77		088654		6,074.77
08690	I-1959-253077							
	O'REILLY AUTO PARTS							
	CARB CLEANER	R	9/10/2025	6.99		088655		
	I-1959-253104							
	2X BLUEDEF	R	9/10/2025	33.98		088655		40.97
02970	I-434715880001							
	ODP BUSINESS SOLUTIONS, LLC							
	COPY PAPER @ 201 BOLIVAR ST	R	9/10/2025	139.56		088656		
	I-435620913001							
	CERTIFICATE HOLDER KEDWARDS	R	9/10/2025	60.87		088656		
	I-437687029001							
	POST ITS/COPY PAPER	R	9/10/2025	62.98		088656		263.41
41960	I-INV86212							
	PIONEER SUPPLY LLC - 844634							
	HYMAX/CLAMP/MTR NUT/CTS INERTS	R	9/10/2025	1,801.20		088657		1,801.20
24810	I-11559							
	RLC CONTROLS, INC							
	INSTALL ANALOG BOARD @ ACKER	R	9/10/2025	1,580.00		088658		
	I-11560							
	SRVC CALL @ ACKER ST	R	9/10/2025	707.50		088658		2,287.50
25020	I-6163							
	SANGER ACE HARDWARE							
	FASTENERS	R	9/10/2025	9.48		088659		9.48
18620	I-8011749883							
	STERICYCLE, INC.							
	MEDICAL WASTE SEPTEMBER 2025	R	9/10/2025	292.33		088660		292.33
34220	I-2900166024							
	UNIFIRST CORPORATION							
	MATS - CITY HALL	R	9/10/2025	19.83		088661		
	I-2900166027							
	UNIFORMS	R	9/10/2025	47.80		088661		
	I-2900166030							
	UNIFORMS	R	9/10/2025	248.36		088661		
	I-2900166033							
	UNIFORMS	R	9/10/2025	37.60		088661		
	I-2900166034							
	MATS - PW	R	9/10/2025	16.26		088661		369.85
41170	I-60019115							
	ZONE INDUSTRIES, LLC							
	LS PUMP CLOG @ MARION RD	R	9/10/2025	1,015.38		088662		1,015.38
1	I-000202509080553							
	MATTHEWS, JENNIFER A							
	US REFUND	R	9/10/2025	21.36		088663		21.36
1	I-000202509080554							
	MOEENUDDIN, NWOREN H							
	US REFUND	R	9/10/2025	31.20		088664		31.20
1	I-000202509080556							
	RS DALLAS OWNER, L.P							
	US REFUND	R	9/10/2025	152.31		088665		152.31

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1	I-000202509080555	WANG, HUI-FEN US REFUND	R 9/10/2025	40.57		088666		40.57
14470	I-UN PY 09.19.202	UNITED WAY DONATIONS	R 9/19/2025	5.00		088667		5.00
15830	I-SGFPY 09.19.202	SANGER EDUCATION FOUNDATION IN FOUNDATION-ISD	R 9/19/2025	2.50		088668		2.50
33300	I-HSAPY 09.19.202	HSA BANK HSA	R 9/19/2025	2,276.13		088669		2,276.13
41980	I-463591	ABC PROFESSIONAL TREE SERVICES TREE TRIMMING MAINTENANCE	R 9/17/2025	7,720.60		088670		15,441.20
	I-463990	TREE TRIMMING MAINTENANCE	R 9/17/2025	7,720.60		088670		
00200	I-1223781	ADAMS EXTERMINATING CO. PEST CONTROL SRVC 24-25	R 9/17/2025	180.00		088671		1,159.00
	I-1234178	PEST CONTROL SRVC 24-25	R 9/17/2025	78.00		088671		
	I-1234179	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234180	PEST CONTROL SRVC 24-25	R 9/17/2025	60.00		088671		
	I-1234181	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234182	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234183	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234184	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234185	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234187	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234188	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234189	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234190	PEST CONTROL SRVC 24-25	R 9/17/2025	78.00		088671		
	I-1234191	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1234192	PEST CONTROL SRVC 24-25	R 9/17/2025	58.00		088671		
	I-1245661	PEST CONTROL SRVC 24-25	R 9/17/2025	75.00		088671		
	I-1247863	PEST CONTROL SRVC 24-25	R 9/17/2025	50.00		088671		
28710	I-0002612	AFFORD IT TIRES SANGER LLC 2X 245-70-17 TIRES JHOOTEN	R 9/17/2025	290.00		088673		290.00
42220	I-275565	AMERICAN BUTTON MACHINES BUTTON MACHINE & SPLY	R 9/17/2025	829.68		088674		829.68
40620	I-11	ANA SITE CONSTRUCTION I-35 UTILITY RELOCATION	R 9/17/2025	83,004.35		088675		471,523.89
	I-11 B	CHANGE ORDER NO. 4	R 9/17/2025	10,835.70		088675		
	I-11 C	PAY APP 10 VARIANCE	R 9/17/2025	4,773.99		088675		
	I-12 - RETAINAGE	RETAINAGE RELEASE	R 9/17/2025	372,909.85		088675		

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

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02460	AT&T MOBILITY							
I-09152025	CELL PHONE 08/08/25 - 09/07/25	R	9/17/2025	3,110.99		088676		3,110.99
42290	BLUEALLY TECHNOLOGY SOLUTIONS							
I-INV48577	BITTITAN MIGRATIONWIZ	R	9/17/2025	1,202.26		088677		1,202.26
00420	BOUND TREE MEDICAL, LLC							
I-85895111	EMS MEDICAL SUPPLIES	R	9/17/2025	177.58		088678		
I-85908074	EMS MEDICAL SUPPLIES	R	9/17/2025	612.37		088678		789.95
23790	TERRY WEST							
I-4519	EXTERIOR REPAIRS @ COMM. CTR	R	9/17/2025	830.00		088679		830.00
39590	BUNGER ELECTRIC INC							
I-18433	OUTLETS/LIGHT FIXTURE/FAN	R	9/17/2025	632.21		088680		632.21
23880	BUREAU VERITAS NORTH AMERICA,							
I-RI 25032537	FIRE REVIEW @ 2014 JACKSON LN	R	9/17/2025	12,125.00		088681		
I-RI 25032538	FIRE REVIEW @ 6000 N STEMMONS	R	9/17/2025	250.00		088681		
I-RI 25032539	PLAN REVIEW @ 1409 W CHAPMAN	R	9/17/2025	497.09		088681		
I-RI 25037405	BACK UP INSPECTIONS	R	9/17/2025	1,480.76		088681		
I-RI 25037406	COMMERCIAL REVIEW 701 N STEMM.	R	9/17/2025	442.34		088681		
I-RI 25037407	COMMERCIAL REVIEW 904 S 5TH ST	R	9/17/2025	332.99		088681		
I-RI 25037408	COMM. REVIEW 0 FM 455/CHAPMAN	R	9/17/2025	327.53		088681		15,455.71
33370	CJA ENTERPRISES LLP							
I-18526	CUSHION SAND FOR WTR DEPT	R	9/17/2025	370.76		088682		370.76
28180	D&D COMMERCIAL LANDSCAPE MANAG							
I-40344	2025 MOWING CONTRACT	R	9/17/2025	16,078.46		088683		16,078.46
33210	DEARBORN LIFE INSURANCE COMPAN							
I-SEP 25	SEP 2025 LTD	R	9/17/2025	1,592.74		088684		1,592.74
00850	DENTON RECORD-CHRONICLE							
I-08254016	NOTICE TAX INCREASE DISPLAY AD	R	9/17/2025	2,439.75		088685		2,439.75
35470	DURAN PHOTOGRAPHY							
I-2271	2024-2025 PHOTO/VIDEO	R	9/17/2025	400.00		088686		
I-2272	2024-2025 PHOTO/VIDEO	R	9/17/2025	650.00		088686		1,050.00
28150	ENDERBY GAS							
I-1675282	30# CYLINDER FILL	R	9/17/2025	26.25		088687		26.25

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34360	I-25080138	ENVIRONMENTAL MONITORING LABOR CBOD/TSS/NH3N/TRIP CHRg AUG 25	R 9/17/2025	1,728.00		088688		1,728.00
41310	I-000681-001	EVENTS AT HAWTHORN HILLS RANCH 2025 STAFF CHRISTMAS EVNT	R 9/17/2025	300.00		088689		
	I-000681-002	2025 STAFF CHRISTMAS EVNT	R 9/17/2025	3,360.00		088689		
	I-000681-003	2025 STAFF CHRISTMAS EVNT	R 9/17/2025	3,360.00		088689		7,020.00
31340	I-26408	FIRST CHECK APPLICANT SCREENIN BACKGROUND CHECKS AUG 25	R 9/17/2025	134.00		088690		134.00
29620	I-233-1028076	GOODYEAR COMMERCIAL TIRE 4X 275/55R20 TIRES UN05	R 9/17/2025	556.20		088691		
	I-233-1028096	4X 265/60R17 UN10	R 9/17/2025	473.80		088691		1,030.00
42040	I-05	KIMBERLY S BRADSHAW YOGA INSTRUCTOR AUG 25	R 9/17/2025	490.50		088692		490.50
41790	I-41600017	KNEE DEEP PLUMBING REMOVE BLOCKAGE @ 201 BOLIVAR	R 9/17/2025	179.00		088693		
	I-41629713	REPAIR VALVE @ 209 N 5TH	R 9/17/2025	226.00		088693		405.00
08210	I-08101-19938	KWIK KAR STATE INSPECTION UN04	R 9/17/2025	18.50		088694		18.50
41760	I-27015	LANTERN INK FIREFIGHTER EMBLEM TEE-PRINTS	R 9/17/2025	428.00		088695		428.00
01480	I-57816	LAURA'S LOCKSMITH LOCKSMITH SRVC @ PD	R 9/17/2025	891.50		088696		891.50
1	I-RFND 09.16.25	LESLIE WHISENHUNT COMM CTR RFN	R 9/17/2025	200.00		088697		200.00
32640	I-97562385	LLOYD GOSSELINK ROCHELLE & TOW CCNS & DISTRICTS JUL 2025	R 9/17/2025	776.00		088698		
	I-97562386	DENTON 1000 LSD JUL 2025	R 9/17/2025	1,915.53		088698		
	I-97562711	LAGUNA AZURE TPDES JUL 2025	R 9/17/2025	28,346.00		088698		31,037.53
32980	I-37944506	MCCAIN'S OVERHEAD DOOR & GATE GATE SRVC @ WWTP	R 9/17/2025	532.77		088699		532.77
29030	I-307470	MCCREARY, VESELKA, BRAGG & ALL UB COLLECTION FEES	R 9/17/2025	32.73		088700		32.73

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36590	MACHINING & VALVE AUTOMATION S							
I-2025-400499	CLARIFIER DRIVE REBUILD	R	9/17/2025	27,900.00		088701		
I-2025-400500	GEAR OIL IN GEARBOXES	R	9/17/2025	7,525.00		088701		35,425.00
02970	ODP BUSINESS SOLUTIONS, LLC							
I-435585502001	2X SPEAKERS	R	9/17/2025	45.78		088702		
I-436105638001	JUL 25 WTR SRVC CH	R	9/17/2025	70.00		088702		
I-438504548001	JUL 25 WTR SRVC PW	R	9/17/2025	37.50		088702		
I-438506124001	JUL 25 WTR SRVC MC	R	9/17/2025	28.00		088702		
I-438511740001	JUL 25 WTR SRVC PD	R	9/17/2025	43.75		088702		
I-438515110001	JUL 25 WTR SRVC FD	R	9/17/2025	33.25		088702		
I-438517659001	JUL 25 WTR SRVC ST	R	9/17/2025	17.50		088702		
I-438541641001	JUL 25 WTR SRVC WW	R	9/17/2025	19.00		088702		294.78
27690	OVERDRIVE							
I-CD0496825261962	CONTENT CREDIT FOR PURCHASES	R	9/17/2025	500.00		088703		500.00
14980	POLYDYNE, INC.							
I-1957452	3X 450LB DRUMS OF CLARIFLOC	R	9/17/2025	2,362.50		088704		2,362.50
36840	REPUBLIC SERVICES #615							
I-0615-002467468	AUG 2025 SOLID WASTE SERVICE	R	9/17/2025	100,609.30		088705		100,609.30
36840	REPUBLIC SERVICES #615							
I-0615-002467587	AUG 2025 SLUDGE REMOVAL	R	9/17/2025	8,860.15		088706		8,860.15
36840	REPUBLIC SERVICES #615							
I-0615-002469221	AUG 2025 WASTE @ 212 RAILROAD	R	9/17/2025	386.77		088707		386.77
32870	SAM'S CLUB/SYNCHRONY BANK							
I-02.26.2025	CANDY/SNACKS/WATER	R	9/17/2025	106.52		088708		
I-03.25.2025	HYDRATION/SNACKS	R	9/17/2025	163.31		088708		
I-04.20.2025	BBQ LUNCH ITEMS	R	9/17/2025	159.19		088708		
I-05.19.2025	ELE DEPT KITCHEN SUPPLIES	R	9/17/2025	115.08		088708		
I-05.28.2025	PALLET OF WATER	R	9/17/2025	191.04		088708		
I-07.13.2025	MEMBERSHIP RENEWAL	R	9/17/2025	110.00		088708		
I-07.23.2025	HYDRATION	R	9/17/2025	228.71		088708		
I-08.28.2024	SNACKS/WATER	R	9/17/2025	46.99		088708		
I-08/20/2025	PALLET OF WATER	R	9/17/2025	191.04		088708		
I-09.02.2025	CREAMER/SWEETNER/FORKS/INK	R	9/17/2025	568.82		088708		
I-09.16.2024	WATER/GATORADE	R	9/17/2025	75.42		088708		
I-09/02/2025	CUPS/SPOONS	R	9/17/2025	75.71		088708		
I-10.17.2024	COTS 2024 ITEMS	R	9/17/2025	1,099.92		088708		
I-10/27/2024	CANDY/HYDRATION	R	9/17/2025	278.90		088708		
I-12/03/2024	SNACKS/WATER	R	9/17/2025	85.53		088708		
I-WM 09.09.2024	CONF RM REFRIGERATOR	R	9/17/2025	205.66		088708		3,701.84

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25020	SANGER ACE HARDWARE							
I-6165	CABLE TIES/FUEL/TRIMMER LINE	R	9/17/2025	160.85		088710		
I-6188	CABLE TIES	R	9/17/2025	139.90		088710		
I-6192	LTHR GLOVES	R	9/17/2025	35.98		088710		
I-6213	FURRING STRIP/SCREWDRIVERS	R	9/17/2025	75.94		088710		
I-6217	FASTENERS	R	9/17/2025	7.98		088710		
I-6218	SCREWDRIVER 5 PC	R	9/17/2025	19.99		088710		
I-6219	BATTERY RECHRG AA 4PK	R	9/17/2025	17.99		088710		
I-6220	FASTENERS	R	9/17/2025	4.45		088710		
I-6222	WORK GLOVES	R	9/17/2025	23.98		088710		
I-6227	2GAL SPRAYER/LTHR GLOVES	R	9/17/2025	37.98		088710		525.04
16240	SCHAD & PULTE							
I-162106	ACETYLENE/OXYGEN	R	9/17/2025	32.00		088711		
I-24931	OXYGEN	R	9/17/2025	23.00		088711		55.00
35000	SECRETARY OF STATE OF TEXAS							
I-151243377	FIND RAMIRO RIVERA	R	9/17/2025	1.00		088712		1.00
09320	SPAN, INC.							
I-JULY 2025	766 TRIPS & 1,855 MEALS	R	9/17/2025	11,693.00		088713		11,693.00
31750	UNDERWOOD'S HEATING & AIR							
I-55098380	SRVC CALL @ 501 BOLIVAR ST	R	9/17/2025	172.00		088714		
I-55202942	SRVC CALL @ 403 N 7TH	R	9/17/2025	491.10		088714		
I-55204093	SRVC CALL @ 309 BOLIVAR ST	R	9/17/2025	130.00		088714		
I-55213308	SRVC CALL @ 209 N 5TH ST	R	9/17/2025	215.00		088714		1,008.10
34220	UNIFIRST CORPORATION							
I-2900167487	MATS - CITY HALL	R	9/17/2025	19.83		088715		
I-2900167493	UNIFORMS	R	9/17/2025	47.80		088715		
I-2900167501	UNIFORMS	R	9/17/2025	37.60		088715		
I-2900167503	MATS - PW	R	9/17/2025	16.26		088715		
I-2900167759	UNIFORMS	R	9/17/2025	126.76		088715		248.25
42370	VALLEYMEDIA INC							
I-VM/2509/2133	MAGAZINE ORDER	R	9/17/2025	1,500.00		088716		1,500.00
03860	ZIMMERER KUBOTA & EQUIP., INC.							
I-DEN-3068323	PIN TOOTH ROLL	R	9/17/2025	28.95		088717		28.95
40810	ZODIAC POOLS & OUTDOOR LIVING							
I-2691	RILEY RANCH AUG 2025	R	9/17/2025	175.00		088718		175.00

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
41980 I-464389	ABC PROFESSIONAL TREE SERVICES TREE TRIMMING MAINTENANCE	R	9/24/2025	7,720.60		088719		7,720.60
21740 I-2550085461	ACQUIRE CCTV REPAIR CAMERAS @ CITY HALL	R	9/24/2025	2,386.00		088720		2,386.00
06210 I-225080457	ALERT-ALL CORP FIRE SAFETY KITS/PENCILS	R	9/24/2025	2,981.75		088721		2,981.75
33050 I-84731 I-84805	BLUE MOON SPORTSWEAR INC T-SHIRT W/ LOGO RQUAM TACTICAL PANTS	R R	9/24/2025 9/24/2025	89.95 511.90		088722 088722		601.85
1 I-REFUND 09/18/25	BRENDA IBARRA COMM CTR RFND	R	9/24/2025	200.00		088723		200.00
00520 I-274364	CASCO INDUSTRIES, INC. BNKR COAT/PANTS & LETTERS	R	9/24/2025	5,021.47		088724		5,021.47
14790 I-2195993	CENTER POINT LARGE PRINT 24 TITLES PER YEAR	R	9/24/2025	589.68		088725		589.68
39710 I-0025	CLARKADAMSON, LLC SEP 2025 CONSULTING FEES	R	9/24/2025	2,375.00		088726		2,375.00
1 I-2213.127	CROWLEY SURVEYING DEP RFND	R	9/24/2025	2,144.57		088727		2,144.57
00710 I-128934	DATA BUSINESS FORMS, INC. NAME PLATES	R	9/24/2025	71.86		088728		71.86
42280 I-10/04/2025	DAVID NORRIS OBS 2025 PRESENTATION	R	9/24/2025	3,000.00		088729		3,000.00
00740 I-261	DCAD 2025 DCAD LOCAL SUPPORT	R	9/24/2025	16,576.76		088730		16,576.76
35470 I-2275 I-2276	DURAN PHOTOGRAPHY COUNCIL MEETING 9-15-25 PHOTO SESSION 9-14-25	R R	9/24/2025 9/24/2025	400.00 200.00		088731 088731		600.00
1 I-2213.140	EAGLE SURVEYING DEP RFND	R	9/24/2025	2,007.81		088732		2,007.81

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-2213.154	EAGLE SURVEYING DEP RFND	R 9/24/2025	1,882.05		088733		1,882.05
1	I-REFUND 09.18.25	ELISA ESQUIVEL COMM CTR RFND	R 9/24/2025	200.00		088734		200.00
36340	I-12554	FAMILY FIRST AUTOMOTIVE OIL CHANGE UN13	R 9/24/2025	76.50		088735		76.50
19300	I-1383	FIRST STRIKE TECHNOLOGIES, INC 4X BALL VALVES	R 9/24/2025	1,435.45		088736		1,435.45
42130	I-34668	FLEXSHIELD INC 4 DOOR FULL TINT UN2503	R 9/24/2025	200.00		088737		400.00
	I-34671	4 DOOR FULL TINT UN18	R 9/24/2025	200.00		088737		
31840	I-0001279	HUNTER'S PLUMBING WATER/SANITARY DRAINS @ FD	R 9/24/2025	2,800.00		088738		2,800.00
41550	I-01/27/2025 B	JOHN KING MUSIC LLC OBS FEST 2025 HEADLINER	R 9/24/2025	5,000.00		088739		5,000.00
1	I-2213.122	LANDMARK SURVEYORS DEP RFND	R 9/24/2025	642.95		088740		642.95
25060	I-12743	LEMONS PUBLICATIONS INC FULL PAGE AD AUGUST 2025	R 9/24/2025	750.00		088741		750.00
1	I-2213.151	MARK ELMORE DEP RFND	R 9/24/2025	2,537.24		088742		2,537.24
42140	I-02317	MOVEMENT DALLAS, LLC DEMO LUMBER YD @ 125 ELM	R 9/24/2025	42,000.00		088743		42,000.00
02970	I-435432343001	ODP BUSINESS SOLUTIONS, LLC HIGHLIGHTER/PAPER PAD	R 9/24/2025	11.61		088744		24.80
	I-435586141001	GEL PEN	R 9/24/2025	13.19		088744		
34500	I-0018482	P3WORKS LLC CALL/EMAIL/MTGS - CCN XFER	R 9/24/2025	50.01		088745		50.01
1	I-2213.139	PALM DEVELOPMENTS DEP RFND	R 9/24/2025	2,348.98		088746		2,348.98

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
40380	PRK SERVICES, INC.							
I-80182	SRVC CALL @ 502 ELM ST	R	9/24/2025	170.75		088747		170.75
1	SAMANTHA COPELAND							
I-REFUND 09-18-25	COMM CTR RFN	R	9/24/2025	200.00		088748		200.00
25020	SANGER ACE HARDWARE							
I-5962	HOSE RUBBER	R	9/24/2025	3.59		088749		
I-5989	COUPLING/STOP/ELBOW	R	9/24/2025	27.16		088749		
I-5993	CORNER BRACE/FASTENERS	R	9/24/2025	7.95		088749		
I-6021	NIPPLE	R	9/24/2025	2.99		088749		
I-6056	STRAP/BARB/SHARKBITE/ELBOW/SCR	R	9/24/2025	83.26		088749		
I-6073	FUEL	R	9/24/2025	54.99		088749		
I-6125	VLV/COUPLER	R	9/24/2025	9.77		088749		
I-6129	BARB/VLV/TEE/SHARKBITE	R	9/24/2025	59.16		088749		
I-6137	HOLE SAW	R	9/24/2025	19.99		088749		
I-6172	O-RINGS	R	9/24/2025	15.99		088749		
I-6173	COUPLER	R	9/24/2025	12.99		088749		
I-6232	CONNECTR/HLDR/STRAP/SCRWS	R	9/24/2025	194.71		088749		
I-6233	SCRAPER/GLUE MUTINA	R	9/24/2025	11.38		088749		
I-6234	GORILLA GLUE CLR MUTINA	R	9/24/2025	0.60		088749		
I-6236	4PK FOGGER	R	9/24/2025	59.96		088749		
I-6244	SQUEEGEE/TAPR/RPLAC BLADE	R	9/24/2025	69.57		088749		
I-6249	NEW KEY CUT PD	R	9/24/2025	2.99		088749		
I-6250	6X NEW KEYS CUT	R	9/24/2025	17.94		088749		
I-6251	KEY RING FOR NEW KEYS	R	9/24/2025	6.59		088749		
I-6253	STIHL PRODUCT	R	9/24/2025	10.00		088749		
I-6259	FIELD STRIPING PAINT	R	9/24/2025	120.89		088749		
I-6260	WASHR/FILTR HOSE 3PK	R	9/24/2025	4.99		088749		
I-6274	COUPLER	R	9/24/2025	25.98		088749		823.44
15830	SANGER EDUCATION FOUNDATION IN							
I-594	RESERVED TABLE SPONSORSHIP	R	9/24/2025	1,000.00		088751		1,000.00
35000	SECRETARY OF STATE OF TEXAS							
I-151542478	SEARCH MCCLINTOCK HOMES	R	9/24/2025	1.00		088752		1.00
29190	STITCHIN' AND MORE CUSTOM GRAP							
I-3268	4X EMBROIDERED LOGOS	R	9/24/2025	32.00		088753		32.00
02690	TECHLINE, INC.							
I-1508444-13	TRNSFRMERS, MTR BASES	R	9/24/2025	13,776.00		088754		
I-1985527-00	200 A OH METER SOCKET	R	9/24/2025	1,540.00		088754		
I-7074121-00	LAMP 150W HPS S55 MOGUL CLEAR	R	9/24/2025	900.48		088754		16,216.48

VENDOR SET: 99 City of Sanger
BANK: POOL POOLED CASH ACCOUNT
DATE RANGE: 9/01/2025 THRU 9/30/2025

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05350	TEXAS EXCAVATION SAFETY SYSTEM							
I-25-14736	MESSAGE FEES FOR AUG 2025	R	9/24/2025	213.90		088755		213.90
1	TRINITY LAND SURVEYING							
I-2213.130	DEP RTN	R	9/24/2025	1,548.29		088756		1,548.29
19260	TYLER TECHNOLOGIES							
I-025-525539	UB ONLINE SEPTEMBER 2025	R	9/24/2025	110.00		088757		110.00
34220	UNIFIRST CORPORATION							
I-2900168658	MATS - CITY HALL	R	9/24/2025	19.83		088758		
I-2900168660	UNIFORMS	R	9/24/2025	47.80		088758		
I-2900168670	UNIFORMS	R	9/24/2025	37.60		088758		
I-2900168673	MATS - PW	R	9/24/2025	16.26		088758		
I-2900168900	UNIFORMS	R	9/24/2025	141.36		088758		262.85
03440	VERMEER TEXAS-LOUISIANA							
I-P0845918	FITTING ELBOW	R	9/24/2025	13.25		088759		13.25
1	BARROW, MORGAN K							
I-000202509230559	US REFUND	R	9/24/2025	20.53		088760		20.53
1	BLOOMFIELD HOMES							
I-000202509230567	US REFUND	R	9/24/2025	590.38		088761		590.38
1	GS CONSTRUCTION GREA							
I-000202509230563	US REFUND	R	9/24/2025	982.92		088762		982.92
1	HIGH STANDARD PROPER							
I-000202509230557	US REFUND	R	9/24/2025	155.35		088763		155.35
1	MONTALVO, PAUL							
I-000202509230560	US REFUND	R	9/24/2025	94.58		088764		94.58
1	PAVEMENT SERVICES CO							
I-000202509230564	US REFUND	R	9/24/2025	840.85		088765		840.85
1	PRECISION FIRE WORKS							
I-000202509230565	US REFUND	R	9/24/2025	102.69		088766		102.69
1	PROCTOR, STEPHANIE M							
I-000202509230558	US REFUND	R	9/24/2025	230.86		088767		230.86

Item 12.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-000202509230561	SCOTT, CARLY S US REFUND	R 9/24/2025	54.70		088768		54.70
1	I-000202509230566	US ULTRA HOMES, LLC US REFUND	R 9/24/2025	584.38		088769		584.38
1	I-000202509230562	WATSON, ELIJAH R US REFUND	R 9/24/2025	31.58		088770		31.58

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	161	1,016,158.62	0.00	1,016,158.62
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	347,872.82	0.00	347,872.82
EFT:	44	613,660.19	0.00	613,660.19
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00 VOID CREDITS 0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: POOL	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			215	1,977,691.63	0.00	1,977,691.63
BANK: POOL		TOTALS:	215	1,977,691.63	0.00	1,977,691.63
REPORT TOTALS:			218	2,071,927.96	0.00	2,071,927.96

SELECTION CRITERIA

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

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 9/01/2025 THRU 9/30/2025
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 12.