

# CITY COUNCIL

## MEETING AGENDA

OCTOBER 03, 2022, 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

### 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 an agreement with the Texas Utility Help program to assist low-income households in paying for utility services and authorize City Manager to execute all necessary documents.
2. Consideration and possible action on the minutes from the September 19, 2022, meeting.

### PUBLIC HEARING ITEMS

3. Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

- [4.](#) Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.
- [5.](#) Conduct a public hearing on Ordinance No. 10-28-22 regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

## **ACTION ITEMS**

- [6.](#) Consideration and possible action on a request for a variance from Chapter 10 Subdivision Regulations, Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.
- [7.](#) Consideration and possible action on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.
- [8.](#) Consideration and possible action on Ordinance No. 10-28-22 regarding zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.
- [9.](#) Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on the south east corner of the I-35 access road and Southside Drive.
- [10.](#) Consideration and possible action on Ordinance No. 10-29-22 providing for increased prior and current service annuities under the Act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Sanger Texas Municipal Retirement System (TMRS) 70% cost of living adjustment for retirees on an ad hoc basis.



- [11.](#) Consideration and possible action to approve Ordinance 10-30-22 an Ordinance of the City Council of the City of Sanger, Denton County, Texas, repealing Ordinance 09-17-06; And Authorizing and Allowing, under the Act Governing the Texas Municipal Retirement System, "Updated Service Credits" in said system on an annual basis for service performed by Qualifying Members of such system who at the effective date of the allowance are in the employment of the City of Sanger; to increase the rate of deposits to the Texas Municipal Retirement System by the employees of the City.
- [12.](#) Consideration and possible action on Resolution 2022-14, amending the Property Enhancement Incentives Policy.
- [13.](#) Consideration and possible action on Change Order No. 8 in the amount of \$92,160.00 with Quality Excavation, LLC for the FM 455 Project to insert four 8" valves to connect new waterlines at 7th St. and 10th St., install a 6" sewer line, lower existing waterline, and add a 12" x 6" tie in with a gate valve; and authorize the City Manager to execute said Change Order No. 8.

## **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.*

- [14.](#) 2022 August All American Dogs Monthly Report
- [15.](#) Disbursement Report July 2022
- [16.](#) Financial Statement July 2022
- [17.](#) Disbursement Report August 2022
- [18.](#) CIP Report September 21, 2022

## **EXECUTIVE SESSION**

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

### **Section 551.071. CONSULTATION WITH ATTORNEY**

For deliberations regarding legal (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- Transmission Operator

### **Section 551.072. DELIBERATION REGARDING REAL PROPERTY**

For deliberations regarding deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person specifically, Michael Riley, Laura Riley, and J. Mike Riley Ranch Properties, LLC, (collectively the "Owner").

## **RECONVENE INTO REGULAR SESSION**

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

## **ADJOURN**

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

## **CERTIFICATION**

I certify that a copy of this meeting notice was posted on the bulletin board at City Hall is readily accessible to the general public at all times and posted on the City of Sanger website on September 28, 2022, at 4:00 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:** October 3, 2022

**FROM:** Clayton Gray, Finance Director

**AGENDA ITEM:** Consideration and possible action on an agreement with the Texas Utility Help program to assist low-income households in paying for utility services and authorize City Manager to execute all necessary documents.

**SUMMARY:**

- The Texas Utility Help Program is funded by the Comprehensive Energy Assistance Program and the Low-Income Home Water Assistance Program.
- The Program provides emergency assistance to low-income households to pay for utility services.
- Individuals can apply to the Program for assistance, and if approved, the Program can help by paying a portion of the customer's bill.
- The agreement would allow customers of the City of Sanger's utilities to apply to the program, enabling the City to receive payments from the Program on behalf of customers.
- The City has a similar agreement with The Texoma Council of Governments, which has proven beneficial to households struggling to pay bills.
- Staff believes that this additional source of assistance for Sanger's citizens in need would benefit the community.

**FISCAL INFORMATION:**

N/A

**RECOMMENDED MOTION OR ACTION:**

- Staff recommends approval

**ATTACHMENTS:**

- Texas Utility Help Program Utility Provider Agreement
- Texas Utility Help Program flyer



## TEXAS UTILITY HELP PROGRAM UTILITY PROVIDER AGREEMENT

**PURPOSE.** The purpose of the Texas Utility Help Utility Provider Agreement (“**Vendor Agreement**”), funded from the Comprehensive Energy Assistance Program (“**CEAP**”) and the Low-Income Home Water Assistance Program (“**LIHWAP**”), is to provide a grant for emergency assistance to low-income households known as (“**Certified Customer or Customers**”), particularly those with the lowest incomes that pay a high proportion of household income for electricity, gas, propane, known as “**Energy Services**” and water, storm water, drinking water, wastewater/sewer, and groundwater services, known as “**Water Services**”.

The Utility Services Provider identified below (“**Vendor**”) agrees to the terms of the CEAP and/or LIHWAP grant(s) as applicable and to accept payment from CEAP and LIHWAP for eligible CEAP and LIHWAP households to whom Vendor continues to provide Utility Services. Texas Department of Housing and Community Affairs (“**TDHCA**” or “**Agency**”) agrees to make payments only for CEAP and LIHWAP households who have been determined to be eligible for the program.

The Agency and Vendor are each a party to this Vendor Agreement and herein each referred to as “**Party**” or collectively referred to as “**Parties**”.

**TERM.** This Vendor Agreement shall be effective from the date of the Vendor’s signature below, and shall terminate on December 31, 2023, unless earlier terminated by one of the Parties in accordance with the terms of the Agreement. Either of the Parties may terminate this Vendor Agreement by written notice. Such written notice of termination shall not affect any obligation by either of the Parties incurred prior to the receipt of such notice.

**NOTICE.** Notice shall be sent via certified mail to the address as entered or updated by Vendor in the Texas Utility Help Vendor portal. The notice address for Agency is P.O. BOX 13941, Austin, TX 787113941.

**AGENCY REPRESENTATIONS.** The CEAP funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection, prevention of disconnection of service, and/or to pay either partially or in full an eligible CEAP Certified Customer current due energy bill, in addition to prospective payments in accordance with program rules, known as “**Eligible Costs**” for Energy Services. The LIHWAP funds will be used to cover and/or reduce arrearages, rates and fees associated with reconnection, or prevention of disconnection of service, and to pay either partially or in full an eligible LIHWAP Certified Customer current due water bill, known as “**Eligible Costs**” for Water Services.

**VENDOR’S REPRESENTATIONS.** The Vendor represents and warrants that it will apply any payments received from Agency to the Certified Customer’s account related to Eligible Costs.

**AGENCY AND VENDOR ACKNOWLEDGEMENT.** Both Parties acknowledge that this Vendor Agreement and the services provided by the Vendor are governed by and subject to the federal and state laws and regulations in accordance with the CEAP and LIHWAP.

Both Parties acknowledge that TDHCA may select entities to serve CEAP and LIHWAP clients in Texas, and that Vendor shall not refuse to enter into other agreements with these entities because of the existence of this Vendor Agreement.

**AMENDMENTS.** Any and all amendments to this Vendor Agreement shall be in writing, approved by TDHCA, and agreed upon by both Parties.

**VENDOR'S RESPONSIBILITIES.** Vendor will, with reference to a Certified Customer:

- Provide the Agency with at least one designated contact person who shall be available to respond by telephone and email to all reasonable inquiries regarding eligible CEAP and/or LIHWAP households, as applicable, and household accounts including but not limited to bills, payments, and services.
- Provide Energy and/or Water Services to each eligible and approved household for which payment is provided under CEAP and/or LIHWAP.
- Upon accepting payment from Agency for Certified Customer, continue or restore energy and/or water service to Certified Customer with no increases in charges, service charges or other charges or fees affecting the total cost of the bill, except as allowed by the stated tariff cost registered with the Public Utility Commission ("PUC"), if applicable.
- Invoice the Certified Customer in accordance with Vendor's normal billing practices.
- Upon verbal or written request from Agency, provide at no cost to the Agency the Certified Customer's billing and usage history for previous twelve (12) months, or available history plus monthly estimates if less than twelve (12) months of billing history and usage is available. Vendor will transmit such billing history as soon as possible, but no later than forty-eight hours following the request.
- Work with Agency and Certified Customer to explore the feasibility of offering flexible payment arrangements that may include, without limitation, waiving security deposits, reconnect fees, application fees, and all other fees whenever possible.
- Not discriminate against Certified Customer in price or services, including the availability of deferred payment plans, level or average payment plans, discount, budget, advance payment or other credit plans.
- Not refuse to provide Energy and/or Water Service, as applicable, or otherwise discriminate in the marketing and provision of Energy and/or Water Service to any Certified Customer because of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, level of income, disability, financial status, location of household in an economically distressed geographic area, or qualification for low-income energy- or water-efficiency services.
- Not interrupt service if Certified Customer is eligible under PUC regulations, or other state agency regulations (as applicable), and enters into an agreement with the Vendor concerning how the Certified Customer will pay the balance owed to the Vendor and the Certified Customer is meeting the obligation under such agreement.
- If the Agency has paid for an initial deposit or similar refundable instrument, upon the termination of service to the Certified Customer, the Vendor shall return funds including interest (after any balance owed) to the Agency in accordance with PUC regulations or 10 Texas Administrative Code §6.312(f) (as applicable).
- Not apply CEAP or LIHWAP payments to account balances that have previously been written off or paid with other funds.
- Not apply CEAP or LIHWAP payments to commercial accounts. CEAP and LIHWAP payments must only be applied to residential accounts.
- Clearly enter, on CEAP and LIHWAP household bills, the amount of CEAP and/or LIHWAP payment(s) received in a manner which identifies the payment as received from CEAP and/or LIHWAP or at least the amount paid by CEAP and/or LIHWAP shown as credited.

- Continually maintain accurate records of CEAP and LIHWAP credit balances and annually reconcile accounts. After one year, credit balances must be refunded to the Agency, in compliance with CEAP and LIHWAP Vendor Refund Policies.
- Not exchange the household's credit authorization for cash or give any cash equivalent for excess credit.
- Cooperate with any Federal, State, or local investigation, audit, or program review. Understand that failure to cooperate with any Federal, State, or local investigation, audit, or program review may result in the immediate disqualification from participation in the CEAP and LIHWAP.
- Certified Customer must agree to authorize the Vendor to release the applicant's information as described below to the Agency, Texas Department of Housing and Community Affairs, Texas State Auditor's Office, Office of the Attorney General of Texas, U.S. Department of Health and Human Services, the U.S. Department of Health and Human Services Internal Auditor, or the designee of any of these governmental agencies including contractors.
- Data related to a Certified Customer's Energy or Water Services and payments must be provided within a timeframe specified by the Agency at no cost and must be provided in the format requested by the Agency. The data must be provided to the Agency for the purposes of verification, research, evaluation, analysis, and reporting. The Certified Customer's application will authorize the Vendor to release this information to the Agency.
- Vendors providing Water Services represent and warrant that they have a current Vendor Certificate of Convenience and Necessity Number ("CCN").

**AGENCY RESPONSIBILITIES.** The Agency will:

- Maintain in Agency's system of record the Certified Customers' written permission for Agency's access to Certified Customer's information as stated above.
- Obtain written permission for Agency to request and have access to household information, including confidential or personal account information, credit and payment history, from households seeking Agency's assistance. Social Security numbers are not required for the LIHWAP or CEAP program and may not be disclosed to Agency.
- Review invoice(s) submitted by the Vendor and/or the Certified Customer. The Agency may request additional documentation and/or clarification of charges as needed. No payment will be made without all required documentation/clarification of charges.
- Not provide payments on behalf of a Certified Customer to Vendor without having adequate funds to pay such payments.
- Provide payment to the Vendor after receipt of proper invoices and documentation from the household, and any additional required documentation or clarification, for services rendered pursuant to this Vendor Agreement.
- Provide Vendor a list of names, telephone numbers and e-mail addresses of Agency staff designated to make payments on behalf of the Agency and Certified Clients, if requested from Vendor.
- Comply with all relevant state and federal laws and regulations in its implementation of the CEAP and LIHWAP. Follow all supplemental terms and conditions as set forth by the U.S. Department of Health and Human

Services. The Agency shall provide notice of any changes or amendments to policies or guidelines for the Texas  
Help program by posting the same on the Texas Utility Help website.

Item 1.

- **OBLIGATIONS.** Agency's obligations under this Vendor Agreement are contingent upon the receipt and availability of funding under the statewide Texas Utility Help program. If funding for Energy and/or Water services, as applicable, is not available to make payments, Agency will notify Vendor in writing within a reasonable time after such fact is determined.

**CONFIDENTIALITY.** The terms of any confidential transaction under this Vendor Agreement or any other information exchanged by the Agency and Vendor relating to any transaction shall not be disclosed to any person not employed or retained by the Agency or Vendor, their affiliates, or brokers, except to the extent disclosure is 1) required by law; 2) necessary to disclose to the other Party in connection with a dispute between the Parties; 3) otherwise permitted by written consent of the other Party; 4) required by guarantors to be disclosed; 5) information which must be disclosed to a third party to transmit Energy and/or Water Services as applicable; 6) to meet reliability council, regulatory, administrative, judicial, governmental, or regulated commodity exchange requirements where necessary; or 7) information which was or is hereafter in the public domain (except by breach of this Vendor Agreement).

**VENDOR:**

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Authorized Vendor Signature

Date

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Typed Name of Authorized Signature

Title

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Typed Vendor Name

**AGENCY:**

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Authorized Agency Signature

Date

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Typed Name of Authorized Signature

Title





# Need help paying your utility bills?

**Texas Utility Help is here for you.**

Texas Utility Help can give financial assistance to qualified Texas homeowners and renters with low income. Eligible expenses include electricity, gas, propane, water, and wastewater.

To qualify for the program:

- Applicant must be a homeowner or renter living in Texas
- Household income must be at or below 150% of Federal Poverty Income Guidelines.
- At least one occupant in the household must be a U.S. citizen, U.S. national, or qualified alien.

For additional information about the program, please visit [TexasUtilityHelp.com](https://www.texasutilityhelp.com). Click the 'Apply Now' button to get started on your application today.

**For questions, call toll-free:**

**1-855-566-2057**

**Monday-Friday, 8 a.m. - 6 p.m. CST**



Texas Utility Help is administered by the Texas Department of Housing and Community Affairs. Providing false, incomplete, or inaccurate information on application forms or knowingly seeking duplicative benefits may result in up to 5 years of imprisonment and/or a fine of up to \$10,000 for each occurrence. Program limitations and eligibility requirements apply and not all households may be eligible. See [TexasUtilityHelp.com](https://www.texasutilityhelp.com) for details. Funds are limited and may not be available by the time a household applies.



# ¿Necesita ayuda para pagar sus facturas de servicios públicos?

## El Programa de Asistencia para el Pago de Servicios Públicos de Texas está aquí para ayudarle.

El Programa de Asistencia para el Pago de Servicios Públicos de Texas le puede proveer asistencia financiera a los propietarios de vivienda e inquilinos de escasos recursos económicos de Texas que califiquen. Algunos gastos elegibles incluyen electricidad, gas, gas propano, agua, y aguas residuales.

Para calificar para el programa:

- El aplicante debe ser el propietario de una vivienda o un inquilino que vive en Texas.
- Los ingresos familiares deben ser 150% o menos de la Guía del Nivel Federal de Pobreza (FPIG, por sus siglas en inglés).
- Por lo menos un ocupante de la residencia debe ser ciudadano o nacionalizado de los Estados Unidos o un extranjero calificado.

Para obtener información adicional acerca del programa, por favor visite la página de internet [TexasUtilityHelp.com](https://www.texasutilityhelp.com). Haga clic en el botón de 'Apply Now' (Aplique Ahora) para empezar a aplicar hoy mismo.

### Si tiene preguntas, llame gratis:

1-855-566-2057

Lunes a viernes, 8 a.m. a 6 p.m. CST



El Programa de Asistencia para el Pago de Servicios Públicos de Texas es administrado por el Departamento de Vivienda y Asuntos Comunitarios de Texas. Proporcionar información falsa, incompleta o inexacta en los formularios de aplicación o solicitar intencionadamente la duplicación de beneficios puede resultar en hasta cinco años de prisión y/o multas de hasta \$10,000 por cada ocurrencia. Hay limitaciones del programa y requisitos de elegibilidad que aplican, y no todas las familias pueden calificar. Para más detalles, consulte la página de internet [TexasUtilityHelp.com](https://www.texasutilityhelp.com). Los fondos son limitados y pueden no estar disponibles en el momento en que una familia aplique.



## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Kelly Edwards, City Secretary

**AGENDA ITEM:** Consideration and possible action on the minutes from the September 19, 2022, meeting.

**SUMMARY:**

N/A

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: \$0.00

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Approve the September 19 2022, meeting minutes as presented.

**ATTACHMENTS:**

09-19-2022 City Council Minutes

## **CITY COUNCIL**

## **MEETING MINUTES**

**SEPTEMBER 19, 2022, 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 1	Marissa Barrett
Councilmember, Place 3	Dennis Dillon
Councilmember, Place 4	Allen Chick
Councilmember, Place 5	Victor Gann

### **COUNCILMEMBERS ABSENT**

None

### **STAFF MEMBERS PRESENT:**

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Finance Director Clayton Gray, Director of Economic Development Shani Bradshaw, Chief of Police Waylan Rhodes, Fire Chief David Pennington, Electric Superintendent Mike Prater, and Director of Public Works Jim Bolz.

### **INVOCATION AND PLEDGE**

Councilmember Dillon gave the invocation, the Pledge of Allegiance was led by Councilmember Barrett

### **CITIZENS COMMENTS**

No one addressed the Council.

## REPORTS

1. Construction update from DEC Engineering (Dannenbaum) regarding the IH-35 / FM 455 Expansion Project.

Danny Everett, DEC Engineering, provided a construction update and overview of the project, including the bores at the railroad tracks, locating additional unknown utilities, needing to lower the water line along the QT site, reviewing the reimbursement limits to include the Change Orders, aesthetics on the IH-35 retaining walls, the beginning date for road construction and phasing, and road construction overlapping a school year.

2. Presentation and update on Public Works Department Activities.

Director Bolz provided a presentation and overview of the Public Work Department.

Discussion ensued regarding the SCADA system functionality, the bar screen at the wastewater treatment plant, budgeted street projects, the brush pickup program, and future meter replacements.

## CONSENT AGENDA

3. Consideration and possible action on the minutes from the September 6, 2022, meeting.
4. Consideration and possible action on the First Amendment to an Employment Agreement between the City of Sanger and John Noblitt.
5. Consideration and possible action on Resolution 2022-13 to ratify certain expenditures for the emergency repair of various water appurtenances; making findings of an emergency exempting operations from the requirements of competitive bidding under Chapter 252 of the Texas Local Government Code; and providing an effective date.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.  
Motion passed unanimously.

## PUBLIC HEARING ITEMS

6. Conduct a public hearing for the 2022 tax year proposed property tax rate.

Mayor Muir opened the public hearing at 7:49 p.m.

No one addressed the Council.

Mayor Muir closed the public hearing at 7:50 p.m.

7. Conduct a public hearing for the City of Sanger's Annual Budget for the fiscal year 2022-2023.

Mayor Muir opened the public hearing at 7:50 p.m.

No one addressed the Council.

Mayor Muir closed the public hearing at 7:51 p.m.

## **ACTION ITEMS**

8. Consideration and possible action on Ordinance 09-22-22, Approving the Property Tax Roll.

Mayor Muir moved to **Item 14** of the agenda.

Director Gray provided an overview of the item.

Discussion ensued regarding any fluctuations in certified tax roll due to citizens filing appeals.

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

Voting Yea: Councilmember Chick, Councilmember Dillon, and Councilmember Gann.  
Motion passed unanimously.

9. Consideration and possible action on Ordinance 09-23-22, adopting the budget providing for the appropriation of funds for operating and capital expenditures for the fiscal year beginning October 1, 2022 and ending September 30, 2023, providing for the intra- and inter-department and fund transfers, providing for unexpected revenues such as grants, donations, and insurance proceeds, providing for an effective date, and providing for approval of the investment policy.

Director Gray provided an overview of the item.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.  
Motion passed unanimously.

10. Consideration and possible action on Ordinance 09-24-22, ratifying the property tax increase reflected in the fiscal year 2022-2023 budget.

Director Gray provided an overview of the item.

Motion to approve made by Councilmember Gann, Seconded by Councilmember Dillon.  
Voting Yea: Councilmember Barrett, Councilmember Bilyeu, and Councilmember Chick.  
Motion passed unanimously.

11. Consideration and possible action on Ordinance 09-25-22, setting the City's Ad Valorem tax rate at \$0.589497/\$100 of taxable assessed valuation for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023.

Director Gray provided an overview of the item and the breakdown of I&S and M&O rates.

Discussion ensued regarding the statutory wording required for the motion.

Councilmember Barrett moved that the property tax rate be increased by the adoption of a tax rate of \$0.589497 per \$100, which is effectively an 8.74 percent increase in the tax rate. Councilmember Dillon seconded the motion.

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Gann.  
Motion passed unanimously.

12. Consideration and possible action to select Antero Group for the Rewrite of the Zoning, Subdivision and Sign Ordinances, and authorizing the City Manager to negotiate a possible contract with Antero Group.

Assistant City Manager Ciocan provided an overview of the item.

Discussion ensued regarding the timeline to rewrite the ordinances.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously.

13. Consideration and possible action on authorizing the Mayor to execute a service contract between the City of Sanger and the Sanger Area Chamber of Commerce for Hotel Occupancy Tax Funds.

Director Bradshaw provided an overview of the item.

Ms. Debbie Reeves provided an overview of the Chamber's request, the events and programs, members' use of the meeting room, Sanger Sellabration, and future building repairs.

Discussion ensued regarding an update from the Chamber in January on an annual basis.



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

Voting Yea: Councilmember Barrett, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously.

Mayor Muir moved then to Future Agenda Items.

14. Consideration and possible action on Change Order No. 7 in the amount of \$11,600.00 with Quality Excavation, LLC for the FM 455 Project to tie in 12" water line with existing 8" water line; and, authorize the City Manager to execute said Change Order No. 7.

Director Bolz provided an overview of the items listed in the Change Order.

Discussion ensued as to whether this Change Order could be reimbursable in the FM 455 & IH-35 construction project.

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

Voting Yea: Councilmember Bilyeu, Councilmember Chick, and Councilmember Dillon.  
Motion passed unanimously.

Mayor Muir moved back to **Item 8** of the agenda.

## **FUTURE AGENDA ITEMS**

No additional future items.

## **INFORMATIONAL ITEMS**

15. Atmos Annual Gas Cost Reconciliation Filing 2022
16. Atmos GCR - Rate Filing under Docket No. 10170 08-26-2022

## **ADJOURN**

There being no further business, Mayor Muir adjourned the meeting at 8:30 p.m.

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Thomas E. Muir, Mayor

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Kelly Edwards, City Secretary



## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

**SUMMARY:**

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations 4-foot sidewalks will be installed on both sides of streets except along residential/estate streets. Residential Estates are defined as minimum 1.5 acre lots.
- The applicant is requesting not to install sidewalks.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report one response form in opposition has been received.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

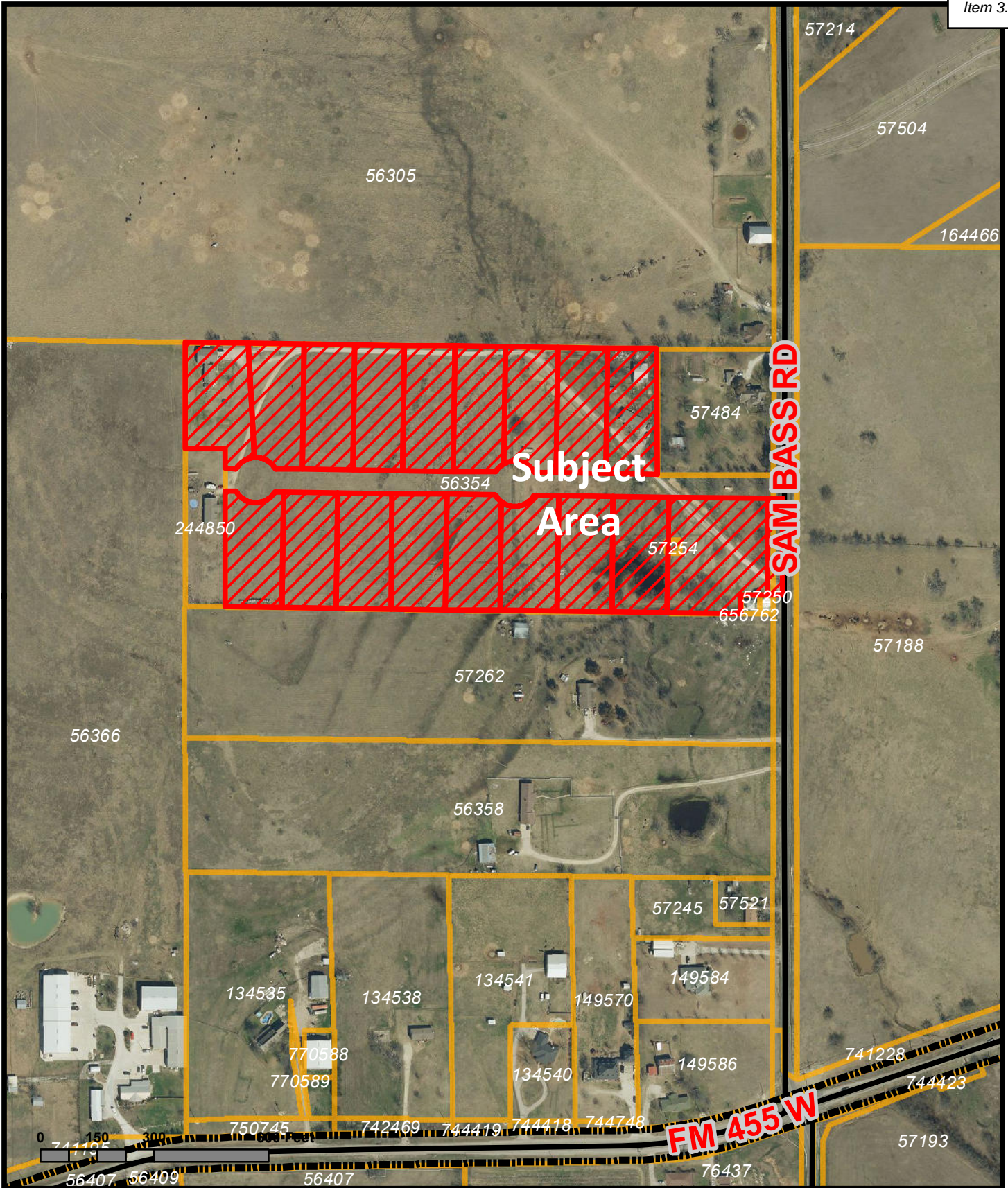
GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL.

**ATTACHMENTS:**

Location Map



**SANGER**  
TEXAS

Project: 8949 Sam Bass Road  
Sidewalk Variance  
Project No: 22SANZON-0046

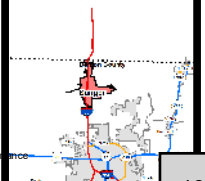


City Limits



Exhibits

DISCLAIMER:  
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Date: 8/21/2022 4:20:12 PM  
Doc Name: 22SANZON-0046\_8949 Sam Bass Road Variance







## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a public hearing on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

### **SUMMARY:**

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations streets must be a minimum 31 feet wide from face of curb to face of curb with enclosed drainage.
- The minimum right-of-way is 50 feet.
- Per city regulations Residential Estates lots are allowed to be 28 feet from edge to edge in a 60-foot right-of-way with barrow ditch drainage. Residential Estates lots are defined as minimum 1.5 acre lots.
- The applicant is requesting to follow Denton County standards with no minimum street width and 60-foot right-of-way with borrow ditch drainage and driveway culverts.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report no responses have been received.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

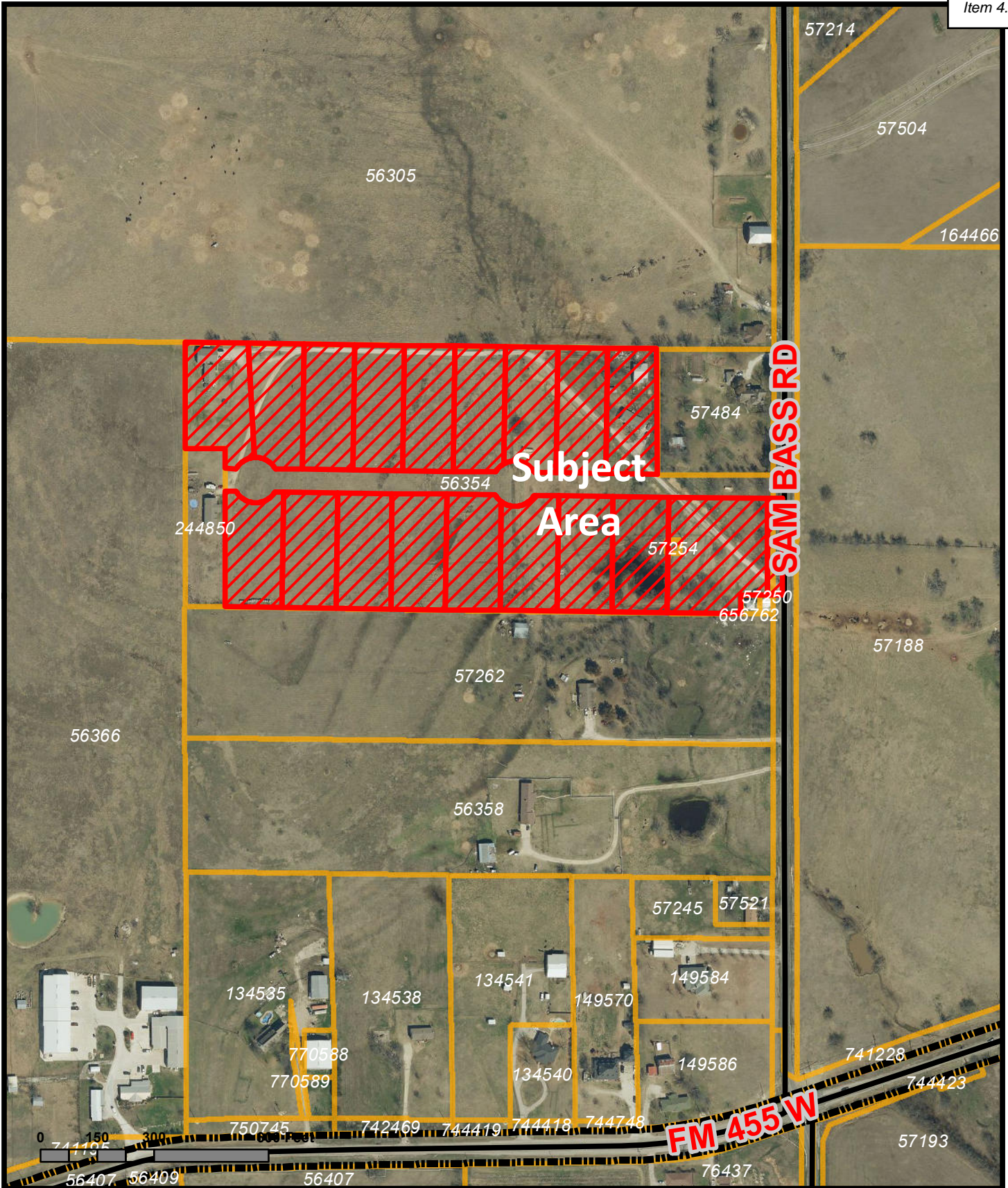
GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL.

### **ATTACHMENTS:**

Location Map



Project: 8949 Sam Bass Road  
Residential Street Section Variance  
Project No: 22SANZON-0048

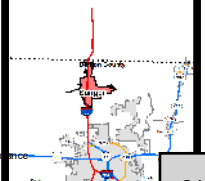


CityLimits



Exhibits

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Date: 8/21/2022 4:26:15 PM  
Doc Name: 22SANZON-0048\_8949 Sam Bass Road Variance







## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Conduct a public hearing on Ordinance No. 10-28-22 regarding a zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 12.01 acres from (A) Agricultural to (PD) Planned Development zoning.
- The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
- The commercial will be four approximately 9000 sq ft buildings with parking in the front.
- Multi-family will be made up of 5 two story buildings along the edges of the development and 4 three story buildings in the middle with a total of 170 units.
- The units will range from 1-3 bedrooms and be constructed to resemble a large house.
- The multi-family project will have 24 private garages and 40 reserved carport spaces.
- The development will be providing more parking spaces than is required per code. The commercial requires 144 parking spaces and the applicant is providing 184. The residential requires 288 parking spaces and the applicant is providing 300. This will allow for overflow parking for both uses.
- The development will have an amenity center with swimming pool and patio area along with other amenities.
- The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
- Staff mailed out 81 public hearing notices to owners of properties within 200 feet of the subject property. We received responses 3 in opposition.
- Staff had previously noticed this project and received 5 responses in opposition. Two of these were duplicated this time, so a total of 6 responses in opposition were received over the life of the project.
- The Planning & Zoning Commission recommended APPROVAL.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

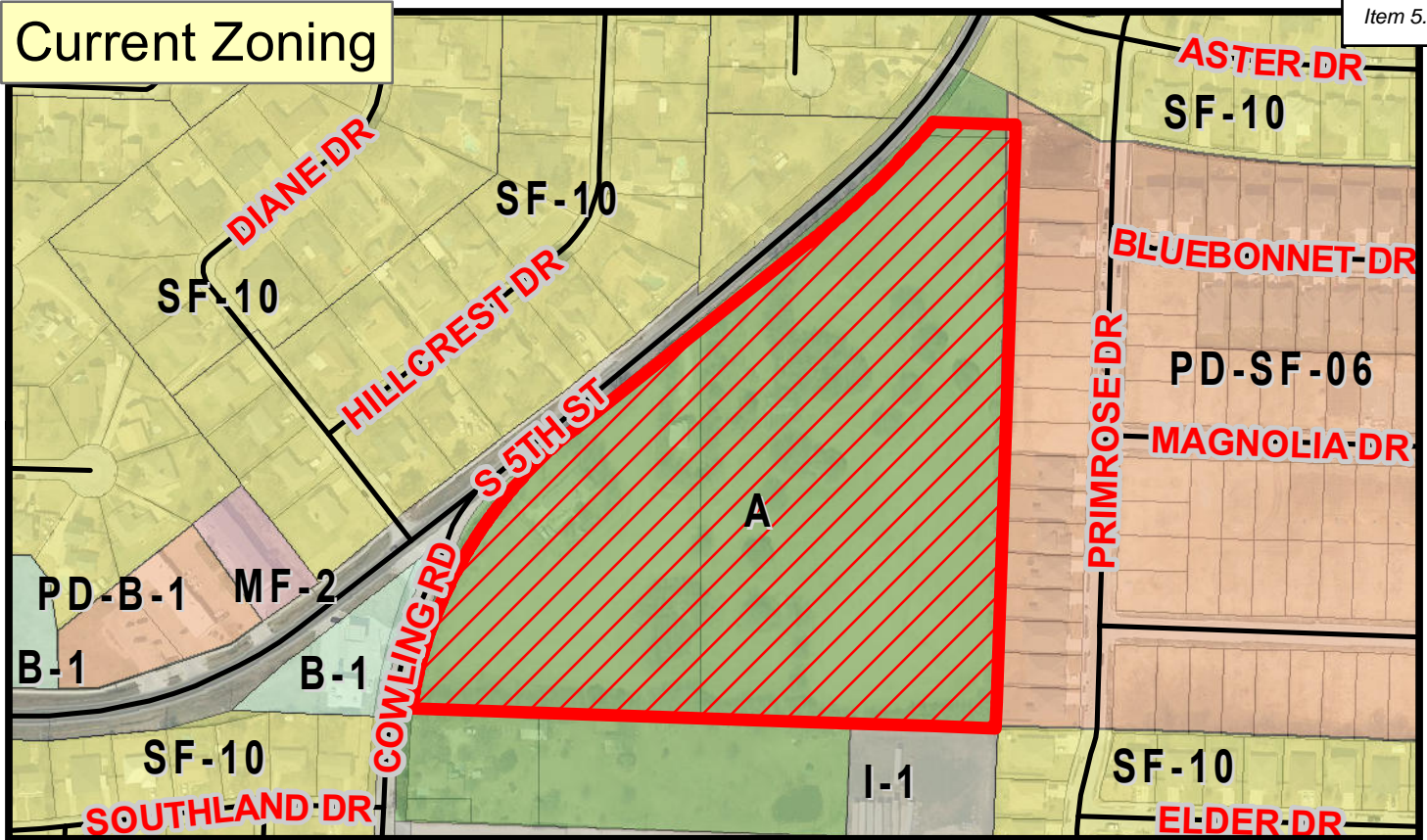
### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

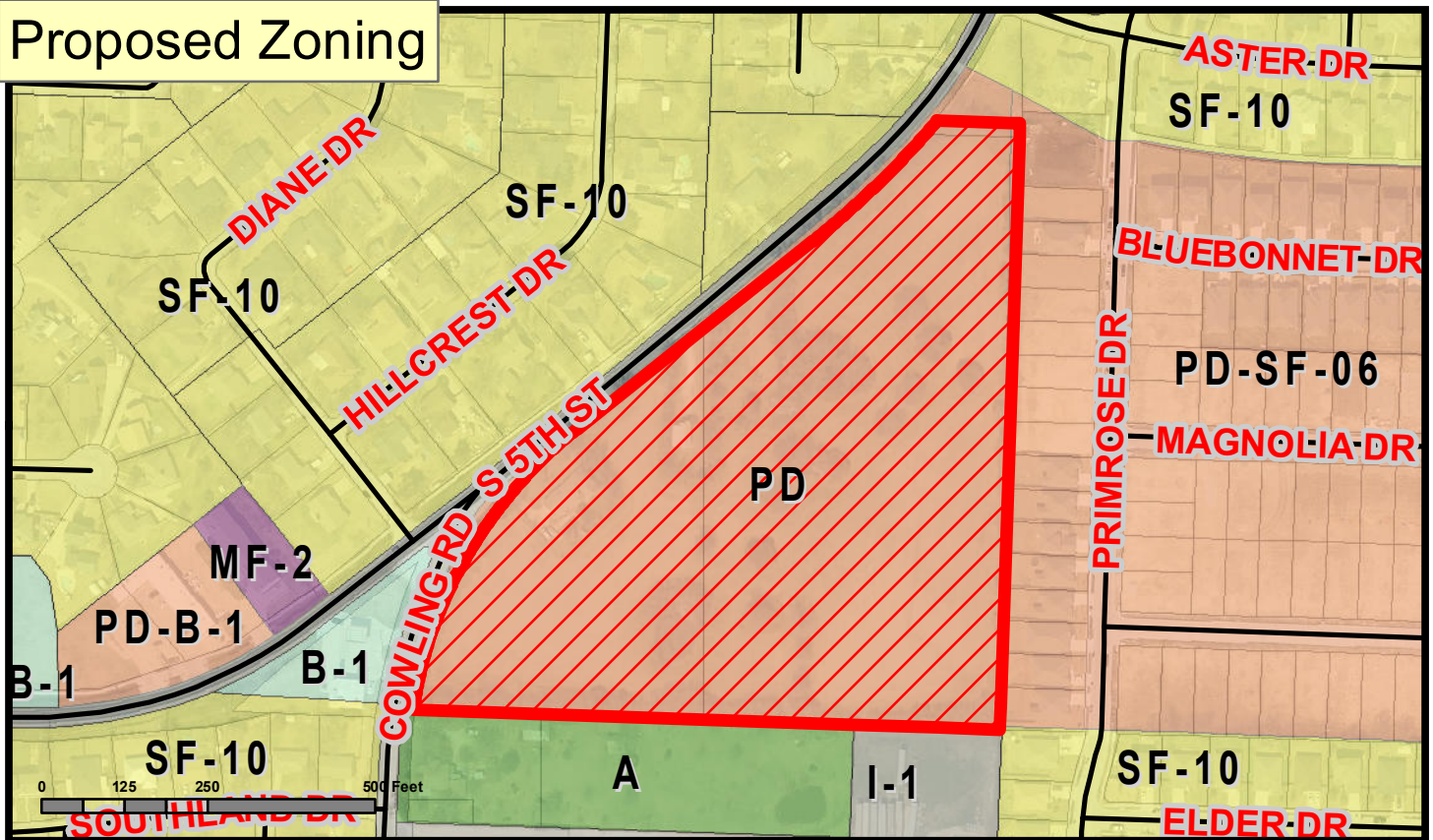
### **ATTACHMENTS:**

Location Map

## Current Zoning



## Proposed Zoning



**SANGER**  
TEXAS

Location: Sanger Preserve - 801, 803, 805 S. 5th St.  
PD Zoning Change (MF-2; B-2)  
Project: 22SANZON-0035

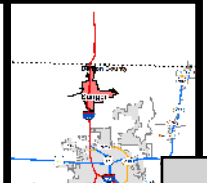


City Limits



Exhibits

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**CITY OF SANGER, TEXAS**

**ORDINANCE 10-28-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 12.01 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 264 AND 265 FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD); 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 September 12, 2022, 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**, 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 provisions 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 Agricultural (A) to Planned Development (PD) is hereby granted for the property generally located on the southeast corner of 5<sup>th</sup> Street and Cowling Road and described in **Exhibits A - E**.

**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 3rd day of October, 2022.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**

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Prepared for the City of Sanger (the “City”)

**PURPOSE STATEMENT:**

To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on **Exhibit “B”** (the “Property”) of this Planned Development Ordinance (“PD”). Development and use of the Property shall comply with the Sanger Zoning Ordinance adopted as of August 3, 1987, and subsequent amended (the “Zoning Ordinance”) and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD ordinance, this PD ordinance shall control. If the PD is silent in a particular area, the City of Sanger Code of Ordinances shall apply.

References to City of Sanger Exterior Façade Design Criteria Manual (“Design Criteria”) shall mean such manual as adopted on October 7, 2019.

**PROPOSED USES:**

**Business District (B-2)**

Approximately 3.53 +/- acres are proposed as local business and retail space which open space of approximately 1.16 acres, including outdoor seating for patrons. Will meet or exceed the required minimum parking spaces of 144 spaces, assuming 1 space / 250 sf, actual will be directly correlated to the actual square footage of the commercial buildings

Business designated areas shall consist of four (4) individual buildings of approximately 36,000 square feet.

Zoning Ordinance set-back for the side and rear yards have a five (5') foot set-back. See additional information below under Business District.

**Multi-family (MF-2)**

Approximately 8.48 +/- acres are proposed as multifamily which includes open space of approximately 2.69 acres. Will meet or exceed the required minimum parking spaces of 288 spaces, per Section 19.4 of the ‘MF-2’ Multifamily Residential District -2 specifications, which is comprised of open-air parking, carport parking and garage parking.

Multifamily shall consist of a clubhouse and nine (9) residential buildings, which will consist of:

- four (4) two-story buildings which back to single-family residential,
- one (1) two-story and one (1) three-story building along the shared property line with agricultural land
- three (3) three-story buildings in the center of the property.

Zoning Ordinance set-back along the East wall backing to the Willowood Addition of twenty feet (20').

---

**PARKING**

The parking of both the Business District and Multi-family are necessary for a combined design. Parking spaces may be available to both business patrons and multi-family residents. A minimum number of spaces will be designated as 'Reserved' for each of the multi-family units. B-2 patrons may park to the rear of the business entrances, and MF-2 parking may be visible from the public streets. There will be landscaping in areas as shown on the Site Plan ('**Exhibit C**') and further per the City approved landscape plans, however, all off-street parking will not be completely screened due to off-street parking serving both B-2 and MF-2.

Total Property Acreage = +/- 12.01. Total Parking will meet or exceed the required minimum of 432 spaces.

**COMMUNITY FEATURES:**

The hardscape within the community shall include entry monuments, screening walls of brick, stone and/or concrete masonry backing to residential spaces; brick, stone, concrete, and or black metal backing to public or commercial spaces; and community signage constructed of brick, stone and/or decorative metal. Height and installation of fencing will meet or exceed the Design Criteria (Section 2.2(i)) a minimum of 6 feet tall. See **Exhibit D** for community amenities.

Satellite Dishes will be prohibited on the individual units.

Trash compactors and dumpsters will be fenced or walled from view with gates and will be accented with landscape. The enclosures will be CMU blocks with steel / metal gates.

A property owners association ("POA") shall be established to own and maintain the private open spaces, common areas, landscape improvements, perimeter masonry and/or steel fencing, entry monuments and signage. The POA shall maintain common area parking lots. Sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the POA. The sidewalks running parallel to South 5<sup>th</sup> Street in front of the commercial buildings shall be five foot (5') wide.

**DESIGN ELEMENTS**

**MULTIFAMILY:**

Residential dwellings will meet the Design Criteria. This includes the minimum of four (4) amenities for the common areas available to residents. Such amenities are detailed on **Exhibit D** for both the units and community.

No building shall exceed a maximum height of forty-five feet (45'). The building height of the two-story residential units along the eastern edge of the property with a shared property line with Willowood Addition, shall not exceed twenty-five feet (25') and shall have a set-back of twenty feet (20') from the fence / property line.

**BUSINESS DISTRICT:**

The maximum height of the Business District-2 ("B-2") will be maximum 40'.

---

The front set-back will be per current zoning ordinance, with five foot ("5") rear and side setbacks. The side and rear of the commercial buildings do not abut directly to other buildings, each building has parking separating it from other buildings on and off the property.

Any mechanical equipment including roof top equipment shall be screened from residential areas either by fencing, landscaping or rooftop screening as applicable.

**MULTIFAMILY, TOWNHOME AND NON-RESIDENTIAL USES LANDSCAPE REQUIREMENTS:**

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance. There will be sidewalks as required parallel to the commercial spaces fronting South 5<sup>th</sup> Street. There will be landscape screening of utilities.

~ END ~

**DESCRIPTION FOR PROPOSED ZONING CHANGE OF  
12.015 ACRES OF LAND**

**BEING** that certain tract of land situated in the H. Tierwester Survey, Abstract Number 1241, City of Sanger, Denton County, Texas, being all that certain tract of land described by deed to James Holt and Pamela Holt, recorded in Instrument Number 2012-98755, County Records, Denton County, Texas (C.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest corner of herein described tract, being in the east right-of-way line of Cowling Road (60-foot right-of-way), same being the northwest corner of that certain tract of land described by deed to Glen Edwin Giese and wife, Helen Jean Giese, recorded in Volume 2769, Page 367, C.R.D.C.T., same also being the beginning of a curve to the right;

**THENCE** with said east right-of-way line and said curve to the right, an arc distance of 197.80 feet, through a central angle of  $19^{\circ}14'10''$ , having a radius of 589.15 feet, the long chord of which bears  $N 17^{\circ}44'04''E$ , 196.87 feet, to the beginning of a curve to the right;

**THENCE** with said curve to the right, continuing with said east right-of-way line, an arc distance of 302.53 feet, through a central angle of  $24^{\circ}53'54''$ , having a radius of 696.19 feet, the long chord of which bears  $N 39^{\circ}48'06''E$ , 300.16 feet, to the southeast right-of-way line of 5<sup>th</sup> Street (60 foot right-of-way);

**THENCE**  $N 52^{\circ}15'03''E$ , continuing with said southeast right-of-way line, 450.15 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left, continuing with said southeast right-of-way line, an arc distance of 261.96 feet, through a central angle of  $10^{\circ}50'46''$ , having a radius of 1383.83 feet, the long chord of which bears  $N 46^{\circ}49'32''E$ , 261.57 feet, to the northwest corner of herein described tract, same being the southwest corner of that certain tract of land described by deed to Sable Development Corporation, recorded in Instrument Number 1996-20534, C.R.D.C.T.;

**THENCE**  $S 87^{\circ}13'05''E$ , with the south line of said Sable Development Corporation tract, 124.31 feet to the northeast corner of herein described tract, same being the southeast corner of said Sable Development Corporation tract, same also being in the west line of Lot CA-1, Block E, Willowood Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-482, Plat Records, Denton County, Texas (P.R.D.C.T.);

**THENCE**  $S 00^{\circ}49'32''W$ , with said west line, 20.49 feet;

**THENCE**  $S 02^{\circ}48'39''W$ , continuing with the west line of said Willowood Addition, 890.01 feet to the southeast corner of herein described tract, same being the northeast corner of Lot 1R, Block A, Ashley Waters Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-264, P.R.D.C.T., same also being the northwest corner of Quail Run Phase 3, an addition to the City of Sanger, Denton

County, Texas, according to the plat thereof recorded in Cabinet X, Page 485 (Instrument Number 2007-7604), P.R.D.C.T.;

**THENCE** N 87°12'48"W, 880.06 feet, to the **POINT OF BEGINNING** and containing 523,362 square feet or 12.015 acres of land more or less.

"Integral Parts of this Document"

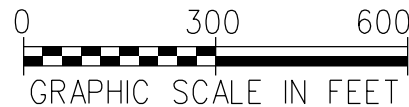
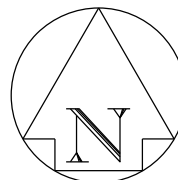
1. Description – 2 Pages
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



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Item 5.



H. TIERWESTER SURVEY  
ABSTRACT\* 1241

ZONED "SF-10"  
(SINGLE FAMILY)

"Integral Parts of this Document"

1. Description - 2 Pages
2. Exhibit

ZONED "B-1"  
(BUSINESS)

ZONED "A"  
(AGRICULTURAL)

JAMES HOLT and  
PAMELA HOLT  
Inst.# 2012-98755  
C.R.D.C.T.  
12.015 Acres

Approx. Survey Line

GLEN EDWIN GIESE, et ux.  
VOL. 2769, PG. 367  
C.R.D.C.T.

HELEN GIESE  
Inst.# 2012-8368  
C.R.D.C.T.

ZONED "SF-10"  
(SINGLE FAMILY)

QUAIL RUN  
PHASE 3  
CAB. X, PG. 485  
INST. #2007-7604  
P.R.D.C.T.

ZONED "I-1"  
(INDUSTRIAL)

LOT 1R  
ASHLEY WATERS ADDITION  
INST. #2019-264  
P.R.D.C.T.

M. BURLESON SURVEY  
ABSTRACT\* 71

MCKINNEY & WILLIAMS SURVEY  
ABSTRACT\* 940

Approx. Survey Line  
COWLING DRIVE

EXHIBIT FOR PROPOSED ZONING OF

*12.015 Acres of Land*

SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241,  
CITY OF SANGER, DENTON COUNTY, TEXAS

**PELTON**  
LAND SOLUTIONS  
9800 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

S. FIFTH AND COWLING

UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
A1U-BH	1br/1ba	750	5	3%	3,750	
A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	64%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,056	10	6%	10,560	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	7%
C1-BW	3br/2ba	1,250	12	7%	15,000	
TOTALS			170	100%	160,523	

UNIT AVERAGE NET SF :

944

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

944 S.F.

ACREAGE:

8.48 MF ACRES / 12.01 TOTAL ACRES

DENSITY:

20.05 UNITS / ACRE

RETAIL AREA

UP TO 36000 S.F.

PARKING:

REQUIRED

144 RETAIL SPACES @ 1/250 S.F.

288 RESIDENTIAL SPACES (1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)

432 TOTAL SPACES REQUIRED

PROVIDED

184 RETAIL SPACES

24 GARAGE SPACES

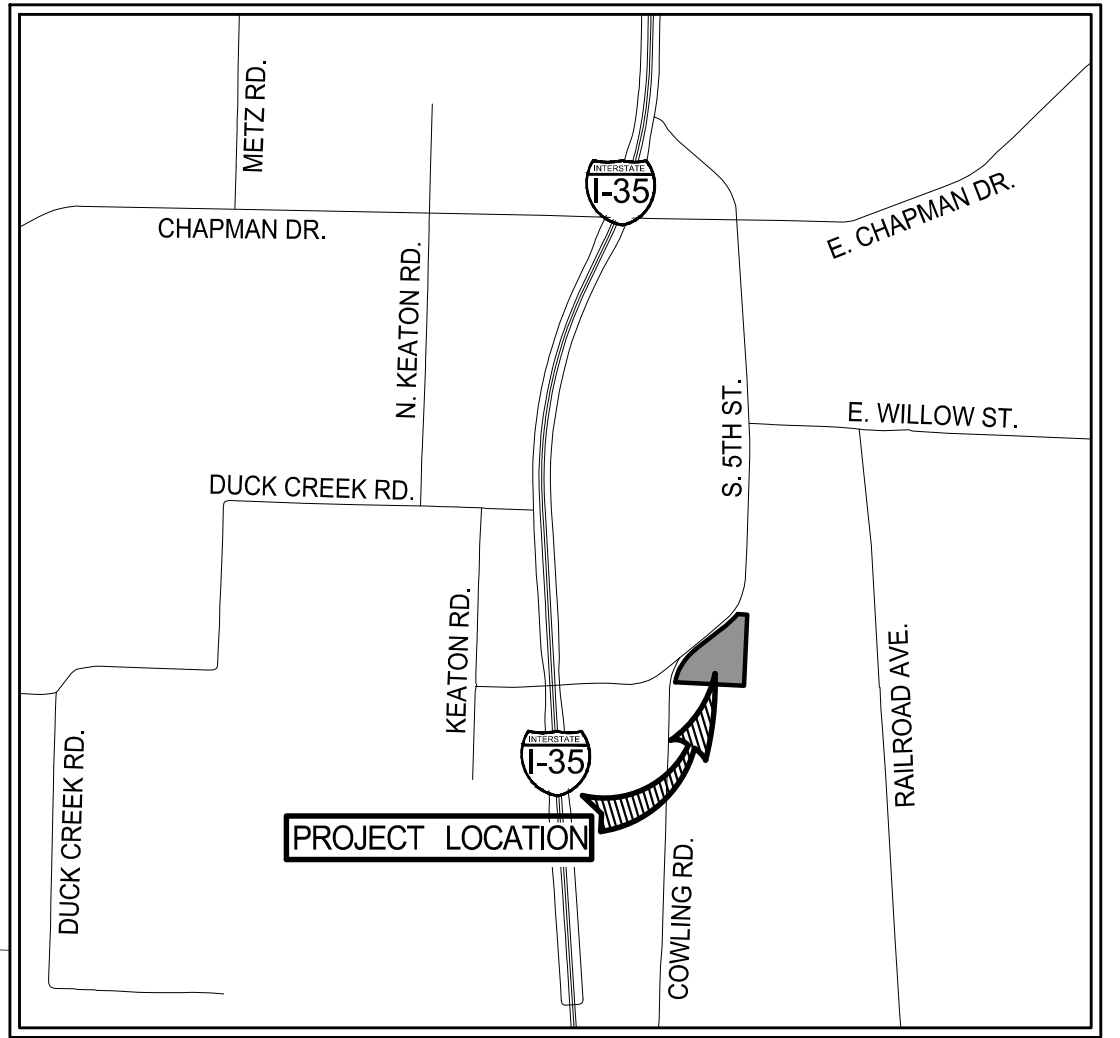
40 CARPORTS

236 OPEN SURFACE SPACES

300 TOTAL RESIDENTIAL SPACES PROVIDED

484 TOTAL SPACES PROVIDED

Exhibit C

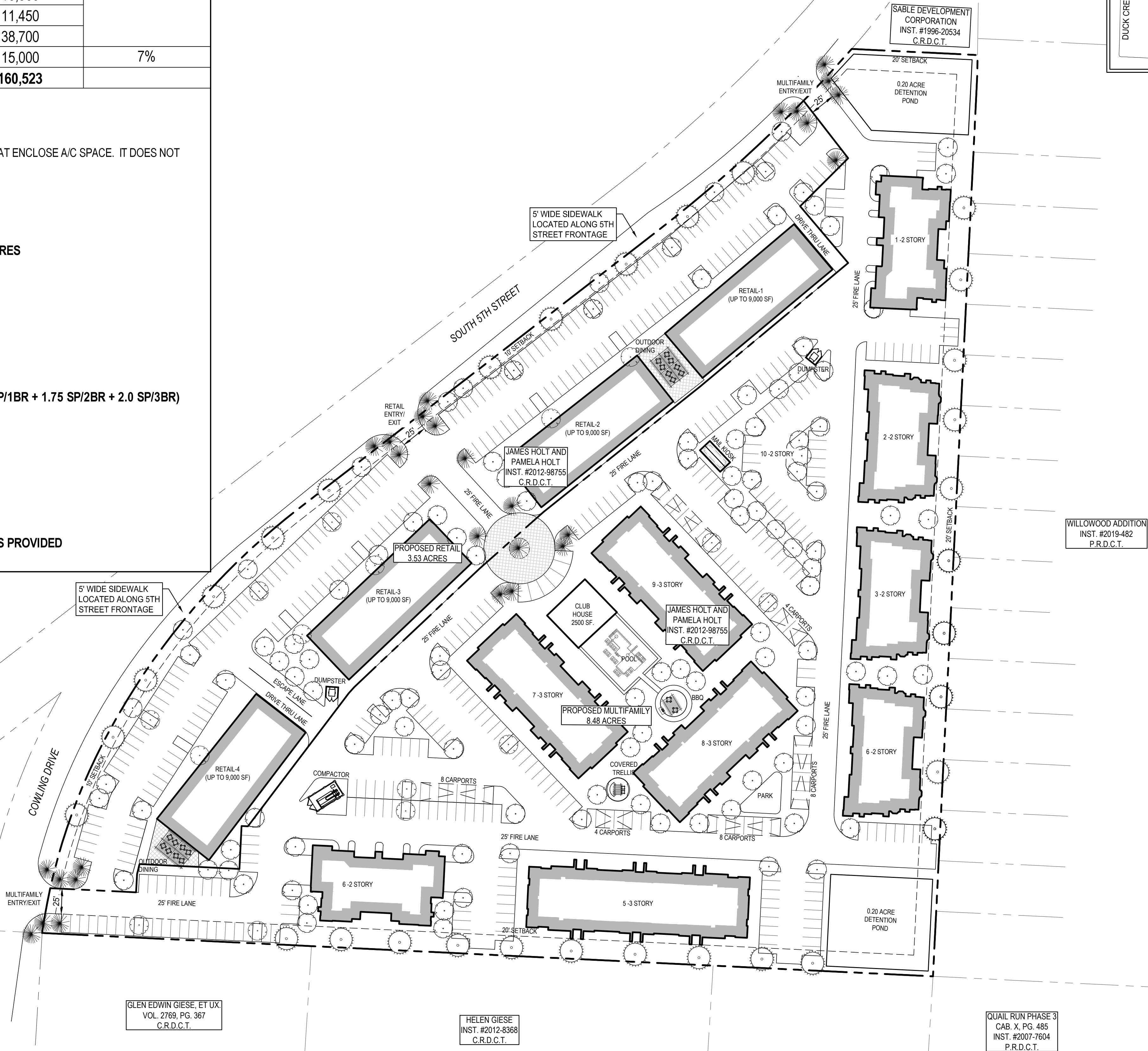


LOCATION MAP

SCALE : N.T.S.



0 60' 120'  
SCALE: 1" = 60'



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS



DRAWN: TBG	DATE: JULY 2022	PROJECT #: JPH21001	SHEET: C100
DESIGNED: TBG			
REVIEWER: AM			

## **EXHIBIT D**

Item 5.

### **RESIDENTIAL PROPERTY AMENITIES:**

- ☐ CLUBHOUSE
- ☐ YOGA / EXERCISE ROOM
- ☐ RESORT-STYLE POOL WITH TANNING LEDGE
- ☐ COMMUNITY BBQ AREAS WITH GRILLS
- ☐ COFFEE BAR / WI-FI CAFÉ
- ☐ WIRED FOR HIGH-SPEED INTERNET
- ☐ KITCHEN / SERVING AREA FOR PRIVATE RESIDENT FUNCTIONS IN CLUBHOUSE
- ☐ DOG PARK
- ☐ TRASH COMPACTOR (SINGLE LOCATION)
- ☐ PACKAGE LOCKERS

### **ADDITIONAL POTENTIAL RESIDENTIAL PROPERTY AMENITIES:**

- ☐ DOG WASH STATION

### **UNIT AMENITIES:**

- ☐ WOOD-LOOK LVT PLANK FLOORING
- ☐ TECH PACKAGE: DIGITAL WI-FI CONTROLLED THERMOSTAT, ELECTRONIC LOCKS, USB PORTS
- ☐ ENERGY EFFICIENT PACKAGE: DOUBLE-PANE WINDOWS, ENERGY STAR APPLIANCES, LED LIGHTS, LOW VOC PAINT
- ☐ SOLID SURFACE COUNTERTOPS
- ☐ STAINLESS STEEL KITCHEN APPLIANCES
- ☐ INCLUDES MICROWAVE
- ☐ WASHER / DRYER HOOK-UPS
- ☐ OVERSIZED WALK-IN SHOWERS \*
- ☐ 2" WOOD LOOK BLINDS
- ☐ CEILING FANS
- ☐ 9' CEILINGS
- ☐ PRIVATE 'PUPPY' YARDS\*
- ☐ COVERED / GARAGE PARKING \*

### **ADDITIONAL POTENTIAL UNIT AMENITIES:**

- ☐ KITCHEN PANTRIES \*
- ☐ KITCHEN ISLANDS \*
- ☐ WASHER / DRYER INCLUDED
- ☐ VALET TRASH PICK-UP

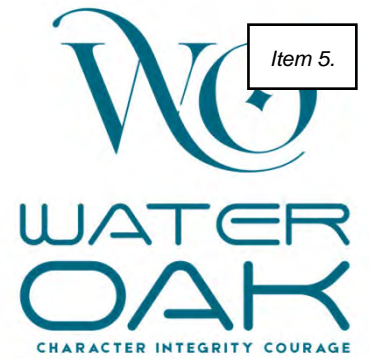
\*Some Unit Amenities available for specific Units only.





SANGER  
PRESERVE

EXHIBIT E



AUGUST 2022  
DESIGN FEATURES & COMMUNITY FEATURES



SANGER  
PRESERVE

Item 5.

*AN EXPERIENCED TEAM  
ASSEMBLED FOR  
MULTIFAMILY DEVELOPMENT*



WATER OAK LLC  
OWNER / OPERATOR  
PAMELA K. & JAMES HOLT



EJTJ VENTURES LLC, DALLAS, TEXAS  
CONSULTANT - DEVELOPMENT  
MARIE C. FREEMAN



CAF MANAGEMENT, FRISCO, TX  
PROPERTY MANAGEMENT  
TRENT WOODS & BROOKE HENDRY

**HUMPHREYS & PARTNERS** ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS  
ARCHITECT  
MICHAEL SMITH, & MADISON KRUK



PELTON LAND SOLUTIONS  
CIVIL ENGINEERING  
RICHARD PAYNE & BRAD SICARD







# PROJECT OVERVIEW

Item 5.

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
  - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 787	50	29%
2 BED / 2 BATH	925 – 1145	108	64%
3 BED / 2 BATH	1250	12	7%
TOTAL RENTABLE SF	160,523	170	100%
UNIT AVERAGE NET SF	944		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	36,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

\*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.

SOURCE: [1] [www.worldpopulationreview.com](http://www.worldpopulationreview.com)



The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

<b>CURRENT PARKING REQUIRED:</b>	
COMMERCIAL SPACES	144
RESIDENTIAL SPACES	288
<b>TOTAL REQUIRED</b>	<b>432</b>

<b>PARKING PROVIDED:</b>	<b>MF-2</b>	<b>B-2</b>	<b>TOTAL</b>
OPEN SURFACE SPACES	236	184	420
RESERVED CARPORT	40	0	40
PRIVATE GARAGES	24	0	24
<b>TOTAL PROVIDED</b>	<b>300</b>	<b>184</b>	<b>484</b>

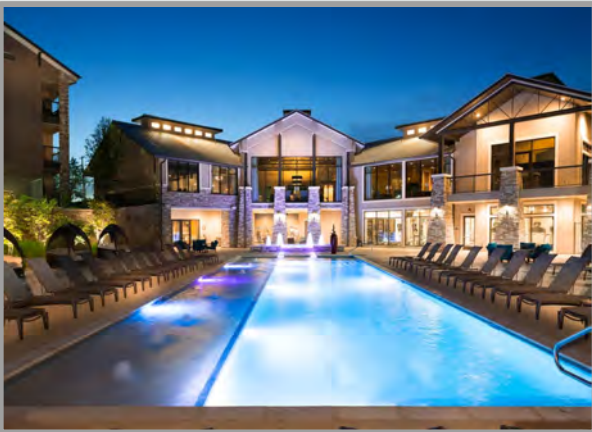
All Residential Parking will be Reserved (both unassigned & assigned)



39



# IDEA BOARD - CLUBHOUSE & AMENITIES





# IDEA BOARD — PROPERTY EXTERIOR

Item 5.



HERMOSA VILLAGE  
LEANDER, TX  
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES  
THE WOODLANDS, TX  
HUMPHREYS ARCHITECTS





# IDEA BOARD – UNIT INTERIORS

Item 5.



# UNIT PLANS

Typical Floor Plans will range from 700 SF to 1300 SF

Item 5.



UNIT A1  
HUD NET - 718 SQ. FT.



UNIT - B1  
NET - 1050 SQ. FT.



UNIT C1  
NET - 1190 SQ. FT.



UNIT A1-L  
757 NET S.F.

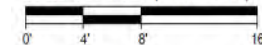


UNIT A1-U  
859 NET AC. SF



UNIT A2-L  
813 S.F.

SCALE 1/4" = 1'-0" (24"x36" SHEET)



# ENERGY STAR FEATURES

Item 5.

BUILDING WITH THESE ELEMENTS IN MIND RESULTS IN LOWER OPERATING COSTS, ENHANCES THE QUALITY OF LIFE FOR OUR RESIDENTS, AND MAXIMIZES VALUE FOR OUR INVESTORS AND SHAREHOLDERS.

- ☐ ENERGY STAR-RATED APPLIANCES \*
- ☐ LOW VOC INTERIOR PAINTS
- ☐ ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- ☐ INSULATION INCLUDING CAULKING OR SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- ☐ DIGITAL WI-FI CONTROLLED THERMOSTAT
- ☐ WOOD-LOOK PLANK FLOORING – GREEN RATED
- ☐ CABINETS SOURCED FROM WITHIN 500 MILES OF THE PROPERTY
- ☐ CEILING FANS
- ☐ 2” WOOD LOOK BLINDS
- ☐ NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- ☐ LED / CFL LIGHTING
- ☐ INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- ☐ HIGH-EFFICIENCY PLUMBING FIXTURES
- ☐ PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

*\*Applies to available appliances.*



# PARCEL LOCKERS

Item 5.

## SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

~ ~ ~ ~ ~

WITH THE EXPLOSION OF ALL-THINGS DELIVERED RIGHT TO OUR 'DOOR-STEP', WE NEED A WAY TO SECURE THE IMPORTANT DELIVERIES OF OUR RESIDENTS ... **PACKAGE LOCKERS** PROVIDE EASY TO USE, AUTOMATED LOCKERS. NO WORRIES ABOUT NOT BEING HOME TO RECEIVE A PACKAGE — THE ULTIMATE IN RESIDENT CONVENIENCE!

### Smartest Lockers.

Our industry-leading technology eliminates your package problems.



**Smart**  
Infrared scanner to detect packages in each locker



**Cool**  
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool



**Convenient**  
Multi-sized lockers accept most sized packages and full ADA compliance support any user



**Secure**  
Built in 24/7 cloud based video surveillance





**Advanced**  
Manage deliveries with the Parcel Pending mobile app



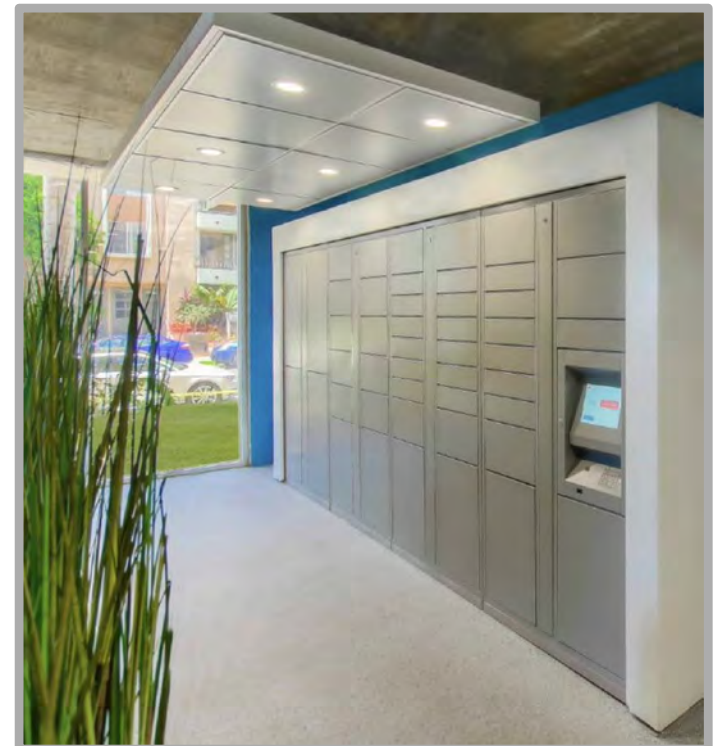
**Customizable**  
Choice of color or custom wrap to match any aesthetic or branding



**Fast**  
Barcode capture enables rapid package delivery



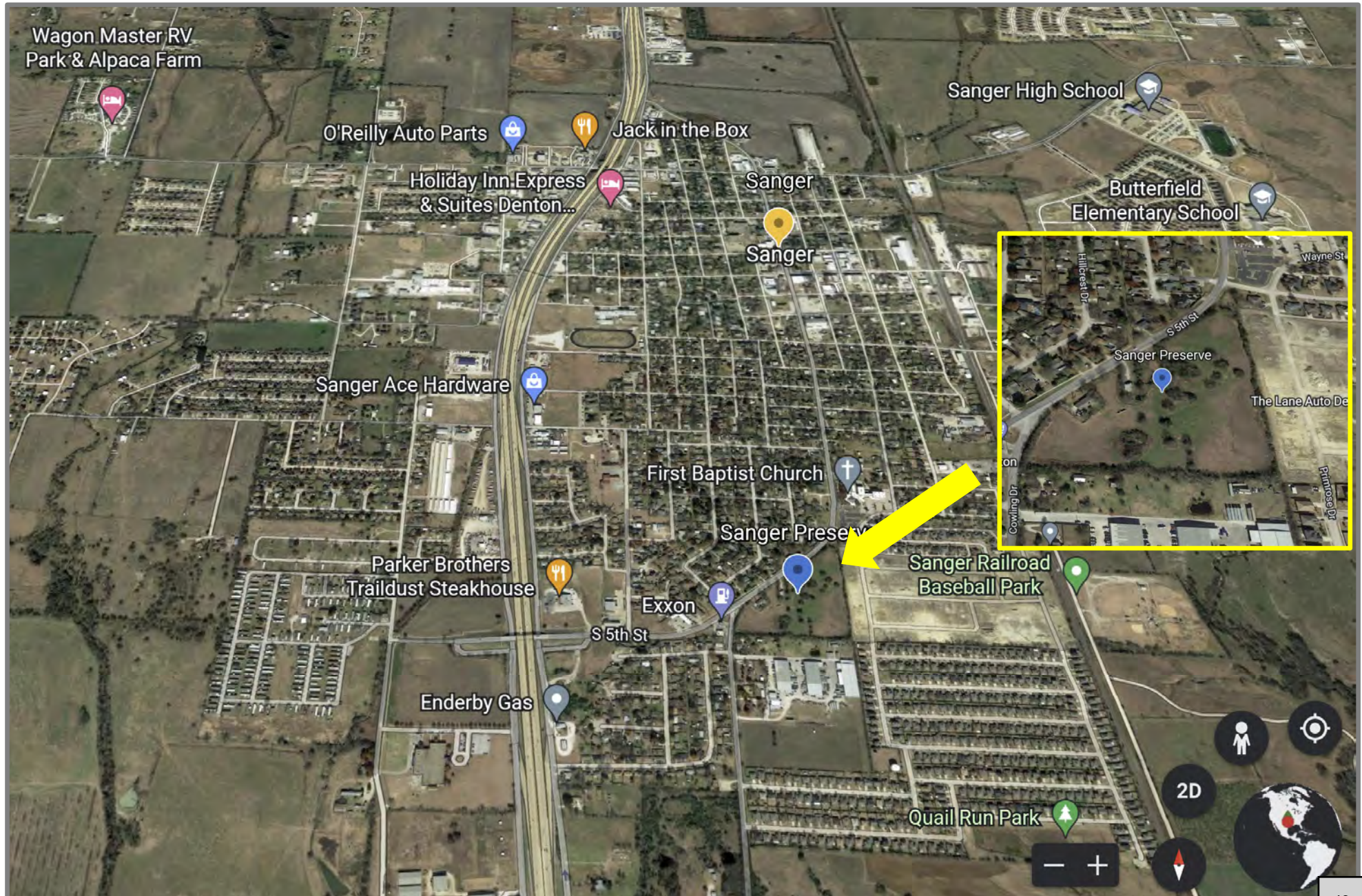
**Courier Agnostic**  
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability





# LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS

Item 5.





THANK YOU FOR YOUR TIME &  
CONSIDERATION!  
WE LOOK FORWARD TO WORKING WITH  
THE CITY OF SANGER TO BRING THIS  
BEAUTIFUL COMMUNITY TO LIFE!







## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the improvement of sidewalks and to allow no sidewalks be installed for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ, and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

**SUMMARY:**

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations 4-foot sidewalks will be installed on both sides of streets except along residential/estate streets. Residential Estates are defined as minimum 1.5 acre lots.
- The applicant is requesting not to install sidewalks.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report one response form in opposition has been received.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

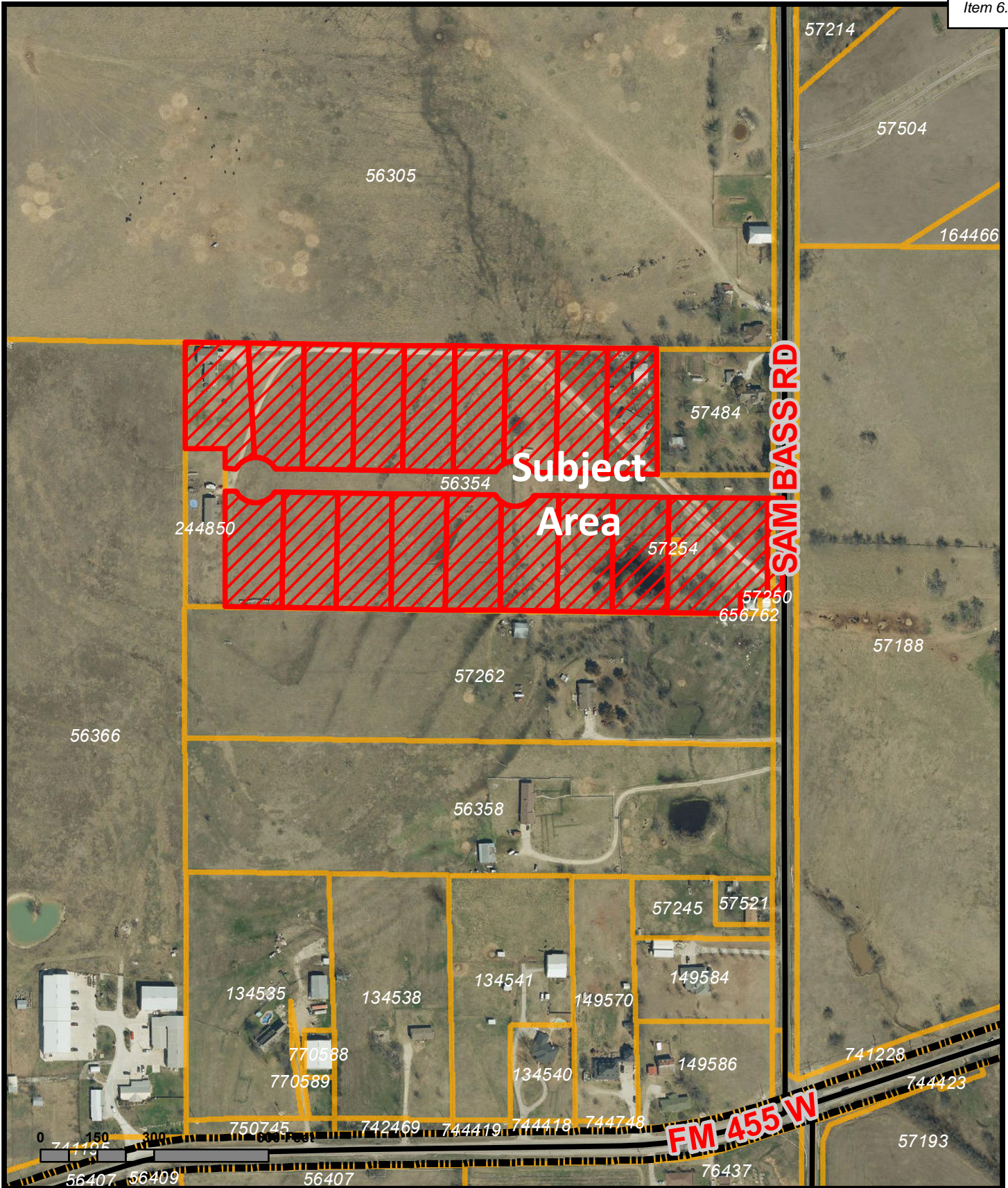
GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL.

**ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Layout Plan



**SANGER**  
TEXAS

Project: 8949 Sam Bass Road  
Sidewalk Variance  
Project No: 22SANZON-0046

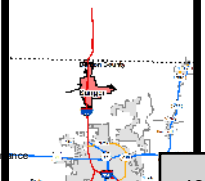


City Limits



Exhibits

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Date: 8/21/2022 4:20:12 PM  
Doc Name: 22SANZON-0046\_8949 Sam Bass Road Variance







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

## VARIANCE APPLICATION

### Applicant

### Owner (if different from applicant)

Name: OM GHARTY CHHETRI	Name: BEN BURNSIDE
Company: ICIVIL ENGINEERING	Company: REDEEMED ASSETS LLC
Address: 1101 W EULESS BLVD STE 412H	Address: 2701 WIND RIVER LN
City, State, Zip EULESS, TX 76040	City, State, Zip DENTON, TEXAS 76210
Phone: 972-523-5493	Phone: 940-368-0963
Fax:	Fax:
Email: OMGC@ICIVILENG.COM	Email: BEN.BURNSIDE@YAHOO.COM

### Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

PROPOSED BURNSIDE ADDITION

8949 SAM BASS ROAD, PROPERTY ID: 56354, 21.394 ACRES, (SEE ATTACHED SITE PLAN AND LOCATION MAP)

Describe the proposed variance (how much, where on the property, for what purpose):

Section 10.106 Improvements, ( c ) Sidewalks

Request to not require sidewalks

Subdivision Standards

Owner Signature

*Ben Burnside*

07/29/22

Date

Office Use

	Fee
	Date

iCivil Engineering  
1001 W Eules Blvd Suite 412H  
Eules, TX, 76040  
Office: 972-523-5493  
[omgc@icivileng.com](mailto:omgc@icivileng.com)  
TBPE: F-19293

August 16, 2022

City of Sanger  
Department of Development Services Attn: Ramie Hammonds  
201 Bolivar St.  
Sanger, Tx 76266

Burnside Addition  
Request for Variances from the Subdivision Ordinance - Sidewalk Letter of intent

Dear Ms. Hammonds,

**Project Description**

The developer is presenting a single-family residential development at 8949 Sam Bass Road in the City of Sanger E.T.J., Denton County, Texas.

The proposed development will create 17 residential lots with a minimum lot size of 1 acre and one lot dedicated to Bolivar Water Supply.

In this proposed development, the residential street of 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers has been proposed

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres with residential/estate street. Therefore, a number of variances are necessary. In particular we are presenting a request to not construct the sidewalks.

**Variance Request**

Below is a list of references in the Subdivision Ordinance where the requirements for sidewalks are discussed:

10.105 General Plat Requirements, (3) Gated Community/Private Streets, (L), Sidewalks and Bikeways  
Does not apply as this is not a gated community or private streets.

10.106 Improvements, ( c ) Sidewalks

Request to not require sidewalks

iCivil Engineering  
1001 W Eules Blvd Suite 412H  
Eules, TX, 76040  
Office: 972-523-5493  
[omgc@icivileng.com](mailto:omgc@icivileng.com)  
TBPE: F-19293

### **Discussion**

As noted above, we are not constructing nor proposing a gated community or private streets. Therefore Section 10.105 of the Subdivision Ordinance does not apply.

In regards to Section 10.106 please consider:

The City of Sanger specifies that sidewalks are a public work improvement to be constructed within the right of way, by the developer, to city standards, dedicated to the City, maintained by the developer for the warranty period (warranty bond) and then maintained by the City.

Denton County does not allow sidewalks in the right of way and will not maintain sidewalks.

The proposed development does not include any common areas or amenities that would be served by a pedestrian system.

There are not any public facilities or areas of common interest within a 10 to 15 minute walking distances that would be served by these sidewalks.

There are not any existing sidewalks in the immediate area or nearby for which these sidewalks would complete or compliment a pedestrian system.

The City does not have any capital improvements plans to extend sidewalks out to the area.

If sidewalks were allowed or if they were constructed in public sidewalk easements then it is not clear how the city would maintain sidewalks in the county.

If sidewalks were constructed in a public sidewalk easement, then there is still not a provision to connect the sidewalks via a sidewalk with bridges crossing the Denton County right of way as the county does not allow sidewalks. Then there is still the issue of sidewalk maintenance.

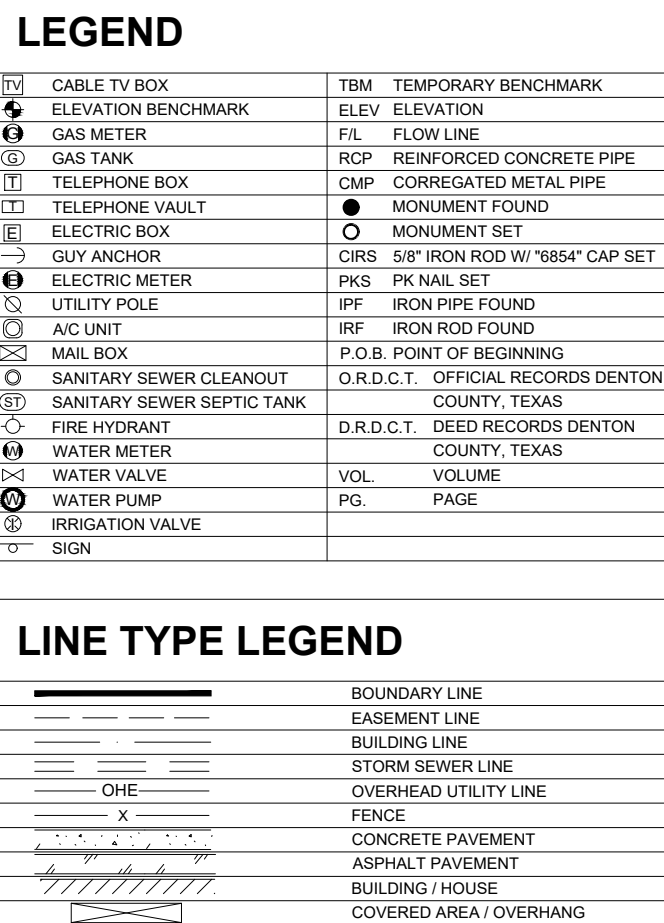
We are not averse to constructing sidewalks in the development (mostly as houses are constructed) if the City and the County can make arrangements to accommodate city sidewalks in the county (ETJ) areas.

It is our humble opinion that the City of Sanger does not require a sidewalks in its developments in its extraterritorial jurisdiction. Therefore we request to approve the variance.


Respectfully,



Om Gharty Chhetri, PE, CFM



## BENCH MARK LIST

TBM #1       SET ON A 15" RCP HEADWALL  
8± NORTH OF THE MOSTEASTERLY SOUTH  
PROPERTY LINE AND 18± WEST OF THE  
CENTERLINE OF SAM BASS ROAD.  
ELEV: 735.46'

TBM #2      5/8" IRON ROD SET ON THE SOUTH  
SIDE OF A GRAVEL ROAD, 37± SOUTH OF  
THE WEST PROPERTY LINE AND 654± EAST OF  
THE NORTH PROPERTY LINE.  
ELEV: 741.70'

**FLOOD STATEMENT:**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0205G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

1222 Greenbriar St. Denton, Texas 76201		FIRM # 10194687		Tel. No. (940) 293-3180	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	MLB	TLS	04/25/2022	2022-014	1 OF 1
<b>OWNER / APPLICANT:</b> Rodemede Assets LLC 2701 Wind River Ln. Denton, Texas 76210 Ph: Contact: Ben Burnside			<b>SURVEYOR:</b> Trinity Land Surveying, LLC 1222 Greenbriar St. Denton, TX 76201 Ph: (940) 293-3180 Contact: Michael Black, RPLS		



## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on a request for a variance from Chapter 10 Subdivision Regulations Article 10.100 Subdivision Ordinance, Section 10.105 to allow a variance from the required 31 feet street, face to face of curb and a 50 foot right-of-way with sidewalks, storm sewers, and utilities in the right-of-way and to allow for county requirements of no minimum street width in a 60 foot right-of-way without curb and gutter and storm sewers for 21.36 acres of land described as A0658A JANUARY TR 3 within the City of Sanger's ETJ and generally located on Sam Bass Rd approximately 1323 feet north of the intersection of FM 455 and Sam Bass Rd.

### **SUMMARY:**

- The proposed subdivision is located within the City of Sanger's Extra Territorial Jurisdiction.
- The subdivision will consist of 17 residential lots.
- Lots will be a minimum 1.0 acre in size.
- Per city regulations streets must be a minimum 31 feet wide from face of curb to face of curb with enclosed drainage.
- The minimum right-of-way is 50 feet.
- Per city regulations Residential Estates lots are allowed to be 28 feet from edge to edge in a 60-foot right-of-way with barrow ditch drainage. Residential Estates lots are defined as minimum 1.5 acre lots.
- The applicant is requesting to follow Denton County standards with no minimum street width and 60-foot right-of-way with borrow ditch drainage and driveway culverts.
- Staff mailed out 8 public hearing notices to owners of properties within 200 feet of the subject property. At the time of this report no responses have been received.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

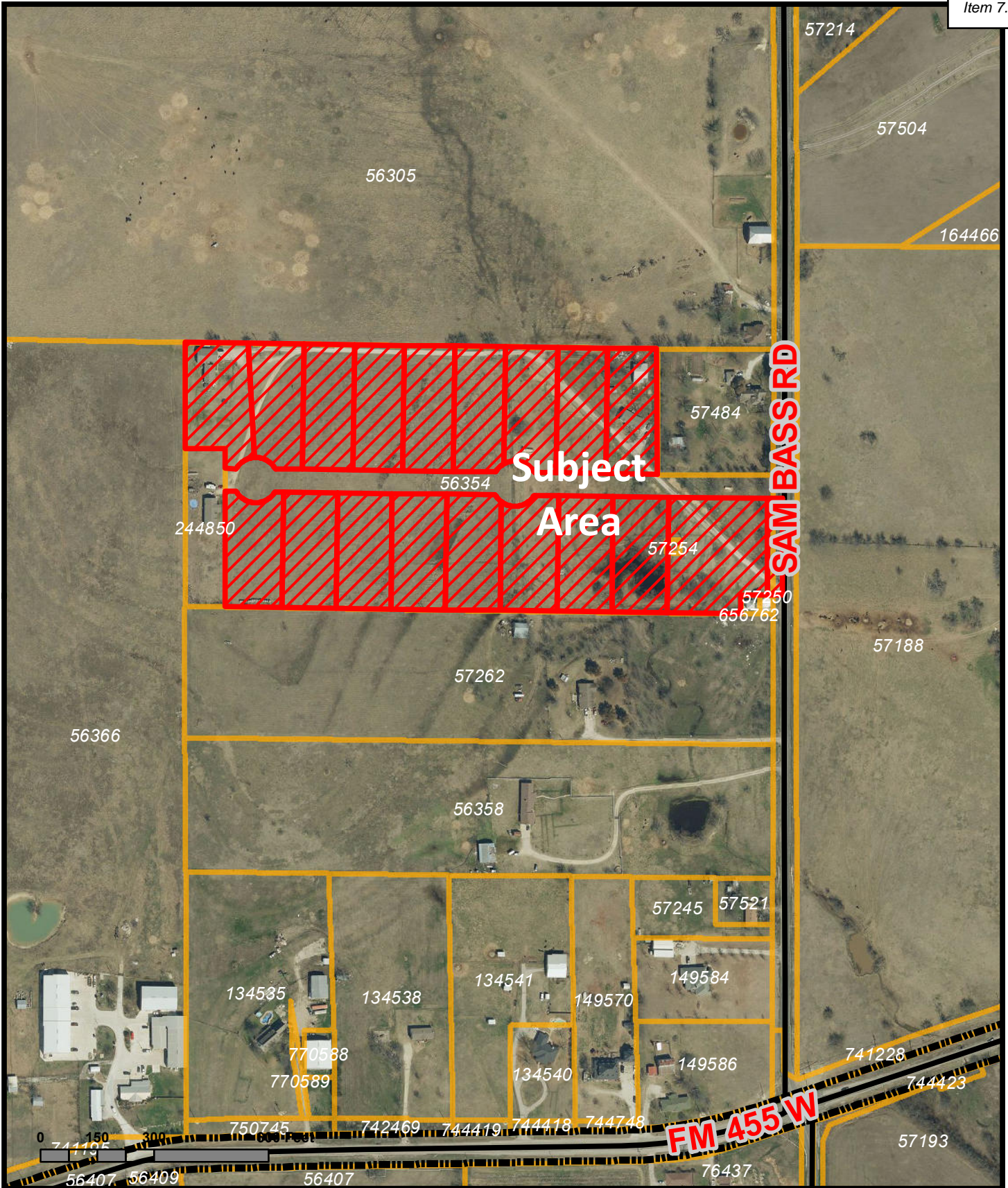
### **RECOMMENDED MOTION OR ACTION:**

Staff recommends DENIAL.

### **ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Layout





Project: 8949 Sam Bass Road  
Residential Street Section Variance  
Project No: 22SANZON-0048

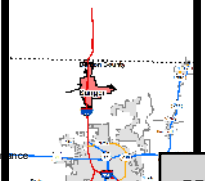


CityLimits



Exhibits

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Date: 8/21/2022 4:26:15 PM  
Doc Name: 22SANZON-0048\_8949 Sam Bass Road Variance





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

## VARIANCE APPLICATION

### Applicant

### Owner (if different from applicant)

Name: OM GHARTY CHHETRI	Name: BEN BURNSIDE
Company: ICIVIL ENGINEERING	Company: REDEEMED ASSETS LLC
Address: 1101 W EULESS BLVD STE 412H	Address: 2701 WIND RIVER LN
City, State, Zip EULESS, TX 76040	City, State, Zip DENTON, TEXAS 76210
Phone: 972-523-5493	Phone: 940-368-0963
Fax:	Fax:
Email: OMGC@ICIVILENG.COM	Email: BEN.BURNSIDE@YAHOO.COM

### Submittal Checklist

<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Letter of Intent
<input type="checkbox"/>	\$200.00 Application Fee (Check Payable to City of Sanger)

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

PROPOSED BURNSIDE ADDITION

8949 SAM BASS ROAD, PROPERTY ID: 56354, 21.394 ACRES, (SEE ATTACHED SITE PLAN AND LOCATION MAP)

Describe the proposed variance (how much, where on the property, for what purpose):

Sec. 10.106 Improvements, (b) Street Paving (2)(A) Residential/Local Street, Residential/Estate Street and Alley Construction  
Request to construct a Residential/Estate Street

Owner Signature

*Ben Burnside*

07/29/22

Date

Office Use

	Fee
	Date



August 16, 2022

City of Sanger  
Department of Development Services  
Attn: Ramie Hammonds  
201 Bolivar St.  
Sanger, Tx 76266

Burnside addition  
Request for Variances from the Subdivision Ordinance – Residential/local street Letter of Intent

Dear Ms. Hammonds,

### **Project Description**

The developer is presenting a single-family residential development at 8949 Sam Bass Road in the City of Sanger E.T.J., Denton County, Texas.

The proposed development will create 17 residential lots with a minimum lot size of 1 acre and one lot dedicated to Bolivar Water Supply.

In this proposed development, the residential street of 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers has been proposed.

It is desired to construct the development in generally in accordance with the City of Sangers regulations for estate developments. However, estate developments require a minimum lot size of 1.5 acres. Therefore, a number of variances are necessary. In particular we are presenting a request to construct a residential/estate street section.

### **Variance Request**

Below is a list of references in the Subdivision Ordinance where the requirements for residential/estate streets are discussed:

- 10.105 General Plat Requirements, (1) Streets, (I) (iv) Residential Estate
- o Requires a minimum of 1 ½ acres compared to the county requirement of 1 acre.

### **Discussion**

In regards to Section 10.105 please consider:

The proposed development is on the far western limit of city ETJ. It will be many years before the urban additions, currently within the city limits, expand to adjoin the rural developments within the ETJ and beyond. Residential/Estate type developments within the city limits and on its fringes should reasonably be required to adhere to the Residential/Estate type developments.

Here, Residential/Estate streets will be provided without curb and gutter, sidewalks and storm sewer systems. Borrow ditches will be commonly constructed to provide for drainage along with driveway culverts.

The minimum street widths for the City of Sanger is 31 feet, face to face of curb for residential streets in a 50 foot right-of-way with sidewalks, storm sewers and city utilities in the right-of-way and franchise utilities in utility easements adjacent to the right-of-way.

Here, The width for a residential street will be 28 feet from edge to edge in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. City utilities will be within the right-of-way and franchise utilities will be in utility easements adjacent to the right-of way.

The minimums for Denton County are no minimum for the street width in a 60 foot right-of-way without curb and gutter, without sidewalks and without storm sewers. Drainage is accommodated by borrow ditches and culverts. All utilities are in utility easements adjacent to the right-of-way except for roadway crossings perpendicular to the roadway.

Typically a minimum pavement width of 24 feet edge to edge for residential development is provided in Denton County.

The proposed development will connect to county roads that are expected to remain in the county for years to come. They will be maintained by Denton County.

It is a common understanding that county developments are rural. The county minimum is one acre. It seems appropriate that the residential/estate section is applicable in the ETJ.

The City of Sanger's residential/estate street section is much more in line with the Denton County road section than the City's residential street section.

It seems appropriate that the city's regulations for a rural type street, particularly in the ETJ, should align more with the county's requirements for streets except perhaps in those areas where annexation is imminent.

iCivil Engineering  
1001 W Euless Blvd Suite 412H  
Euless, TX, 76040  
Office: 972-523-5493  
[omgc@icivileng.com](mailto:omgc@icivileng.com)  
TBPE: F-19293

It is our humble opinion that the City of Sanger's residential/estate street section more closely aligns with the Denton County requirements and should be allowed for this development.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Om Gharty Chhetri', is written over a faint, rectangular stamp. The signature is fluid and cursive.

Om Gharty Chhetri, PE, CFM





## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on Ordinance No. 10-28-22 regarding zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

### **SUMMARY:**

- The applicant is proposing to rezone the subject property of approximately 12.01 acres from (A) Agricultural to (PD) Planned Development zoning.
- The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
- The commercial will be four approximately 9000 sq ft buildings with parking in the front.
- Multi-family will be made up of 5 two story buildings along the edges of the development and 4 three story buildings in the middle with a total of 170 units.
- The units will range from 1-3 bedrooms and be constructed to resemble a large house.
- The multi-family project will have 24 private garages and 40 reserved carport spaces.
- The development will be providing more parking spaces than is required per code. The commercial requires 144 parking spaces and the applicant is providing 184. The residential requires 288 and the applicant is providing 300. This will allow for overflow parking for both uses.
- The development will have an amenity center with swimming pool and patio area along with other amenities.
- The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
- Staff mailed out 81 public hearing notices to owners of properties within 200 feet of the subject property. We received responses 3 in opposition.
- Staff had previously noticed this project and received 5 responses in opposition. Two of these were duplicated this time, so a total of 6 responses in opposition were received over the life of the project.
- The Planning & Zoning Commission recommended APPROVAL.

### **FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

### **RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

### **ATTACHMENTS:**

Location Map

Ordinance No. 10-28-22

Application

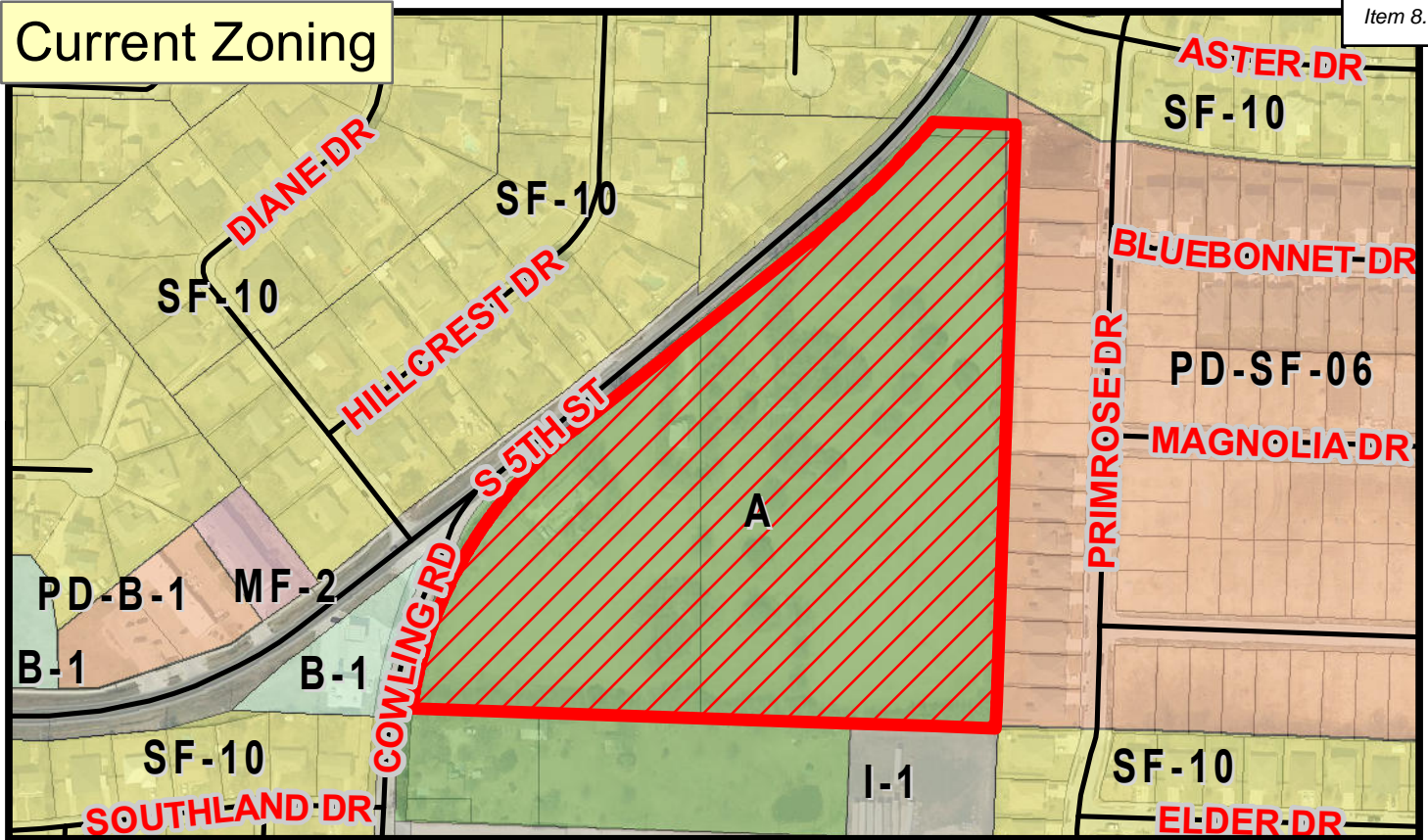
Letter of Intent

First Notice Comment Response Forms in Opposition

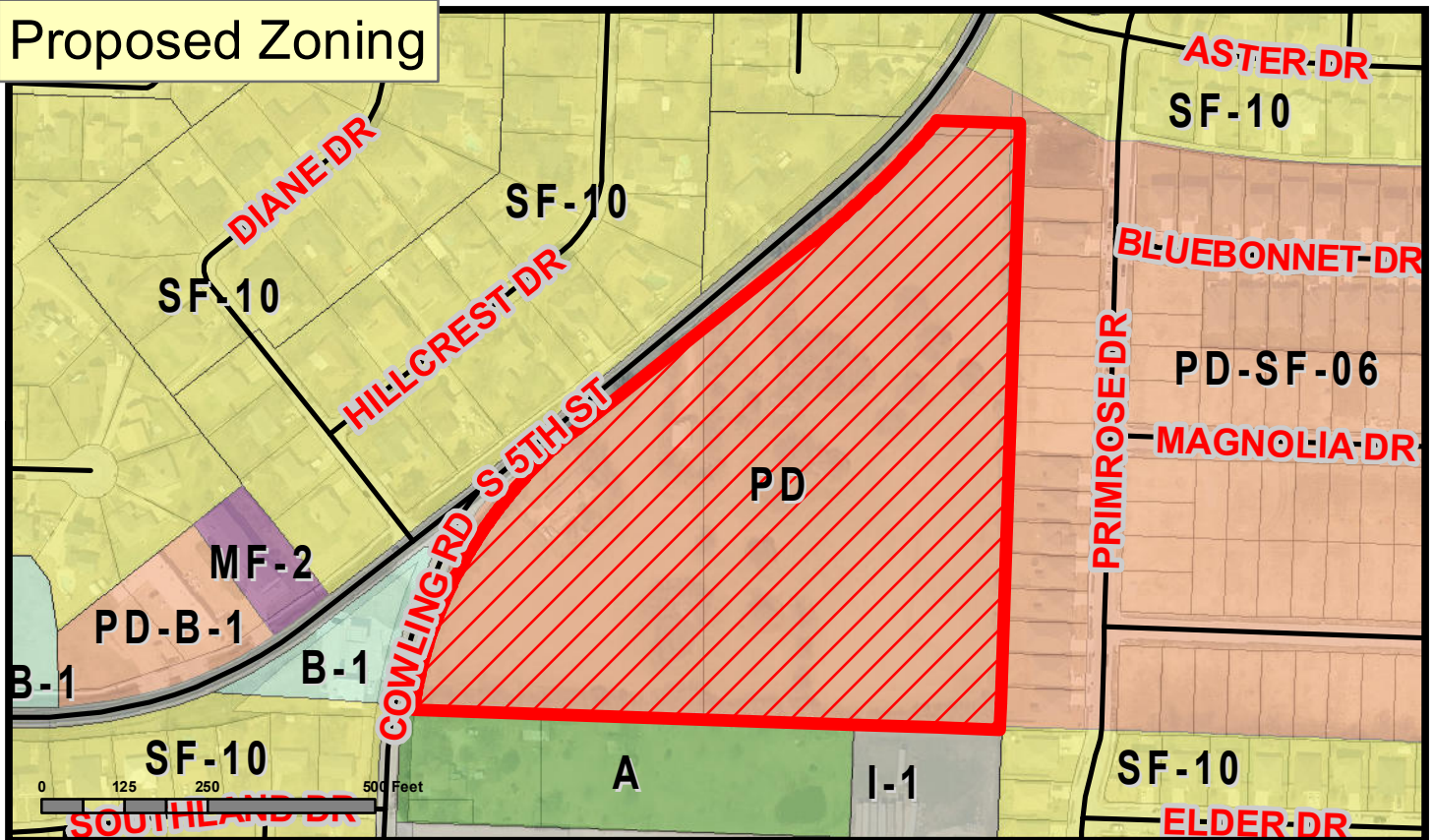




# Current Zoning



# Proposed Zoning







Location: Sanger Preserve - 801, 803, 805 S. 5th St.  
PD Zoning Change (MF-2; B-2)  
Project: 22SANZON-0035

City Limits Exhibits



DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.



**CITY OF SANGER, TEXAS**

**ORDINANCE 10-28-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 12.01 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 264 AND 265 FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD); 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 September 12, 2022, 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**, 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 provisions 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 Agricultural (A) to Planned Development (PD) is hereby granted for the property generally located on the southeast corner of 5<sup>th</sup> Street and Cowling Road and described in **Exhibits A - E**.

**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 3rd day of October, 2022.

**APPROVED:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**



---

Prepared for the City of Sanger (the “City”)

**PURPOSE STATEMENT:**

To establish a quality master planned multi-phase and multiple product residential and commercial community for the property described by metes and bounds on **Exhibit “B”** (the “Property”) of this Planned Development Ordinance (“PD”). Development and use of the Property shall comply with the Sanger Zoning Ordinance adopted as of August 3, 1987, and subsequent amended (the “Zoning Ordinance”) and this PD ordinance. In the event of a conflict between the Zoning Ordinance and this PD ordinance, this PD ordinance shall control. If the PD is silent in a particular area, the City of Sanger Code of Ordinances shall apply.

References to City of Sanger Exterior Façade Design Criteria Manual (“Design Criteria”) shall mean such manual as adopted on October 7, 2019.

**PROPOSED USES:**

**Business District (B-2)**

Approximately 3.53 +/- acres are proposed as local business and retail space which open space of approximately 1.16 acres, including outdoor seating for patrons. Will meet or exceed the required minimum parking spaces of 144 spaces, assuming 1 space / 250 sf, actual will be directly correlated to the actual square footage of the commercial buildings

Business designated areas shall consist of four (4) individual buildings of approximately 36,000 square feet.

Zoning Ordinance set-back for the side and rear yards have a five (5') foot set-back. See additional information below under Business District.

**Multi-family (MF-2)**

Approximately 8.48 +/- acres are proposed as multifamily which includes open space of approximately 2.69 acres. Will meet or exceed the required minimum parking spaces of 288 spaces, per Section 19.4 of the ‘MF-2’ Multifamily Residential District -2 specifications, which is comprised of open-air parking, carport parking and garage parking.

Multifamily shall consist of a clubhouse and nine (9) residential buildings, which will consist of:

- four (4) two-story buildings which back to single-family residential,
- one (1) two-story and one (1) three-story building along the shared property line with agricultural land
- three (3) three-story buildings in the center of the property.

Zoning Ordinance set-back along the East wall backing to the Willowood Addition of twenty feet (20').

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**PARKING**

The parking of both the Business District and Multi-family are necessary for a combined design. Parking spaces may be available to both business patrons and multi-family residents. A minimum number of spaces will be designated as 'Reserved' for each of the multi-family units. B-2 patrons may park to the rear of the business entrances, and MF-2 parking may be visible from the public streets. There will be landscaping in areas as shown on the Site Plan ('**Exhibit C**') and further per the City approved landscape plans, however, all off-street parking will not be completely screened due to off-street parking serving both B-2 and MF-2.

Total Property Acreage = +/- 12.01. Total Parking will meet or exceed the required minimum of 432 spaces.

**COMMUNITY FEATURES:**

The hardscape within the community shall include entry monuments, screening walls of brick, stone and/or concrete masonry backing to residential spaces; brick, stone, concrete, and or black metal backing to public or commercial spaces; and community signage constructed of brick, stone and/or decorative metal. Height and installation of fencing will meet or exceed the Design Criteria (Section 2.2(i)) a minimum of 6 feet tall. See **Exhibit D** for community amenities.

Satellite Dishes will be prohibited on the individual units.

Trash compactors and dumpsters will be fenced or walled from view with gates and will be accented with landscape. The enclosures will be CMU blocks with steel / metal gates.

A property owners association ("POA") shall be established to own and maintain the private open spaces, common areas, landscape improvements, perimeter masonry and/or steel fencing, entry monuments and signage. The POA shall maintain common area parking lots. Sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the POA. The sidewalks running parallel to South 5<sup>th</sup> Street in front of the commercial buildings shall be five foot (5') wide.

**DESIGN ELEMENTS**

**MULTIFAMILY:**

Residential dwellings will meet the Design Criteria. This includes the minimum of four (4) amenities for the common areas available to residents. Such amenities are detailed on **Exhibit D** for both the units and community.

No building shall exceed a maximum height of forty-five feet (45'). The building height of the two-story residential units along the eastern edge of the property with a shared property line with Willowood Addition, shall not exceed twenty-five feet (25') and shall have a set-back of twenty feet (20') from the fence / property line.

**BUSINESS DISTRICT:**

The maximum height of the Business District-2 ("B-2") will be maximum 40'.

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The front set-back will be per current zoning ordinance, with five foot ("5") rear and side setbacks. The side and rear of the commercial buildings do not abut directly to other buildings, each building has parking separating it from other buildings on and off the property.

Any mechanical equipment including roof top equipment shall be screened from residential areas either by fencing, landscaping or rooftop screening as applicable.

**MULTIFAMILY, TOWNHOME AND NON-RESIDENTIAL USES LANDSCAPE REQUIREMENTS:**

All landscape requirements shall comply with Sections 48.4 and 48.5, Landscape Regulations of the Zoning Ordinance. There will be sidewalks as required parallel to the commercial spaces fronting South 5<sup>th</sup> Street. There will be landscape screening of utilities.

~ END ~

**DESCRIPTION FOR PROPOSED ZONING CHANGE OF  
12.015 ACRES OF LAND**

**BEING** that certain tract of land situated in the H. Tierwester Survey, Abstract Number 1241, City of Sanger, Denton County, Texas, being all that certain tract of land described by deed to James Holt and Pamela Holt, recorded in Instrument Number 2012-98755, County Records, Denton County, Texas (C.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at the southwest corner of herein described tract, being in the east right-of-way line of Cowling Road (60-foot right-of-way), same being the northwest corner of that certain tract of land described by deed to Glen Edwin Giese and wife, Helen Jean Giese, recorded in Volume 2769, Page 367, C.R.D.C.T., same also being the beginning of a curve to the right;

**THENCE** with said east right-of-way line and said curve to the right, an arc distance of 197.80 feet, through a central angle of  $19^{\circ}14'10''$ , having a radius of 589.15 feet, the long chord of which bears  $N 17^{\circ}44'04''E$ , 196.87 feet, to the beginning of a curve to the right;

**THENCE** with said curve to the right, continuing with said east right-of-way line, an arc distance of 302.53 feet, through a central angle of  $24^{\circ}53'54''$ , having a radius of 696.19 feet, the long chord of which bears  $N 39^{\circ}48'06''E$ , 300.16 feet, to the southeast right-of-way line of 5<sup>th</sup> Street (60 foot right-of-way);

**THENCE**  $N 52^{\circ}15'03''E$ , continuing with said southeast right-of-way line, 450.15 feet to the beginning of a curve to the left;

**THENCE** with said curve to the left, continuing with said southeast right-of-way line, an arc distance of 261.96 feet, through a central angle of  $10^{\circ}50'46''$ , having a radius of 1383.83 feet, the long chord of which bears  $N 46^{\circ}49'32''E$ , 261.57 feet, to the northwest corner of herein described tract, same being the southwest corner of that certain tract of land described by deed to Sable Development Corporation, recorded in Instrument Number 1996-20534, C.R.D.C.T.;

**THENCE**  $S 87^{\circ}13'05''E$ , with the south line of said Sable Development Corporation tract, 124.31 feet to the northeast corner of herein described tract, same being the southeast corner of said Sable Development Corporation tract, same also being in the west line of Lot CA-1, Block E, Willowood Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-482, Plat Records, Denton County, Texas (P.R.D.C.T.);

**THENCE**  $S 00^{\circ}49'32''W$ , with said west line, 20.49 feet;

**THENCE**  $S 02^{\circ}48'39''W$ , continuing with the west line of said Willowood Addition, 890.01 feet to the southeast corner of herein described tract, same being the northeast corner of Lot 1R, Block A, Ashley Waters Addition, an addition to the City of Sanger, Denton County, Texas, according to the plat thereof recorded in Instrument Number 2019-264, P.R.D.C.T., same also being the northwest corner of Quail Run Phase 3, an addition to the City of Sanger, Denton



County, Texas, according to the plat thereof recorded in Cabinet X, Page 485 (Instrument Number 2007-7604), P.R.D.C.T.;

**THENCE** N 87°12'48"W, 880.06 feet, to the **POINT OF BEGINNING** and containing 523,362 square feet or 12.015 acres of land more or less.

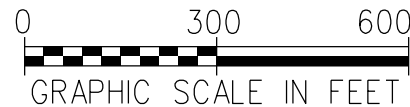
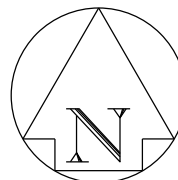
"Integral Parts of this Document"

1. Description – 2 Pages
2. Exhibit

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"This document was prepared under 22 TAC 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Item 8.



H. TIERWESTER SURVEY  
ABSTRACT\* 1241

ZONED "SF-10"  
(SINGLE FAMILY)

"Integral Parts of this Document"

1. Description - 2 Pages
2. Exhibit

ZONED "B-1"  
(BUSINESS)

ZONED "A"  
(AGRICULTURAL)

JAMES HOLT and  
PAMELA HOLT  
Inst.# 2012-98755  
C.R.D.C.T.  
12.015 Acres

Approx. Survey Line

GLEN EDWIN GIESE, et ux.  
VOL. 2769, PG. 367  
C.R.D.C.T.

HELEN GIESE  
Inst.# 2012-8368  
C.R.D.C.T.

ZONED "I-1"  
(INDUSTRIAL)

ZONED "SF-10"  
(SINGLE FAMILY)

QUAIL RUN  
PHASE 3  
CAB. X, PG. 485  
INST. #2007-7604  
P.R.D.C.T.

LOT 1R  
ASHLEY WATERS ADDITION  
INST. #2019-264  
P.R.D.C.T.

M. BURLESON SURVEY  
ABSTRACT\* 71

MCKINNEY & WILLIAMS SURVEY  
ABSTRACT\* 940

EXHIBIT FOR PROPOSED ZONING OF

*12.015 Acres of Land*

SITUATED IN THE HENRY TIERWESTER SURVEY, ABSTRACT NUMBER 1241,  
CITY OF SANGER, DENTON COUNTY, TEXAS

S. FIFTH AND COWLING

UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
A1U-BH	1br/1ba	750	5	3%	3,750	
A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	64%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,056	10	6%	10,560	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	7%
C1-BW	3br/2ba	1,250	12	7%	15,000	
TOTALS			170	100%	160,523	

UNIT AVERAGE NET SF :

944

\* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF :

944 S.F.

ACREAGE:

8.48 MF ACRES / 12.01 TOTAL ACRES

DENSITY:

20.05 UNITS / ACRE

RETAIL AREA

UP TO 36000 S.F.

PARKING:

REQUIRED

144 RETAIL SPACES @ 1/250 S.F.

288 RESIDENTIAL SPACES (1.5 SP/1BR + 1.75 SP/2BR + 2.0 SP/3BR)

432 TOTAL SPACES REQUIRED

PROVIDED

184 RETAIL SPACES

24 GARAGE SPACES

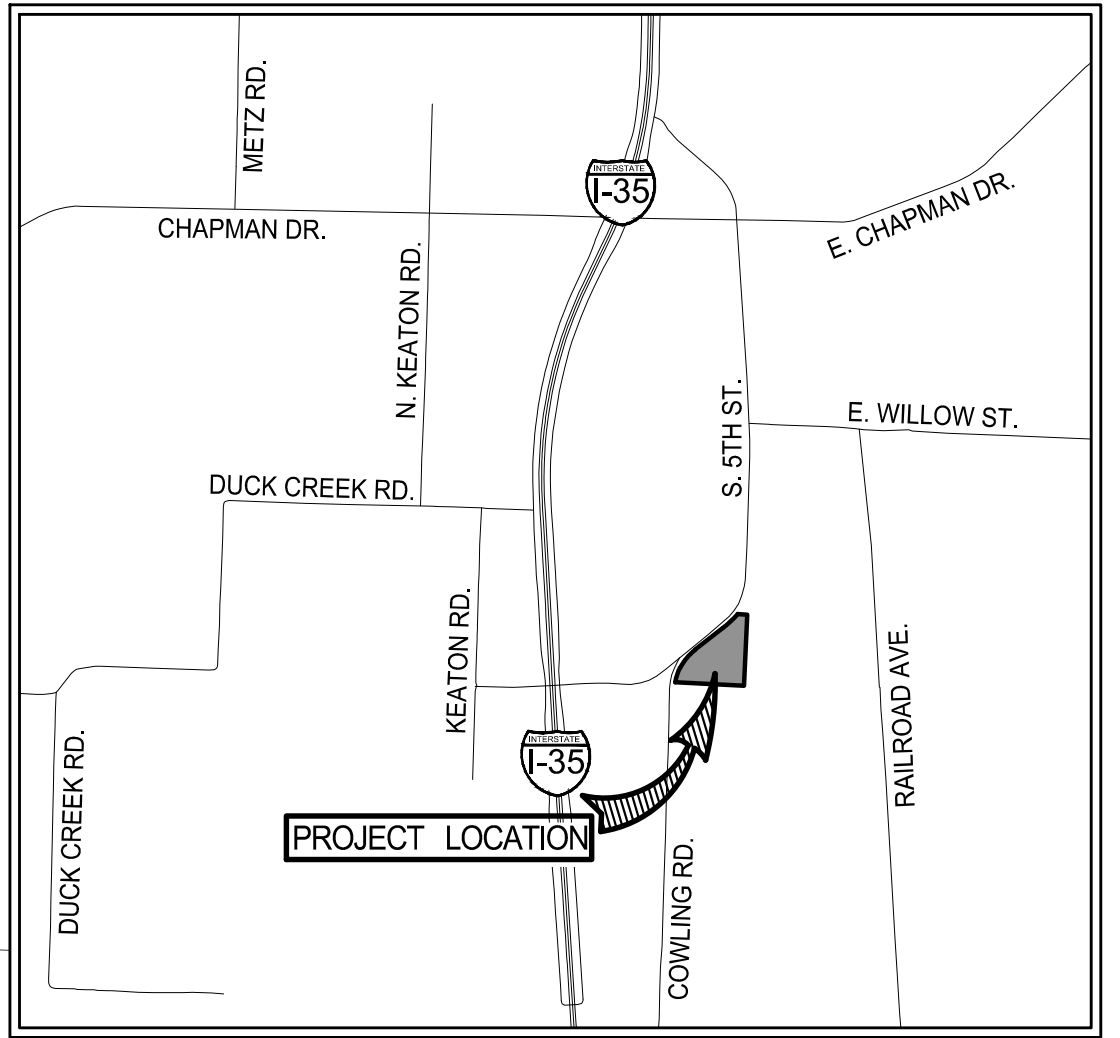
40 CARPORTS

236 OPEN SURFACE SPACES

300 TOTAL RESIDENTIAL SPACES PROVIDED

484 TOTAL SPACES PROVIDED

Exhibit C

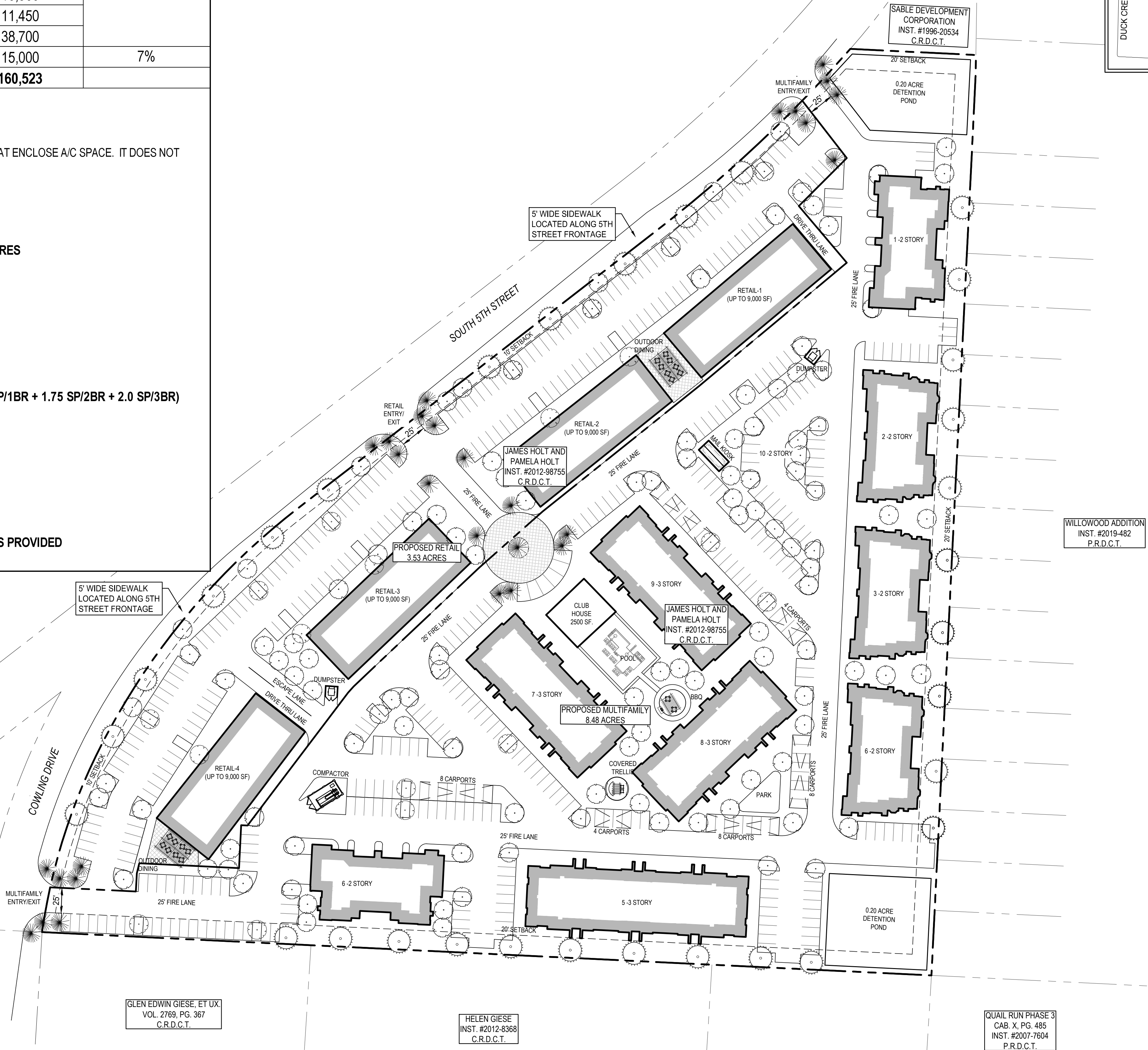


LOCATION MAP

SCALE : N.T.S.



0 60' 120'  
SCALE: 1" = 60'



SANGER PRESERVE

ZONING SITE PLAN EXHIBIT

SANGER, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207  
9800 HILLWOOD PKWY., SUITE 250, FORT WORTH, TEXAS 76177  
FORT WORTH PHONE: (817) 562-3350

DRAWN: TBG	DATE: JULY 2022	PROJECT #: JPH21001	SHEET: C100
DESIGNED: TBG			
REVIEWER: AM			

## **EXHIBIT D**

Item 8.

### **RESIDENTIAL PROPERTY AMENITIES:**

- ☐ CLUBHOUSE
- ☐ YOGA / EXERCISE ROOM
- ☐ RESORT-STYLE POOL WITH TANNING LEDGE
- ☐ COMMUNITY BBQ AREAS WITH GRILLS
- ☐ COFFEE BAR / WI-FI CAFÉ
- ☐ WIRED FOR HIGH-SPEED INTERNET
- ☐ KITCHEN / SERVING AREA FOR PRIVATE RESIDENT FUNCTIONS IN CLUBHOUSE
- ☐ DOG PARK
- ☐ TRASH COMPACTOR (SINGLE LOCATION)
- ☐ PACKAGE LOCKERS

### **ADDITIONAL POTENTIAL RESIDENTIAL PROPERTY AMENITIES:**

- ☐ DOG WASH STATION

### **UNIT AMENITIES:**

- ☐ WOOD-LOOK LVT PLANK FLOORING
- ☐ TECH PACKAGE: DIGITAL WI-FI CONTROLLED THERMOSTAT, ELECTRONIC LOCKS, USB PORTS
- ☐ ENERGY EFFICIENT PACKAGE: DOUBLE-PANE WINDOWS, ENERGY STAR APPLIANCES, LED LIGHTS, LOW VOC PAINT
- ☐ SOLID SURFACE COUNTERTOPS
- ☐ STAINLESS STEEL KITCHEN APPLIANCES
- ☐ INCLUDES MICROWAVE
- ☐ WASHER / DRYER HOOK-UPS
- ☐ OVERSIZED WALK-IN SHOWERS \*
- ☐ 2" WOOD LOOK BLINDS
- ☐ CEILING FANS
- ☐ 9' CEILINGS
- ☐ PRIVATE 'PUPPY' YARDS\*
- ☐ COVERED / GARAGE PARKING \*

### **ADDITIONAL POTENTIAL UNIT AMENITIES:**

- ☐ KITCHEN PANTRIES \*
- ☐ KITCHEN ISLANDS \*
- ☐ WASHER / DRYER INCLUDED
- ☐ VALET TRASH PICK-UP

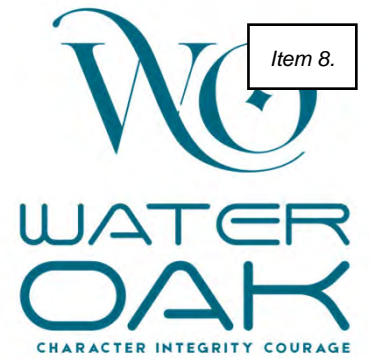
\*Some Unit Amenities available for specific Units only.





SANGER  
PRESERVE

EXHIBIT E



AUGUST 2022  
DESIGN FEATURES & COMMUNITY FEATURES



SANGER  
PRESERVE

Item 8.

*AN EXPERIENCED TEAM  
ASSEMBLED FOR  
MULTIFAMILY DEVELOPMENT*



WATER OAK LLC  
OWNER / OPERATOR  
PAMELA K. & JAMES HOLT



EJTJ VENTURES LLC, DALLAS, TEXAS  
CONSULTANT - DEVELOPMENT  
MARIE C. FREEMAN



CAF MANAGEMENT, FRISCO, TX  
PROPERTY MANAGEMENT  
TRENT WOODS & BROOKE HENDRY

**HUMPHREYS & PARTNERS** ARCHITECTS

HUMPHREYS & PARTNERS ARCHITECTS  
ARCHITECT  
MICHAEL SMITH, & MADISON KRUK



PELTON LAND SOLUTIONS  
CIVIL ENGINEERING  
RICHARD PAYNE & BRAD SICARD







# PROJECT OVERVIEW

Item 8.

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
  - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

FLOOR PLAN	SF	UNIT MIX	% UNIT MIX
1 BED / 1 BATH	639 - 787	50	29%
2 BED / 2 BATH	925 – 1145	108	64%
3 BED / 2 BATH	1250	12	7%
TOTAL RENTABLE SF	160,523	170	100%
UNIT AVERAGE NET SF	944		
CLUBHOUSE SF (APPROX.)	3,000 – 3,500		
RETAIL SF (APPROX. MAX)	36,000		
PROJECTED AVG RENT PSF	\$1.60-1.70		
PROJECTED AVG RENT PER UNIT	\$1,580-1,685		

\*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.

SOURCE: [1] [www.worldpopulationreview.com](http://www.worldpopulationreview.com)





The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

<b>CURRENT PARKING REQUIRED:</b>	
COMMERCIAL SPACES	144
RESIDENTIAL SPACES	288
<b>TOTAL REQUIRED</b>	<b>432</b>

<b>PARKING PROVIDED:</b>	<b>MF-2</b>	<b>B-2</b>	<b>TOTAL</b>
OPEN SURFACE SPACES	236	184	420
RESERVED CARPORT	40	0	40
PRIVATE GARAGES	24	0	24
<b>TOTAL PROVIDED</b>	<b>300</b>	<b>184</b>	<b>484</b>

All Residential Parking will be Reserved (both unassigned & assigned)

**S. FIFTH AND COWLING**

**UNIT TABULATION - 2 STORY BIG HOUSE & 3 STORY BREEZEWAY**

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN
A1L-BH	1br/1ba	639	5	3%	3,195	29%
A1-BW	1br/1ba	705	24	14%	16,920	
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A2L-BH	1br/1ba	721	6	4%	4,326	
A2U-BH	1br/1ba	787	10	6%	7,870	
B1-BW	2br/2ba	925	36	21%	33,300	84%
B1L-BH	2br/2ba	927	6	4%	5,562	
B1U-BH	2br/2ba	989	10	6%	9,890	
B2L-BH	2br/2ba	1,059	10	6%	10,590	
B2U-BH	2br/2ba	1,145	10	6%	11,450	
B2-BW	2br/2ba	1,075	36	21%	38,700	7%
C1-BW	3br/2ba	1,256	12	7%	15,000	
<b>TOTALS</b>			<b>170</b>	<b>100%</b>	<b>160,523</b>	

UNIT AVERAGE NET SF : 944

\*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE ANY SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

**PROJECT DATA**

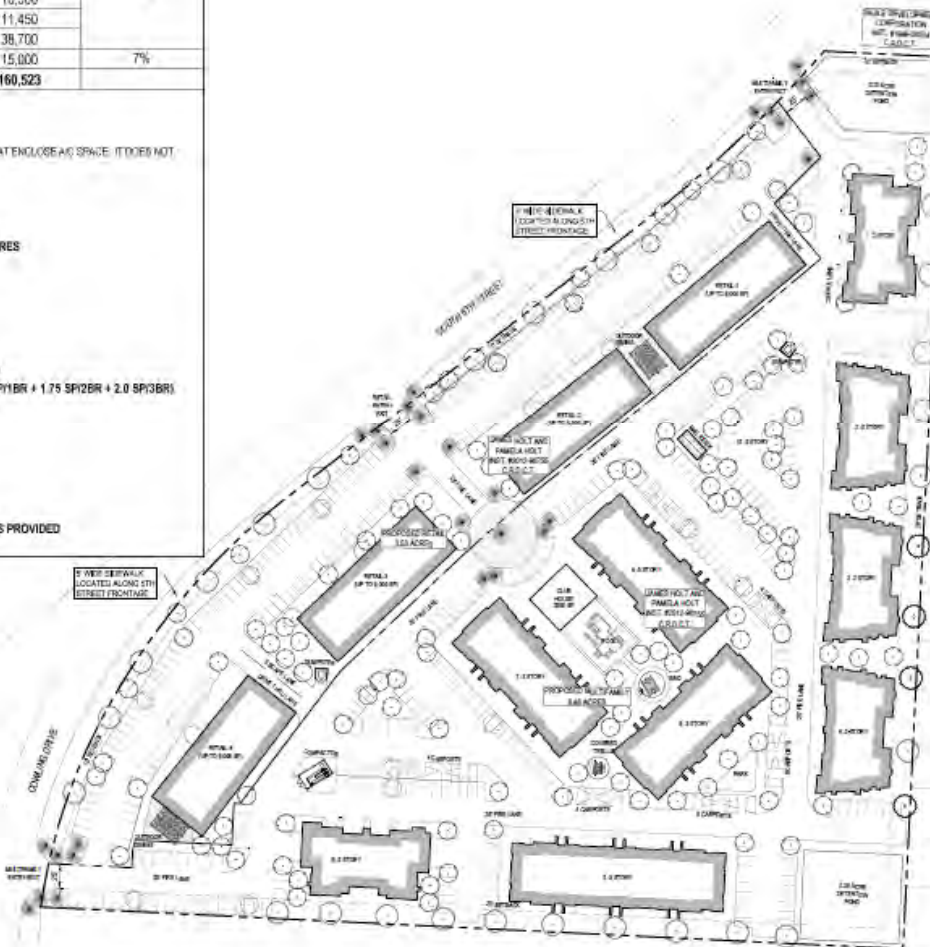
UNIT AVERAGE NET SF :

ACREAGE: 9.48 MF ACRES / 12.01 TOTAL ACRES  
 DENSITY: 20.05 UNITS/ACRE  
 RETAIL AREA: UP TO 36000 S.F.

PARKING:  
 REQUIRED

PROVIDED

144 RETAIL SPACES @ 1/250 S.F.  
 288 RESIDENTIAL SPACES (1.5 SP1BR + 1.75 SP2BR + 2.0 SP3BR)  
 432 TOTAL SPACES REQUIRED  
 184 RETAIL SPACES  
 24 GARAGE SPACES  
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 236 OPEN SURFACE SPACES  
 300 TOTAL RESIDENTIAL SPACES PROVIDED  
 484 TOTAL SPACES PROVIDED



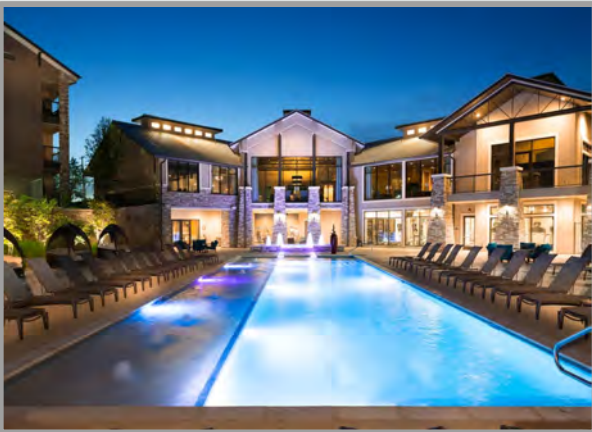
**LOCATION MAP**  
 SCALE: 1"=50'



SANGER PRESERVE			
ZONING SITE PLAN EXHIBIT			
SANGER, DENTON COUNTY, TEXAS			
UNAWY: 100	DATE: JULY 2022	PROJECT #: J1712101	SHEET: C100



# IDEA BOARD - CLUBHOUSE & AMENITIES





# IDEA BOARD — PROPERTY EXTERIOR

Item 8.



HERMOSA VILLAGE  
LEANDER, TX  
HUMPHREYS ARCHITECTS



CREEKSIDE PARK THE RESIDENCES  
THE WOODLANDS, TX  
HUMPHREYS ARCHITECTS





# IDEA BOARD – UNIT INTERIORS

Item 8.



# UNIT PLANS

Typical Floor Plans will range from 700 SF to 1300 SF

Item 8.



UNIT A1  
HUD NET - 718 SQ. FT.



UNIT - B1  
NET - 1050 SQ. FT.



UNIT C1  
NET - 1190 SQ. FT.



UNIT A1-L  
757 NET S.F.

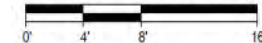


UNIT A1-U  
859 NET AC. SF



UNIT A2-L  
813 S.F.

SCALE 1/4" = 1'-0" (24"x36" SHEET)





# ENERGY STAR FEATURES

Item 8.

BUILDING WITH THESE ELEMENTS IN MIND RESULTS IN LOWER OPERATING COSTS, ENHANCES THE QUALITY OF LIFE FOR OUR RESIDENTS, AND MAXIMIZES VALUE FOR OUR INVESTORS AND SHAREHOLDERS.

- ☐ ENERGY STAR-RATED APPLIANCES \*
- ☐ LOW VOC INTERIOR PAINTS
- ☐ ENERGY EFFICIENT DOUBLE-PANE WINDOWS & PATIO/BALCONY DOORS TO MAXIMIZE NATURAL LIGHT.
- ☐ INSULATION INCLUDING CAULKING OR SPRAY FOAM AROUND LIGHT SWITCH & OUTLET
- ☐ DIGITAL WI-FI CONTROLLED THERMOSTAT
- ☐ WOOD-LOOK PLANK FLOORING – GREEN RATED
- ☐ CABINETS SOURCED FROM WITHIN 500 MILES OF THE PROPERTY
- ☐ CEILING FANS
- ☐ 2” WOOD LOOK BLINDS
- ☐ NATIVE LANDSCAPE & PLANTINGS, WATER-SENSE IRRIGATION SYSTEM WITH SEPARATE METER
- ☐ LED / CFL LIGHTING
- ☐ INDIVIDUAL ELECTRIC & WATER METERING TO PROMOTE RESIDENT CONSERVATION
- ☐ HIGH-EFFICIENCY PLUMBING FIXTURES
- ☐ PACKAGE LOCKERS SHOWN TO REDUCE THE PROPERTY CARBON FOOTPRINT

*\*Applies to available appliances.*

# PARCEL LOCKERS

Item 8.

## SECURE PACKAGE DELIVERY FOR OUR RESIDENTS

~ ~ ~ ~ ~

WITH THE EXPLOSION OF ALL-THINGS DELIVERED RIGHT TO OUR 'DOOR-STEP', WE NEED A WAY TO SECURE THE IMPORTANT DELIVERIES OF OUR RESIDENTS ... **PACKAGE LOCKERS** PROVIDE EASY TO USE, AUTOMATED LOCKERS. NO WORRIES ABOUT NOT BEING HOME TO RECEIVE A PACKAGE — THE ULTIMATE IN RESIDENT CONVENIENCE!

### Smartest Lockers.

Our industry-leading technology eliminates your package problems.



**Smart**  
Infrared scanner to detect packages in each locker



**Cool**  
Refrigerated lockers keep groceries, pharmaceuticals and temperature sensitive items cool



**Convenient**  
Multi-sized lockers accept most sized packages and full ADA compliance support any user



**Secure**  
Built in 24/7 cloud based video surveillance





**Advanced**  
Manage deliveries with the Parcel Pending mobile app



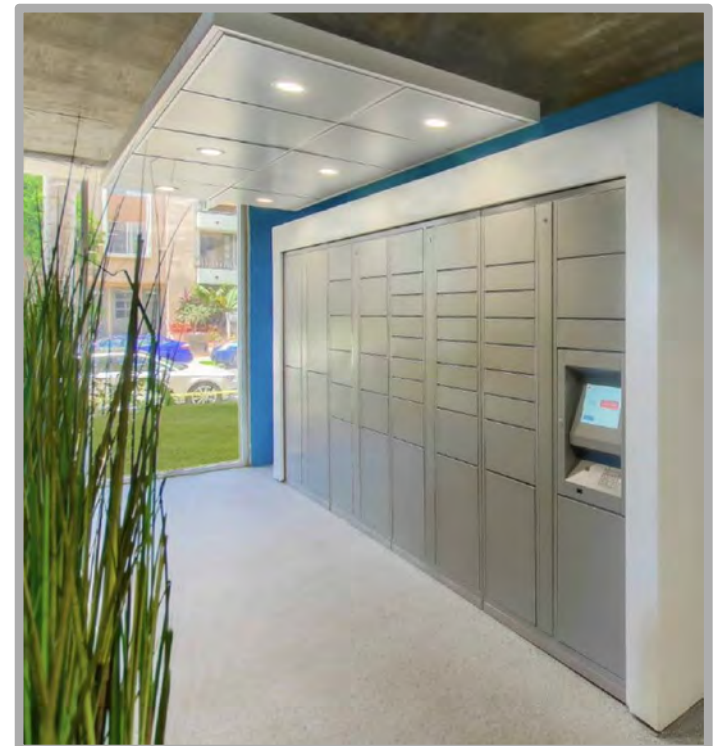
**Customizable**  
Choice of color or custom wrap to match any aesthetic or branding



**Fast**  
Barcode capture enables rapid package delivery



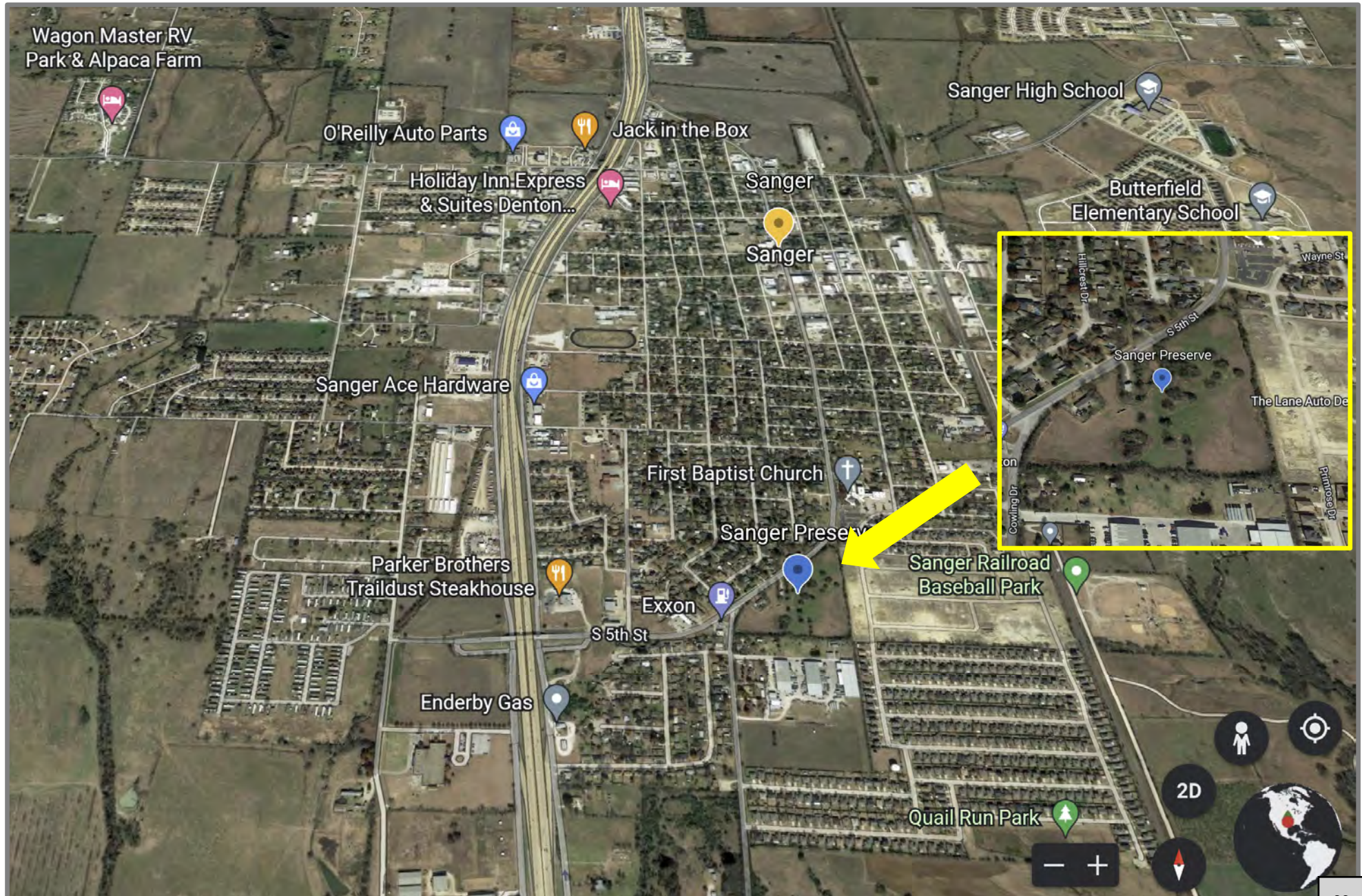
**Courier Agnostic**  
Parcel Pending lockers accept deliveries from all couriers, ensuring 100% deliverability





# LOCATION ~ S. FIFTH & COWLING, SANGER, TEXAS

Item 8.





THANK YOU FOR YOUR TIME &  
CONSIDERATION!  
WE LOOK FORWARD TO WORKING WITH  
THE CITY OF SANGER TO BRING THIS  
BEAUTIFUL COMMUNITY TO LIFE!







## LETTER OF INTENT

### SANGER PRESERVE – ZONING APPLICATION

ADDRESS: 801, 803, 805 SOUTH 5<sup>TH</sup> STREET, SANGER, TX

MAY 17, 2022

PD-PLANNED DEVELOPMENT MULTI-FAMILY 2 (MF-2) AND BUSINESS 2 (B-2)

This Letter of Intent is presented as required and shall be used to identify all information required by the City for this rezoning request.

This letter includes the following as a part of the rezoning application:

A. Metes and Bounds Description - Attached as part of this application is a metes and bounds description – see attached exhibit (Exhibit “A”).

Included is a description of the overall property as a site plan exhibit (Exhibit “B”), which graphically identifies the property and provides bearings and distances as provided in Exhibit “A”.

Also, to provide further detailed information and the purpose of the request to build both B-2 and MF-2, is a project summary (Exhibit “C”). The intent is to provide much needed Retail / Office space, as well as address the dramatic need for new housing in Sanger. Included are renderings which reflect the desire of the developer to add value and provide a desirable property for the City of Sanger.

8. The current zoning for the property is Agriculture, Ag-1.

C. The application requests the following changes to the current zoning. There will be 2 distinct zoning areas as part of a PD (Planned Development). These changes are as follows:

1. Revise the zoning of approximately 3.27 acres to B-2 (Business), with immediate access to and fronting 801, 803, 805 South 5<sup>th</sup> Street.
2. Revise the zoning of approximately 8.74 acres to MF-2 (Multifamily).
3. Request approval of a Conceptual Plan for both the B-2 and MF-2 project. PD Development Standards will be adhered to.

D. The existing condition of the property within the requested area is undeveloped and vacant. Very few trees are scattered throughout the property.

E. The re-zonings and Conceptual Plan requests, once approved by the City of Sanger,

will allow for the development of the Sanger Preserve development. The zoning allows for 20-units per acre and the PD proposal is equal to or less than this maximum.

The streets and necessary parking requirements for both the B-2 and MF-2 will be per Section 19.4 (Parking Regulations) of the City Ordinance. Access for the B-2 will and site layout will allow for appropriate traffic flow.

F. CONTACT INFORMATION:

Owner: Water Oak LLC  
Contact Pamela K. & James Holt  
600 East Southlake Blvd, Ste. 100  
Southlake, TX 76092  
817.488.2273 / 817.488.1953  
E: PamKHolt@hotmail.com

[ END ]



# SANGER

## ★ TEXAS

Item 8.

### ZONING CHANGE/SUP APPLICATION



Zoning Change



Specific Use Permit

Applicant	Owner (if different from applicant)
Name: <u>James and Pamela Holt</u>	Name:
Company: <u>Water Oak LLC</u>	Company:
Address: <u>600 East Southlake Blvd Ste 100</u>	Address:
City, State, Zip: <u>Southlake TX 76092</u>	City, State, Zip:
Phone: <u>817 488 2273</u>	Phone:
Fax: <u>817 488 1953</u>	Fax:
Email: <u>pamkholt@hotmail.com</u>	Email:

#### Submittal Checklist

<input type="checkbox"/>	Site Plan (for Specific Use Permits Only)
<input type="checkbox"/>	One (1) PDF Copy of Site Plan
<input type="checkbox"/>	Survey with Metes and Bounds Description
<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.):

801, 803, 805 South 5th Street, Sanger, TX . approximately 12.5 acres

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

We will be changing from Ag 1 to B2 and MF2.

*[Signature]*  
Owner Signature

May 15, 22  
Date

*[Signature]*  
Applicant Signature

May 15, 22  
Date

#### Office Use

Fee	
Date	

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

940-458-2059 (office)

940-458-4072 (fax)

www.sangertexas.org

Effective Date: 9/03

# Response Form

22SANZON-0035

## Zoning Change from Agricultural to Planned Development

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 or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

**Comments:**

We recently bought a house right behind this area and were attracted to this location for the fact that there was nothing behind us and it's quiet. Do not want loud noises, construction, and eventual stores basically in my backyard!

Signature

Printed Name

Dawn Murdock

Mailing Address

924 Primrose Dr.

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

924 Primrose Dr. Sanger 76266



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

Item 8.

You may also email or fax a copy to:  
Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)  
Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

**Comments:**

Signature

*David Zipper*

Printed Name

DAVID ZIPPER

Mailing Address

212 Diane Dr.

City, State, Zip

SANGER, TX

Phone Number

Email Address

Physical Address of Property within 200 feet



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

You may also email or fax a copy to:  
Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)  
Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

**Comments:**

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Marly Delong

Marlys Delong

212 Diane

Sanger, TX 76266



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 or fax a copy to:

Email: [rhammonds@sanger-texas.org](mailto:rhammonds@sanger-texas.org)

Fax: (940) 458-4072

Project No: 22SANZON-0035 / Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

☒ Opposed to request

Comments:

Signature

Dan McLean + Brad McCain

Printed Name

Danell McLean + Brad McCain

Mailing Address

211 Hillcrest St.

City, State, Zip

Sanger TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet

211 Hillcrest St. Sanger TX 76266



# Response Form

Item 8.

22SANZON-0035

## Zoning Change from Agricultural to Planned Development

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 or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

### Comments:

As the area has developed south of 5<sup>th</sup> & Aster Dr.  
the Water Mains have broken on Dime Dr.  
#204 206 & 208 have all had breaks from high velocity.  
breaks exist on this main now.

Signature

Printed Name

Mailing Address

City, State, Zip

Phone Number

Email Address

Physical Address of Property within 200 feet



# Response Form

22SANZON-0035

Zoning Change from Agricultural to Planned Development

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 or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

Project No: 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

Please circle one: In favor of request

Opposed to request

Comments:

Will The City or The Developer be putting in  
a Stoplight at 5th and Cowling. as well as other infrastructure  
support 166 unit Apt Complex. They don't have the infrastructure to  
supporting residences now. I think The City is putting The City before

Signature David Zipper

Printed Name David Zipper

Mailing Address 212 Diane Drive

City, State, Zip Sanger TX. 76266

Phone Number

Email Address

Physical Address of Property within 100 feet ~~1000~~



# Response Form

22SANZON-0035

## Zoning Change from Agricultural to Planned Development

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

Development Services Department

Attention: Ramie Hammonds

P.O. Box 1729

Sanger, TX 76266

You may also email or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

**Comments:** - Will the City be putting up a  
stop light. 5th & Cowling?

Signature

Marly Delong

Printed Name

Marlys Delong

Mailing Address

212 Diane

City, State, Zip

Sanger, TX 76266

Phone Number

Email Address

Physical Address of Property within 200 feet



# Response Form

22SANZON-0035

## Zoning Change from Agricultural to Planned Development

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 or fax a copy to:

Email: [rhammonds@sangertexas.org](mailto:rhammonds@sangertexas.org)

Fax: (940) 458-4072

**Project No:** 22SANZON-0035/ Zoning Change from Agricultural to Planned Development

**Please circle one:** In favor of request

Opposed to request

**Comments:**

The infrastructure to support this development is not in place. There is already too much traffic from the previous housing development. This city needs more roads before anything like this is considered further.

**Signature**



**Printed Name**

Brian Gomez

**Mailing Address**

502 Turtle Crk

**City, State, Zip**

Sanger TX

**Phone Number**

**Email Address**

**Physical Address of Property within 200 feet**

502 Turtle Crk, Sanger TX 76266





## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Ramie Hammonds, Development Services Director

**AGENDA ITEM:** Consideration and possible action on a Minor Plat of Lot 1, Block A of the Enderby Gas Addition, being 1.22 acres in the City of Sanger, and generally located on south east corner of the I-35 access road and Southside Drive.

**SUMMARY:**

- The applicant is proposing to create 1 lot of 1.22 acres from 2 unplatted tracts.
- The lot is currently the site of Enderby Gas.
- The site lost property due to the TxDOT expansion on the west and south sides of the lot.
- There is approximately 316 feet of frontage on S Stemmons and 134 feet of frontage on Southside Drive.
- The lot currently has access from the S Stemmons.
- The plat will reflect the new boundaries after the TxDOT taking.
- Staff has met the property owner regarding expansion of the building.
- The plat meets the subdivision requirements.
- The Planning & Zoning Commission recommended APPROVAL.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL.

**ATTACHMENTS:**

Location Map  
Application  
Letter of Intent  
Minor Plat



**SANGER**  
TEXAS

Project Name: 713 S. Stemmons  
Minor Plat  
Project: 22SANZON-0050

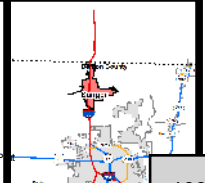


City Limits

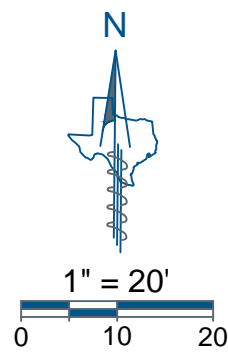
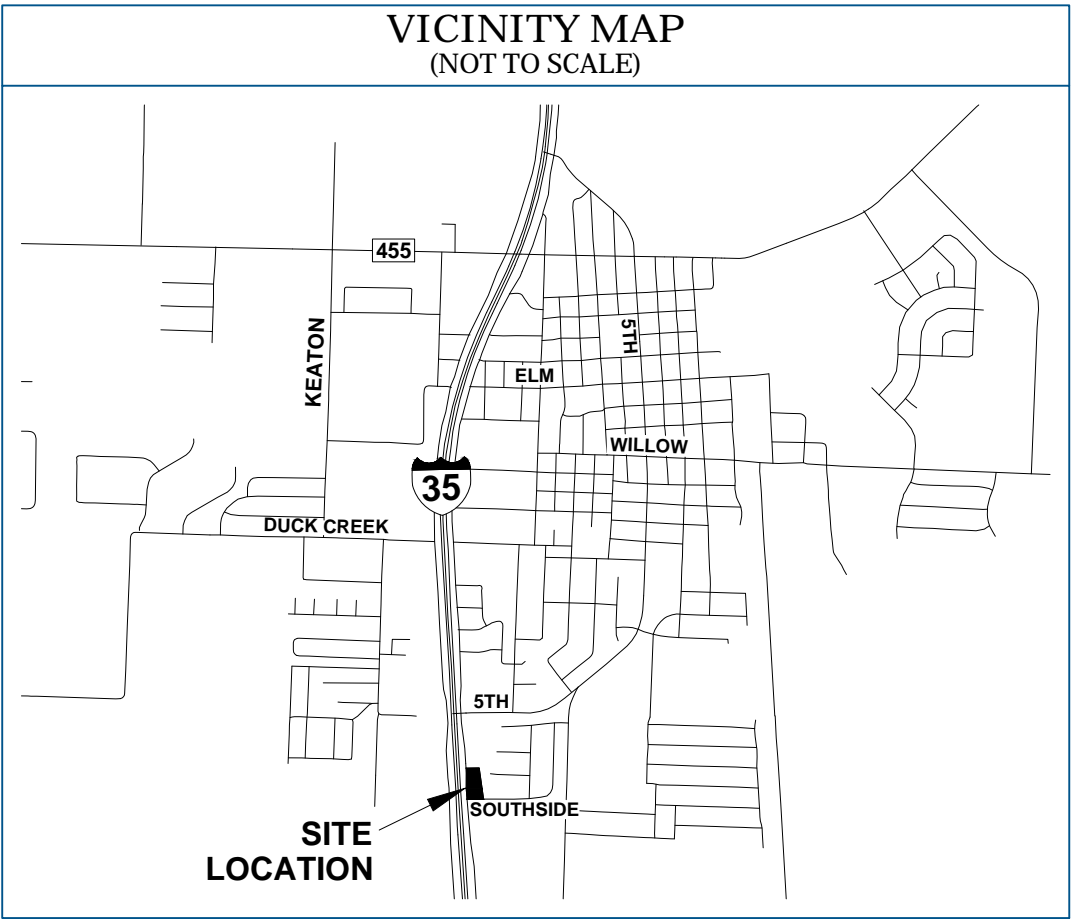


Exhibits

DISCLAIMER:  
This map was generated by GIS data provided by the Sanger GIS Department. The City of Sanger does not guarantee the correctness or accuracy of any features on this map. These map products are for illustration purposes only and are not suitable for site-specific decision making. GIS data is subject to constant changes, and may not be complete, accurate or current.  
Date: 8/21/2022 5:59:45 PM  
Doc Name: 22SANZON-0050\_713 S Stemmons Minor P







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

Project

2206.082-02

Date

8/10/2022

Drafter

BE



EAGLE SURVEYING, LLC

222 S. Elm Street, Suite: 200

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

Contact: Brad Eubanks

222 S. Elm Street, Suite: 200

Denton, TX 76201

(940) 222-3009

OWNER

Enderby Gas, Inc.

P.O. Box 717

Gainesville, TX 76241-0717

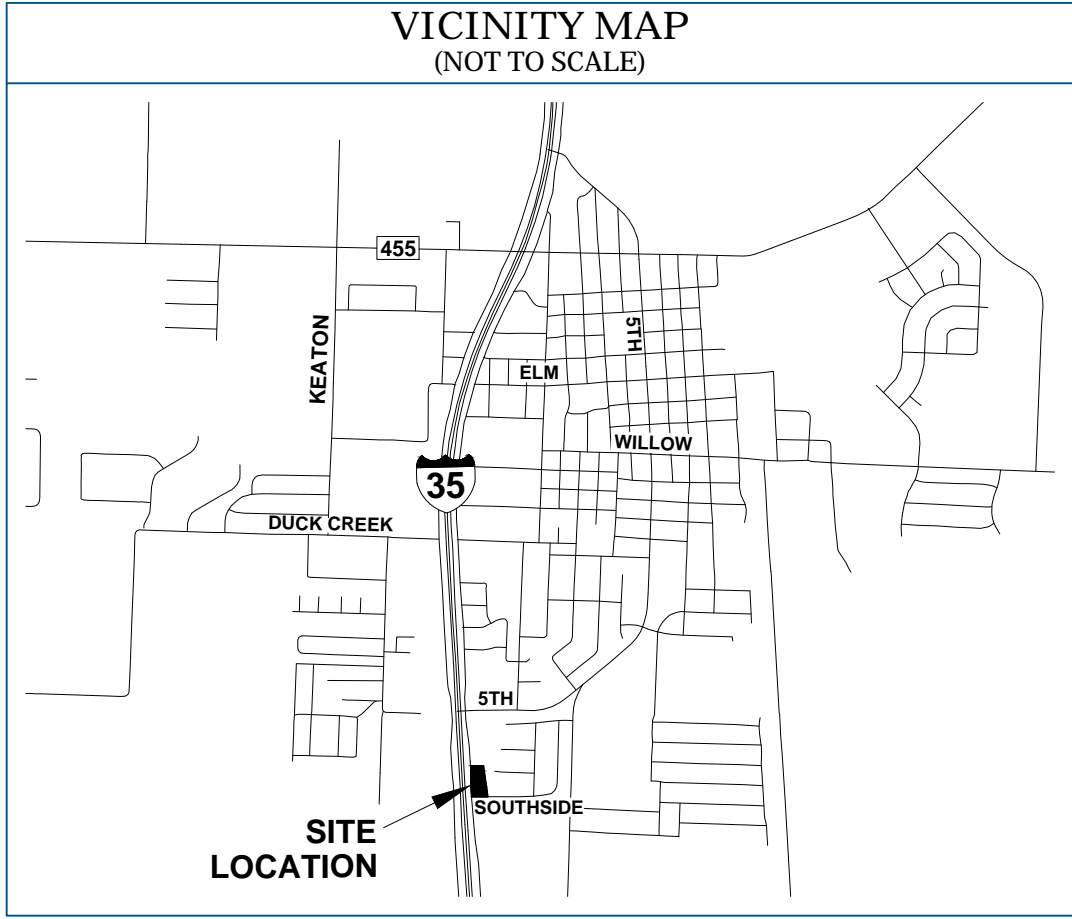
(940) 458-1993

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S 47°30'10" E	5.28'			

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	143.85'	6455.00'	1°16'37"	N 06°31'43" W

MINOR PLAT  
ENDERBY GAS ADDITION  
LOT 1, BLOCK A  
1.22 ACRES  
1 LOT  
BEING A PORTION OF A CALLED 0.19095 ACRES (TRACT ONE) AND  
A PORTION OF A CALLED 1.10283 ACRES (TRACT TWO)  
RECORDED IN VOLUME 980, PAGE 935, D.R.D.C.T.  
IN THE M.R. BURLESON SURVEY, ABSTRACT No. 71,  
CITY OF SANGER, DENTON COUNTY, TEXAS





- GENERAL NOTES
- 1.) The purpose of this plat is to create one (1) lot of record from two unplatted tracts of land.
  - 2.) The subject property does not lie within a 100-year floodplain according to Community Panel No. 48121C0210G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
  - 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
  - 4.) Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
  - 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - 6.) Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
  - 7.) Water and Sanitary Sewer, are provided by the City of Sanger, PO Box 1729, Sanger, TX 76266, 940-458-2571. Electric Service is provided by Sanger Electric Utilities, 202 Railroad Ave., Sanger, TX 76266, 940-458-2064.
  - 8.) All lots comply with the minimum size requirements of the zoning district.
  - 9.) This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
  - 10.) All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common area within the City's right-of-way will require a facilities agreement, to be reviewed and approved by the City.
  - 11.) This plat does not alter or remove existing deed restrictions, if any, on this property.
  - 12.) Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
  - 13.) This property is zoned B-2.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WE, **ENDERBY GAS, INC.**, the undersigned, owner of the land shown on this plat within the area described by metes and bounds, as follows:

**BEING** a 1.22 acre tract of land out of the M.R. BURLESON SURVEY, ABSTRACT NUMBER 71, situated in the City of Sanger, Denton County, Texas, and being a portion of a called 0.19095 acre tract of land (Tract One) and a portion of a called 1.10283 acre tract (Tract Two) conveyed to Enderby Gas, Inc. by the Warranty Deed of record in Volume 980, Page 935, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

**BEGINNING**, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of Southside Drive (a 50' right-of-way, at the southwest corner of Lot 56, Block 1, Sanger South Subdivision, a subdivision of record in Volume 11, Page 26, of the Plat Records of Denton County Texas, and the southeast corner of said Tract One;

**THENCE**, S89°21'44"W, along the north right-of-way line of said Southside Drive, being the common south line of said Tract One, a distance of 134.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the cutoff line between the intersection of the north right-of-way line of said Southside Drive and the east right-of-way line of Interstate Highway 35E (a variable width right-of-way), same being the east line of a called 0.0674 acre tract of land (Parcel 56) conveyed to the State of Texas by deed of record in Document Number 2021-1175, of the Official Records of Denton County, Texas, from which a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the southeast corner of said Parcel 56 bears S47°30'10"E, a distance of 5.28 feet;

**THENCE**, along the east right-of-way line of said Interstate Highway 35E, same being the east line of said Parcel 46, the following three (3) courses and distances: N47°30'10"W, a distance of 29.61 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found at the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a radius of 6455.00 feet, a chord bearing of N66°31'43"W, a chord length of 143.85 feet, a delta angle of 01°16'37", an arc length of 143.85 feet to a 1/2" iron rod with pink plastic cap stamped "TXDOT" found;

N03°06'24"W, a distance of 167.98 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of said Tract Two, at the northeast corner of said Parcel 46, the southeast corner of a called 0.1920 acre tract of land (Parcel 58) conveyed to the State of Texas by deed of record in Document Number 2020-191863, of said Official Records, and the southwest corner of a called 2.93 acre tract of land conveyed to Darrel Louis Janssen by deed of record in Document Number 2021-180266, of said Official Records;

**THENCE**, N87°06'09"E, along the south line of said 2.93 acre tract, being the common north line of said Tract Two, a distance of 159.27 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at an interior ell corner of Lot 40, Block 1, of said Sanger South Subdivision and the northeast corner of said Tract Two;

**THENCE**, S03°52'33"E, along the west line of said Lot 40, being the common east line of said Tract Two, passing at a distance of 39.08 feet a 1/2" iron rod found at the southwest corner of said Lot 40 and the northwest corner of Lot 41, Block 1, of said Sanger South Subdivision, and continuing along said common line, passing at a distance of 169.15 feet the southwest corner of said Lot 41 and the northwest corner of said Lot 56, and continuing a total distance of 337.98 feet to the **POINT OF BEGINNING** and containing an area of 1.22 Acres, or (53098 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS:

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

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**ENDERBY GAS, INC.**, a Texas Corporation, owner

BY: \_\_\_\_\_  
Signature of Authorized Agent Date

BY: \_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

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

**PRELIMINARY**  
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document  
Matthew Raabe, R.P.L.S. # 6402 \_\_\_\_\_ Date

STATE OF TEXAS §  
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED AND ACCEPTED	
<b>CITY OF SANGER DENTON COUNTY, TEXAS</b>	
Chairman, Planning & Zoning Commission Mayor, City of Sanger, Texas	_____ Date
Thomas Muir Mayor, City of Sanger, Texas	_____ Date
<b>ATTEST:</b>	
Kelly Edwards, City Secretary City of Sanger, Tx	_____ Date

Project 2206.082-02	 <b>EAGLE SURVEYING</b>	EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 8/10/2022		
Drafter BE		

<b>SURVEYOR</b> Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>OWNER</b> Enderby Gas, Inc. P.O. Box 717 Gainesville, TX 76241-0717 (940) 458-1993
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MINOR PLAT  
ENDERBY GAS ADDITION  
LOT 1, BLOCK A  
1.22 ACRES  
1 LOT  
BEING A PORTION OF A CALLED 0.19095 ACRES (TRACT ONE) AND  
A PORTION OF A CALLED 1.10283 ACRES (TRACT TWO)  
RECORDED IN VOLUME 980, PAGE 935, D.R.D.C.T.  
IN THE M.R. BURLESON SURVEY, ABSTRACT No. 71,  
CITY OF SANGER, DENTON COUNTY, TEXAS



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

**SUBDIVISION APPLICATION**

<input type="checkbox"/>	Preliminary Plat Minor Plat
<input checked="" type="checkbox"/> MP	

<input type="checkbox"/>	Final Plat/Replat Amended Plat
<input type="checkbox"/>	

<input type="checkbox"/>	Vacating Plat Conveyance Plat
<input type="checkbox"/>	

Applicant	Owner (if different from applicant)
Name: Lee Allison	Name: Claudia Ledford
Company: Allison Engineering Group	Company: Enderby Gas, Inc.
Address: 2415 N. Elm St	Address P.O. Box 717
City, State, Zip: Denton, TX 76201	City, State, Zip: Gainesville, TX 76241-0717
Phone 940-380-9453	Phone: 940-458-1993
Fax:	Fax:
Email: lallison@ae-grp.com	Email: donny@mackpro.com

**Submittal Checklist**

(Can deliver if needed)

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

Supporting Materials (List if provided): Aerial Map included in letter of intentR Number(s): 59607

Owner's Signature

8/17/2022

Date

Applicant's Signature

8/17/2022

Date

Office Use: Reviewed by Director of Development Services \_\_\_/\_\_\_/\_\_\_

<input type="checkbox"/>	Complete (Check #___)
<input type="checkbox"/>	Incomplete (Returned to Applicant ___/___/___)

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

940-458-2059 (office)

940-458-4072 (fax)

[www.sangertexas.org](http://www.sangertexas.org)

Effective Date: 02/11/2020

August 17, 2022

City of Sanger  
Department of Development Services  
Attn: Ramie Hammonds  
201 Bolivar St.  
Sanger, Tx 76266

Re: Minor Plat – Enderby Gas Addition

AEG No: MPI2202

Dear Ms. Hammonds,

Allison Engineering Group (AEG) is delighted to present this Minor Plat on behalf of the property owner, Enderby Gas Inc.

The intent of this Minor Plat is to show the area that is being provided to TXDOT called PARCEL 56 CALLED 0.0674 ACRES STATE OF TEXAS DOC. NO. 221-11175 O.R.D.C.T. The Minor Plat will also show the new boundary of the existing property.

**Area Description:**

The site is located at 713 S Stemmons Service Sanger, TX 76266 (see attached aerial). The current Zoning is B-2 Business. The current use is commercial as Enderby Gas Inc. is operating on this property.

**Contacts:**

Lee Allison, P.E., applicant or Claudia Ledford with Enderby Gas Inc., owner may be contacted regarding additional information needed to consider this request.

Respectfully Submitted,  
**Allison Engineering Group**



Lee Allison, P.E.

Attachments:  
Aerial Map



## Aerial Map





## CITY COUNCIL COMMUNICATION

**DATE:** October 3<sup>rd</sup>, 2022

**FROM:** Jeriana Staton, Director of Human Resources

**AGENDA ITEM:** Consideration and possible action on Ordinance No. 10-29-22 providing for increased prior and current service annuities under the Act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Sanger Texas Municipal Retirement System (TMRS) 70% cost of living adjustment for retirees on an ad hoc basis.

**SUMMARY:**

- City Council discussed the funding of a Cost-of-Living increase for City of Sanger retirees during a budget work session on July 18, 2022
- City Council approved Ordinance 09-23-22 approving the 2022-2023 Fiscal Year Budget on September 19, 2022 funding a Cost of Living for retirees

**FISCAL INFORMATION:**

Budgeted: YES

Amount: \$0.00

GL Account:

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval

**ATTACHMENTS:**

Sanger Plan Change Study  
Ordinance No. 10-29-22

## 2023 Rates • Sanger (01146)

Report Date - July 23, 2022

Plan Provisions	Current	Option 1	Option 2	Option 3
Deposit Rate	6.00%	7.00%	7.00%	7.00%
Matching Ratio	2 to 1	2 to 1	2 to 1	2 to 1
Updated Service Credit	100% (Repeating)	100% (Repeating)	100% (Repeating)	100% (Repeating)
Transfer USC *	No	No	No	No
Annuity Increase	0%	0%	30%	30% (Repeating)
20 Year/Any Age Ret.	Yes	Yes	Yes	Yes
Vesting	5 years	5 years	5 years	5 years
Supplemental Death Benefit	A & R	A & R	A & R	A & R
Contribution Rates	2023	2023	2023	2023
Normal Cost Rate	6.58%	7.66%	7.66%	8.60%
Prior Service Rate	<u>2.03%</u>	<u>3.78%</u>	<u>4.36%</u>	<u>5.82%</u>
Retirement Rate	<b>8.61%</b>	<b>11.44%</b>	<b>12.02%</b>	<b>14.42%</b>
Supplemental Death Rate	<u>0.24%</u>	<u>0.24%</u>	<u>0.24%</u>	<u>0.24%</u>
Total Rate	<b>8.85%</b>	<b>11.68%</b>	<b>12.26%</b>	<b>14.66%</b>
Unfunded Actuarial Liability	\$1,398,358	\$2,543,472	\$2,772,785	\$3,876,377
Amortization Period	20 years	20 years	20 years	20 years
Funded Ratio	89.6%	82.6%	81.4%	75.7%
Stat Max	12.50%	13.50%	13.50%	13.50%
Study Exceeds Stat Max	No	No	No	Yes

\* As of the December 31, 2021 valuation date, there were 24 employees with service in other TMRS cities eligible for transfer USC.



## 2023 Rates • Sanger (01146)

Report Date - July 23, 2022

Plan Provisions	Current	Option 4	Option 5	Option 6
Deposit Rate	6.00%	7.00%	7.00%	7.00%
Matching Ratio	2 to 1	2 to 1	2 to 1	2 to 1
Updated Service Credit	100% (Repeating)	100% (Repeating)	100% (Repeating)	100% (Repeating)
Transfer USC *	No	No	No	No
Annuity Increase	0%	50%	50% (Repeating)	70%
20 Year/Any Age Ret.	Yes	Yes	Yes	Yes
Vesting	5 years	5 years	5 years	5 years
Supplemental Death Benefit	A & R	A & R	A & R	A & R
Contribution Rates	2023	2023	2023	2023
Normal Cost Rate	6.58%	7.66%	9.23%	7.66%
Prior Service Rate	<u>2.03%</u>	<u>4.75%</u>	<u>7.21%</u>	<u>5.14%</u>
Retirement Rate	<b>8.61%</b>	<b>12.41%</b>	<b>16.44%</b>	<b>12.80%</b>
Supplemental Death Rate	<u>0.24%</u>	<u>0.24%</u>	<u>0.24%</u>	<u>0.24%</u>
Total Rate	<b>8.85%</b>	<b>12.65%</b>	<b>16.68%</b>	<b>13.04%</b>
Unfunded Actuarial Liability	\$1,398,358	\$2,925,661	\$4,778,388	\$3,078,537
Amortization Period	20 years	20 years	20 years	20 years
Funded Ratio	89.6%	80.5%	71.7%	79.7%
Stat Max	12.50%	13.50%	13.50%	13.50%
Study Exceeds Stat Max	No	No	Yes	No

\* As of the December 31, 2021 valuation date, there were 24 employees with service in other TMRS cities eligible for transfer USC.

## 2023 Rates • Sanger (01146)

Report Date - July 23, 2022

Plan Provisions	Current	Option 7
Deposit Rate	6.00%	7.00%
Matching Ratio	2 to 1	2 to 1
Updated Service Credit	100% (Repeating)	100% (Repeating)
Transfer USC *	No	No
Annuity Increase	0%	70% (Repeating)
20 Year/Any Age Ret.	Yes	Yes
Vesting	5 years	5 years
Supplemental Death Benefit	A & R	A & R
Contribution Rates	2023	2023
Normal Cost Rate	6.58%	9.86%
Prior Service Rate	<u>2.03%</u>	<u>8.63%</u>
Retirement Rate	<b>8.61%</b>	<b>18.49%</b>
Supplemental Death Rate	<u>0.24%</u>	<u>0.24%</u>
Total Rate	<b>8.85%</b>	<b>18.73%</b>
Unfunded Actuarial Liability	\$1,398,358	\$5,711,015
Amortization Period	20 years	20 years
Funded Ratio	89.6%	67.9%
Stat Max	12.50%	13.50%
Study Exceeds Stat Max	No	Yes

\* As of the December 31, 2021 valuation date, there were 24 employees with service in other TMRS cities eligible for transfer USC.

**CITY OF SANGER, TEXAS**

**ORDINANCE 10-29-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY OF SANGER, AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE.; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; 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 discussed the funding of a Cost-of-Living increase for City of Sanger retirees during a budget work session on July 18, 2022; and

**WHEREAS**, the City Council approved Ordinance 09-23-22 approving the 2022-2023 Fiscal Year Budget on September 19, 2022 funding a Cost of Living for retirees; 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. Increase in Retirement Annuities.**

(a) On the terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS Act"), the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of the City under current service annuities and prior service annuities arising from service by such employees to the City. An annuity increased under this section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **70%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of the increase under this Section.



(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed hereunder.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the Benefit Accumulation Fund of the System.

**SECTION 2. Effective Date.** Subject to approval by the Board of Trustees of the System, this ordinance shall be and become effective on the 1st day of January 2023.

**SECTION 3.** 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 4.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases, and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 5.** 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 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 October 2022.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**



## CITY COUNCIL COMMUNICATION

**DATE:** October 3<sup>rd</sup>, 2022

**FROM:** Jeriana Staton, Director of Human Resources

**AGENDA ITEM:** Consideration and possible action to approve Ordinance 10-30-22 an Ordinance of the City Council of the City of Sanger, Denton County, Texas, repealing Ordinance 09-17-06; And Authorizing and Allowing, under the Act Governing the Texas Municipal Retirement System, "Updated Service Credits" in said system on an annual basis for service performed by Qualifying Members of such system who at the effective date of the allowance are in the employment of the City of Sanger; to increase the rate of deposits to the Texas Municipal Retirement System by the employees of the City.

**SUMMARY:**

- City Council approved Ordinance 09-17-06 approving the TMRS Retirement contribution rate to 6% on September 18, 2006
- City Council approved Ordinance 09-17-06 approving the 2006-2007 Fiscal Year Budget on September 28, 2006
- City Council discussed the funding of the TMRS Retirement contribution increase for City of Sanger employees during a budget work session on July 18, 2022
- City Council approved Ordinance 09-23-22 approving the 2022-2023 Fiscal Year Budget on September 19, 2022 funding the TMRS Retirement contribution increase for employees

**FISCAL INFORMATION:**

Budgeted: YES

Amount: \$0.00

GL Account:

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval

**ATTACHMENTS:**

Ordinance No. 10-30-22

**CITY OF SANGER, TEXAS**

**ORDINANCE 10-30-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REPEALING ORDINANCE 09-17-06; AND AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM ON AN ANNUAL BASIS FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO AT THE EFFECTIVE DATE OF THE ALLOWANCE ARE IN THE EMPLOYMENT OF THE CITY OF SANGER; TO INCREASE THE RATE OF DEPOSITS TO THE TEXAS MUNICIPAL RETIREMENT SYSTEM BY THE EMPLOYEES OF THE CITY ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE, 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 approved Ordinance 09-17-06 approving the TMRS Retirement contribution rate to 6% on September 18, 2006; and

**WHEREAS**, the City Council approved Ordinance 09-17-06 approving the 2006-2007 Fiscal Year Budget on September 28, 2006; and

**WHEREAS**, the City Council discussed the funding of the TMRS Retirement contribution increase for City of Sanger employees during a budget work session on July 18, 2022; and

**WHEREAS**, the City Council approved Ordinance 09-23-22 approving the 2022-2023 Fiscal Year Budget on September 19, 2022 funding the TMRS Retirement contribution increase for employees; 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. Authorization of Updated Service Credits.**

(a) On the terms and conditions set out in Sections 853.401 through 853.404 of Subtitle G of Title 8, Government Code, as amended, (hereinafter referred to as the "TMRS Act"), each member of the Texas Municipal Retirement System (hereinafter referred to as the "System") who



has current service credit or prior service credit in the System in force and effect on the 1st day of January of the calendar year preceding such allowance, by reason of service in the employment of the City (hereinafter called the "City"), and on such date had at least 36 months of credited service with the System, shall be and is hereby allowed" Updated Service Credit" (as that term is defined in subsection (d) of Section 853.402 of the TMRS Act).

(b) The Updated Service Credit hereby allowed and provided for shall be 100% of the "base Updated Service Credit" of the member (calculated as provided in subsection (c) of Section 853.402 of the TMRS Act). If the City has previously adopted, or if it hereafter adopts an ordinance authorizing Updated Service Credit for unforfeited credit for prior service or current service with any other participating municipality, the calculations and adjustments set forth in Section 853.601 of the TMRS Act shall apply to any such transferred service.

(c) Each Updated Service Credit allowed hereunder shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(d) The initial allowance of Updated Service Credit hereunder shall be effective on January 1, 2023, subject to approval by the Board of Trustees of the System. An allowance shall be made hereunder on January 1 of each subsequent year until this ordinance ceases to be in effect under subsection (e) of Section 853.404 of the TMRS Act, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in subsection (d) of Section 853.404 of the TMRS Act.

(e) In accordance with the provisions of subsection (d) of Section 853.401 of the TMRS Act, the deposits required to be made to the System by employees of the several participating departments on account of current service shall be calculated from and after the effective date of this ordinance on the full amount of such person's compensation as an employee of the City.

**SECTION 2. Increase Deposit Rate:** All employees of the City, who are members of the Texas Municipal Retirement System, shall make deposits to the System at the rate of 7% of their individual earnings effective the first day of January 2023.

**SECTION 3.** 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 4.** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, phrases and words of this Ordinance are severable and, if any word, phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining portions of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional word, phrase, clause, sentence, paragraph, or section.

**SECTION 5.** 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 6. Effective Date.** Subject to approval by the Board of Trustees of the System, this ordinance shall be and become effective on the 1st day of January 2023.

**PASSED AND APPROVED** by the City Council of the City of Sanger, Texas, on this 3<sup>rd</sup> day of October 2022.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Thomas E. Muir, Mayor**

\_\_\_\_\_  
**Kelly Edwards, City Secretary**

**APPROVED TO FORM:**

\_\_\_\_\_  
**Hugh Coleman, City Attorney**



## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Shani Bradshaw, Director of Economic Development

**AGENDA ITEM:** Consideration and possible action on Resolution 2022-14, amending the Property Enhancement Incentive Policy.

**SUMMARY:**

- February 1, 2021, City Council approved Resolution 11-14-20 to adopt a Property Enhancement Incentives Policy.
- Program provides matching grants to reimburse commercial property owners or business operators for eligible enhancements made to their properties.
- Current program provides:
  - 6 month eligibility period
  - Matching grant up to \$5,000
  - Sign grant category up to \$1,000
- Proposed Changes:
  - Removal of the 6 month eligibility period
  - Increase grant to a maximum of \$10,000
  - Increase sign grant category
- Proposed changes are to encourage new and old businesses to improve the exterior of their buildings and storefronts to attract new customers and help beautify Sanger.

**FISCAL INFORMATION:**

Budgeted: YES

Amount: \$50,000

GL Account: 76-5603

**RECOMMENDED MOTION OR ACTION:**

Staff recommends approval.

**ATTACHMENTS:**

Resolution

Property Enhancement Incentive Policy



**CITY OF SANGER, TEXAS**

**RESOLUTION NO. 2022-14**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANGER, TEXAS, AMENDING THE PROPERTY ENHANCEMENT INCENTIVES POLICY, APPROVED BY RESOLUTION NUMBER 11-14-20, ON FEBRUARY 01, 2021, BY AMENDING THE POLICY CRITERIA AND PROCESS FOR THE PROPERTY ENHANCEMENT INCENTIVES POLICY.**

**WHEREAS**, the City of Sanger, Texas is committed to the redevelopment and revitalization of existing commercial properties in the City of Sanger; and

**WHEREAS**, in order to promote rehabilitation, enhancement, and restoration of building facades in Sanger, the City of Sanger hereby establishes a matching grant program for businesses and commercial property owners in Sanger; and

**WHEREAS**, such grants will be pursuant to Chapter 380 of the Texas Local Government Code, to make loans and grants of public money to promote economic development and stimulate commercial activity in the City of Sanger, Texas.

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

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

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

**SECTION 2.** The City Council hereby amends the Property Enhancement Incentives Policy, approved by Resolution 11-14-20, on February 01, 2021, by amending the Policy Criteria and Process for the Property Enhancement Grant Program, according to the terms and conditions set forth in Exhibit "A" attached hereto.

**SECTION 3.** That this resolution shall become effective from and after its date of passage.

**PASSED AND APPROVED THIS THE 3<sup>rd</sup> DAY OF OCTOBER, 2022.**

**APPROVED:**

\_\_\_\_\_  
Thomas E. Muir, Mayor

**ATTEST:**

---

Kelly Edwards, City Secretary

Approved as to Form and Legality:

---

Huge Coleman, City Attorney

**EXHIBIT A**  
**Property Enhancement Incentives Policy**



**Sanger, Texas**  
*Property Enhancement Incentives Policy*

**WHEREAS**, the City Council of the City of Sanger, Texas (Council) desires to implement a matching grant program to encourage the development, retention, or expansion of business enterprises in the City; and

**WHEREAS**, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the City; and

**WHEREAS**, the Sanger Texas Development Corporation on November 24, 2020 considered and recommended the City Council approve this Property Enhancement Incentives Policy (Policy); and

**WHEREAS**, the City Council on February 01, 2021 considered and approved Resolution 11-14-20 approving the Policy.

**BE IT KNOWN THAT**, the terms and conditions of the Policy, having been reviewed by the Council and found to be acceptable and in the best interest of the City and its citizens and businesses, are hereby approved.

**Section 1.**  
**Introduction & Goals**

This program is a matching grant program that reimburses commercial property owners or business operators for Eligible Enhancements made to the Property. The goals of this Policy are to:

- 1.1. Enhance the commercial viability and sustainability of commercial properties in the City;
- 1.2. Improve the physical appearance of businesses and visibly enhance the City's commercial corridors;
- 1.3. Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance;
- 1.4. Increase the safety of a commercial area and stimulate more public interaction; and
- 1.5. Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

**Section 2.**  
**Definitions**

The following definitions shall apply to the terms used in this Policy:

**Agreement**: A written performance agreement between the Board and the Applicant.

**Applicant**: Shall mean the Property owner or business occupant signing the Application for a Property Enhancement Grant.

**Application**: Shall mean the Application for Property Enhancement Incentives as maintained by Staff.

**Board**: Shall mean the Board of Directors of the Sanger Texas Development Corporation of the City (STDC).

**City**: The City of Sanger, Texas.

**City Council**: The City Council of the City.

**Code Violations**: Shall be any violation of the City's code of ordinances.

**Construction Costs**: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Enhancements: Shall mean the Enhancements identified as eligible in Section 4 herein.

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

Notice to Proceed: A written notice authorizing the Applicant to begin construction as approved.

Policy: Shall mean this Property Enhancements Incentives Policy (PEIP).

Property: Shall mean the physical lot and / or building to which Enhancements are being made.

Property Enhancement Grant: Shall mean the financial support to make designated Property Enhancements as approved, and sometimes referred to as "Grant."

Staff: Shall mean the City Manager or their designee.

### **Section 3.** **Eligibility**

The following Properties and Businesses are eligible to receive Grants.

- 3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Grants as outlined by this Policy:
  - 3.1.1. Within the City: Property must be located within the City's municipal boundaries.
  - 3.1.2. Non-Residentially Zoned: Property must be zoned for uses other than residential uses and the current use of the Property may not be residential.
  - 3.1.3. Tax-Paying Entity: The Property must be subject to the City's Ad Valorem property tax.
  - 3.1.4. Financial Standing: Property shall be in good standing as it relates to taxes or any monies due to the City or the STDC.
  - 3.1.5. City Liens: Property shall be in good standing as it relates to any liens held by the City.
  - 3.1.6. Ownership: Property owners must provide sufficient proof of ownership.
  - 3.1.7. Code Violations: Property must not have any outstanding code violations.
  - 3.1.8. Frequency: Property must not have received a Grant for the same category of Enhancement (e.g. Façade, Landscaping) in a twelve (12) month period.
- 3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive benefits outlined by this Policy:
  - 3.2.1. Financial Standing: The business shall be in good standing as it relates to taxes or any monies due to the City.
  - 3.2.2. Tax-Paying Entity: The business must be a tax-paying entity.
  - 3.2.3. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Application from the Property owner prior to approval of the Application.

## Section 4. Enhancements

- 4.1. Aspirations: As with any policy or regulation, it is difficult to precisely regulate factors that are not easily defined. With that in mind, the following are to be considered aspirations for contemplated Enhancements:
- Enhancements should be compatible with the character and architecture of the individual building and those in proximity;
  - Where appropriate, Enhancements may act as a catalyst to create a unique environment;
  - Enhancements should make the Property more inviting to the public; and
  - Enhancements should be functional as well as visually appealing.
- 4.2. General Enhancement Eligibility: Property Enhancements shall be deemed as eligible or ineligible for the benefits of this Policy as defined below. In general, the following Enhancements, though not exclusively, are ineligible for all Grants:
- Any Enhancement that does not comply with existing ordinances of the City;
  - Any Enhancements made prior to the Notice to Proceed;
  - Sweat equity or “in-kind” services;
  - New construction which is not specifically listed in this Policy as an Eligible Enhancement;
  - Any Enhancements to eliminate Code Violations of a Property or Business;
  - Fees for designing, engineering, surveying, legal services, financing, etc.; or
  - Any Enhancements not identified as eligible below. A potential applicant may discuss an enhancement not identified below with City staff to ascertain whether or not the enhancement meets the Purpose and Intent of this Policy. If so, an amendment to this Policy may be placed before the Board to make a recommendation to the City Council who shall determine the merits of including a new eligible enhancement.
- 4.3. Façade Enhancements: The following are Eligible Enhancements except as noted otherwise:
- 4.3.1. Façade Materials: Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City’s masonry requirements or architectural standards, if any. Removal of “slip” coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.
  - 4.3.2. Cleaning: Pressure washing or sand blasting existing facades, cleaning of tiles.
  - 4.3.3. Painting: Scraping, priming and otherwise preparing the surface and painting.
  - 4.3.4. Window / Doors: Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.
  - 4.3.5. Awnings / Canopies: Replacement of or improvements to existing awnings or canopies. New awnings or canopies.
  - 4.3.6. Historical Restoration: Restoration of architectural details of historic significance and / or removal of elements covering such details.
  - 4.3.7. Roof Repair: Replacement or repair of all or portions of the roof.
  - 4.3.8. Gutters and Downspouts: Replacement or repair of existing gutters and / or downspouts.



- 4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.
- 4.4. Interior Renovation: The following are Eligible Enhancements except as noted otherwise:
- 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
- 4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, aesthetic treatments, and lighting.
- 4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:
- 4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.
- 4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality.
- 4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.
- 4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Irrigation may be required with any other Landscaping Grant.
- 4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)
- 4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.
- 4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.
- 4.6. Lighting: The following are Eligible Enhancements:
- 4.6.1. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.
- 4.6.2. Accents: Lighting that accentuates features of the building or Property creating a pleasant ambience on the Property.
- 4.6.3. Signage: Lighting that illuminates signage identifying the business.
- 4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:
- 4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.
- 4.7.2. Resurfacing: Re-topping asphalt parking areas.
- 4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.
- 4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.
- 4.8. Pedestrian Amenities: The following are Eligible Enhancements:
- 4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.
- 4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.

- 4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.
- 4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.
- 4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.
- 4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.
- 4.9. Signage: The following are Eligible Enhancements. The replacement of signs that do not conform to current City requirements is a priority for the City.
  - 4.9.1. Replacing Signs: Replacing existing signs, with new signage that complies with all City requirements.
  - 4.9.2. New Signs: New signs for existing or new businesses.
- 4.10. Utilities: The following are Eligible Enhancements:
  - 4.10.1. Franchise Utilities: The upgrading or installation of new franchise utilities (e.g. electric, phone, Internet) that increase the commercial capacity or functionality of a building.
  - 4.10.2. Public Utilities: The upgrading or installation of new public utilities (e.g. water, sanitary sewer, gas) that increase the commercial capacity or functionality of a building.
  - 4.10.3. Private Utilities: The upgrading or installation of new private utilities (e.g. septic systems) that increase the commercial capacity or functionality of a building.
  - 4.10.4. Placement Underground: The placement of existing or new utilities underground.
- 4.11. Code Compliance: The following are Eligible Enhancements:
  - 4.11.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.
  - 4.11.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.
- 4.12. Demolition: The costs of demolishing and removing existing structures on a Property may be considered for Property Enhancements.
- 4.13. Participation Limitations: The potential matching Grant for each type of Enhancement would be the lesser of the Maximum Percentage or Maximum Per Enhancement Category Amount. The Applicant is responsible for the remaining costs of the Enhancement and must complete the full Enhancement to be eligible for the matching Grant.
  - 4.13.1. Maximum Percentage: A Maximum Percentage of fifty percent (50%) shall be the maximum percentage of the total cost of any Enhancement that the City will grant the Applicant.
  - 4.13.2. Maximum Per Enhancement Category: A Maximum Amount of ten thousand dollars (\$10,000) is the maximum dollar amount to be granted for any category of Enhancement.
  - 4.13.3. Accumulative Maximum Grant: Notwithstanding the Maximum Percentage and Maximum Per Enhancement Category limitations for each type of Enhancement, no Property or Business may receive more than ten thousand dollars (\$10,000) in matching Grants during one 12-month period. The following examples are provided to clarify different application scenarios:

- A. Example 1: Applicant desires to do \$24,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$12,000, but the maximum Grant allowed by the Max Per Category would be \$10,000. The lesser of the two is \$10,000 which would be the maximum matching Grant for the \$24,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).
- B. Example 2: Applicant desires to do \$18,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$9,000, and the maximum Grant allowed by the Max Per Category would be \$10,000. The lesser of the two is \$9,000 which would be the maximum matching Grant for the \$18,000 landscaping project. Further, within a twelve-month period the Applicant cannot receive more grants for Landscape Enhancements (per Section 3.1.8), but may apply and receive a second matching Grant, not to exceed \$1,000 (\$10,000 max - \$9,000 Grant) for any Enhancement category *other than* Landscaping.

## **Section 5.**

### **Grant Priorities**

The City has determined that the following are priorities for the benefits of this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

- 5.1. Preferred Areas: The following areas of the City are areas of priority for implementation of this Policy:
  - 5.1.1. Downtown Sanger; and
  - 5.1.2. Areas where greatest benefit may be obtained.
- 5.2. Preferred Businesses: The following types of businesses are a priority for implementation of this Policy:
  - 5.2.1. Retail;
  - 5.2.2. Restaurants;
  - 5.2.3. Professional Office; and
  - 5.2.4. Any sales-tax generating business.

## **Section 6.**

### **Administrative Procedures**

Following are the Administrative Procedures regarding the Application for and approval of Property Enhancement Grants:

- 6.1. Pre-Submittal: All Applicants are encouraged to meet with Staff prior to preparation of an Application. Applicants should contact the following to set up a meeting.  
 Executive Director  
 Department of Economic Development  
 Address: 201 Bolivar Street, Sanger, TX 76266  
 PH: (940) 458-2059  
 EM: [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)
- 6.2. Application: The submittal of an Application is required prior to any evaluation of the request for Property Enhancement Grants. The Application shall be on a form prepared by Staff and available on the City's website or at the location noted in 6.1.



- 6.2.1. Required Information: The following shall be included with the Application:
- A. Proof of ownership of the Property;
  - B. Photographs of the existing Property;
  - C. Drawings, renderings, plans of the proposed Enhancements;
  - D. Written description of the Enhancements including building materials and color schemes to be used;
  - E. Construction Cost estimates from at least two (2) different contractors; and
  - F. If Applicant is not the Property owner:
    - i. Written approval of the Application from the owner; and
    - ii. Copy of the signed lease agreement.
- 6.2.2. Amendments: Staff may amend the form of the Application as needed to more efficiently evaluate the merits of requested Enhancements.
- 6.3. Review & Evaluation: Following are criteria to review and evaluate the Application:
- 6.3.1. Review Criteria:
- A. Completeness of Application: Completeness of the Application; including all required attachments.
  - B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.
  - C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.
  - D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.
  - E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.
- 6.3.2. Staff Evaluation and Recommendation: The coordinating Staff member shall convene a team of the appropriate persons to evaluate the Application. Upon review, such team shall prepare a recommendation to forward to the Board.
- A. Site Visit: Prior to formal evaluation of the Application, the Applicant shall allow Staff the opportunity to visit the Property to verify its status prior to any Enhancements.
- 6.4. Approval: The Board shall make the final decision regarding the merits of the Application and the appropriate Property Enhancement Grant to be given, if any, if funds are available as pre-approved by the Council for the funding period. If approval of the Application requires funds not pre-approved by the Council, the board will prepare a recommendation to forward to the Council for final approval. Upon approval of a matching Grant, the Board shall enter into an Agreement with the Applicant on a form acceptable to the City Attorney. The Agreement, at a minimum, must contain the following:
- 6.4.1. Enhancements: List the specifications of the proposed Enhancements on the Property.
- 6.4.2. Access: Provide the City and Staff access to the Property to ensure that the Enhancements or repairs are made according to the specifications and conditions in the Agreement.
- 6.4.3. Grant: Provide for the procedures of the matching Grant payment.

- 6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.
- 6.5. Pre-Construction Meeting: If the matching Grant is approved as noted above, and if deemed necessary by Staff, the Applicant must attend a pre-construction meeting with Staff to coordinate any required permits, execute Grant documents, and resolve any questions either party might have.
- 6.6. Notice to Proceed: Upon approval as noted above, Staff shall prepare and issue a written Notice to Proceed authorizing the Applicant to begin work on the Enhancements. The Notice to Proceed shall in no event be regarded as the issuance or approval of a building permit or any other construction permits.
  - 6.6.1. Required: All Grant documents, including the Agreement with the Board, must be executed and all required permits must be received prior to issuance of the Notice to Proceed.
  - 6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.
  - 6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.
- 6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.
- 6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.
  - 6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.
- 6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.
  - 6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.
  - 6.9.2. Unspent funds: Any savings below the amounts approved shall be returned to the City.

## Section 7. Applicant / Owner Certifications

The Application shall include the following certifications which shall be affirmed by the Applicant / Owner by signing the Application.

- 7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
- 7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
- 7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.

- 7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the Board.
- 7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the Board has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
- 7.6. Policy Promotion: I (we) authorize the Board to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
- 7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way relating to any agreement or grant under this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

## **Section 8.**

### **General Provisions**

- 8.1. Termination: The City and / or the Board has the right to terminate any agreement under this Policy for any reason.
- 8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.
- 8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board and / or City Council during their deliberation and evaluation. The Board and / or City Council reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this Policy.
- 8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.
- 8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

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## Sanger, Texas

**Application for Property Enhancement Incentives**Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)

1	<b>PROJECT INFORMATION</b>						
A	<b>Property Address:</b>						
B	<b>Estimated Begin Work Date:</b>				<b>Estimated Completion Date:</b>		
C	<b>Years in business at this location:</b>						
D	<b>Reason for requesting grant:</b>						
2	<b>ELIGIBILITY OF PROPERTY</b>						
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>			
A			Within the City?	•			
B			Commercially zoned?	•			
C			Tax Paying entity?	•			
D			City taxes in good standing?	•			
E			No City liens existing?	•			
F			Proof of ownership provided?	•			
G			Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	<b>ELIGIBILITY OF BUSINESS</b>						
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>			
A			Business taxes in good standing?	•			
B			Tax Paying entity?	•			
C			Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4	<b>Enhancements</b>		<b>Total Cost</b>	<b>Policy Max %</b>	<b>Policy Max \$</b>	<b>Amount Requested</b>	<b>Amount Approved</b>
A	<u>Façade:</u> (Section 4.3) •		\$	50 %	\$10,000	\$	\$
B	<u>Interior Renovation:</u> (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	<u>Landscaping:</u> (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	<u>Lighting:</u> (Section 4.6) •		\$	50 %	\$10,000	\$	\$
E	<u>Parking / Driveways:</u> (Section 4.7) •		\$	50 %	\$10,000	\$	\$
F	<u>Pedestrian Amenities:</u> (Section 4.8) •		\$	50 %	\$10,000	\$	\$
G	<u>Signage:</u> (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	<u>Utilities:</u> (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	<u>Code Compliance:</u> (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	<u>Demolition:</u> (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) <b>TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:</b>						
L	<b>Describe any planned Non-Grant Enhancements:</b>						

5	<b>GRANT PRIORITIES (Section 5.0)</b>			
	<b>Yes</b>	<b>No</b>	<b>Preferred Area?</b>	<b>Notes</b>
A			Downtown Sanger	•
B			Areas where greatest benefit obtained	•
	<b>Yes</b>	<b>No</b>	<b>Preferred Business?</b>	<b>Notes</b>
C			Retail	•
D			Restaurant	•
E			Professional Office	•
F			Sales tax generating business	•
6	<b>ATTACHMENTS / EXHIBITS</b>			
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>
A			Ownership documentation	•
B			Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E			Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner
7	<b>CONTRACTOR INFORMATION</b>			
A	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
B	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
C	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:	
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.	
B	<b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.	
C	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.	
D	<b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.	
E	<b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.	
F	<b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.	
G	<b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.	
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.	
<b>Property Owner</b>		<b>Applicant / Business Representative</b>
Company:		Company:
Signed:		Signed:
Name:		Name:
Title:		Title:
W:	C:	W: C:
EM:		EM:
Address:		Address:



**Sanger, Texas**  
*Property Enhancement Incentives Policy*

**WHEREAS**, the City Council of the City of Sanger, Texas (Council) desires to implement a matching grant program to encourage the development, retention, or expansion of business enterprises in the City; and

**WHEREAS**, Chapter 380 of the Texas Local Government Code authorizes municipalities to establish and provide for the administration of programs that promote economic development and stimulate business and commercial activity in the City; and

**WHEREAS**, the Sanger Texas Development Corporation on November 24, 2020 considered and recommended the City Council approve this Property Enhancement Incentives Policy (Policy); and

**WHEREAS**, the City Council on February 01, 2021 considered and approved Resolution 11-14-20 approving the Policy.

**BE IT KNOWN THAT**, the terms and conditions of the Policy, having been reviewed by the Council and found to be acceptable and in the best interest of the City and its citizens and businesses, are hereby approved.

**Section 1.**  
**Introduction & Goals**

This program is a matching grant program that reimburses commercial property owners or business operators for Eligible Enhancements made to the Property. The goals of this Policy are to:

- 1.1. Enhance the commercial viability and sustainability of commercial properties in the City;
- 1.2. Improve the physical appearance of businesses and visibly enhance the City's commercial corridors;
- 1.3. Increase the marketability and occupancy rate of commercial buildings hindered by an outdated appearance;
- 1.4. Increase the safety of a commercial area and stimulate more public interaction; and
- 1.5. Provide incentives in areas and to businesses most likely to stimulate similar enhancements by other private entities.

**Section 2.**  
**Definitions**

The following definitions shall apply to the terms used in this Policy:

**Agreement:** A written performance agreement between the Board and the Applicant.

**Applicant:** Shall mean the Property owner or business occupant signing the Application for a Property Enhancement Grant.

**Application:** Shall mean the Application for Property Enhancement Incentives as maintained by Staff.

**Board:** Shall mean the Board of Directors of the Sanger Texas Development Corporation of the City (STDC).

**City:** The City of Sanger, Texas.

**City Council:** The City Council of the City.

**Code Violations:** Shall be any violation of the City's code of ordinances.

Construction Costs: The cost of permits, fees, construction materials, and installation labor. All other associated costs are deemed excluded, including, but not exclusively, the following costs: design, construction document preparation, bidding, sweat equity and construction financing.

Eligible Enhancements: Shall mean the Enhancements identified as eligible in Section 4 herein.

Enhancements: Shall be as defined in Section 4 herein.

Façade: Shall mean the exterior of a building.

Notice to Proceed: A written notice authorizing the Applicant to begin construction as approved.

Policy: Shall mean this Property Enhancements Incentives Policy (PEIP).

Property: Shall mean the physical lot and / or building to which Enhancements are being made.

Property Enhancement Grant: Shall mean the financial support to make designated Property Enhancements as approved, and sometimes referred to as "Grant."

Staff: Shall mean the City Manager or their designee.

### **Section 3. Eligibility**

The following Properties and Businesses are eligible to receive Grants.

- 3.1. Properties: Only properties meeting the following requirements at the time an Application is submitted shall be eligible to receive Grants as outlined by this Policy:
  - 3.1.1. Within the City: Property must be located within the City's municipal boundaries.
  - 3.1.2. Non-Residentially Zoned: Property must be zoned for uses other than residential uses and the current use of the Property may not be residential.
  - 3.1.3. Tax-Paying Entity: The Property must be subject to the City's Ad Valorem property tax.
  - 3.1.4. Financial Standing: Property shall be in good standing as it relates to taxes or any monies due to the City or the STDC.
  - 3.1.5. City Liens: Property shall be in good standing as it relates to any liens held by the City.
  - 3.1.6. Ownership: Property owners must provide sufficient proof of ownership.
  - 3.1.7. Code Violations: Property must not have any outstanding code violations.
  - 3.1.8. Frequency: Property must not have received a Grant for the same category of Enhancement (e.g. Façade, Landscaping) in a twelve (12) month period.
- 3.2. Businesses: Only businesses meeting the following requirements shall be eligible to receive benefits outlined by this Policy:
  - 3.2.1. Financial Standing: The business shall be in good standing as it relates to taxes or any monies due to the City.
  - 3.2.2. Tax-Paying Entity: The business must be a tax-paying entity.
  - 3.2.3. Property Owner Approval: Businesses, if not the owner of the property to be occupied, must provide a copy of their lease agreement and support of the Application from the Property owner prior to approval of the Application.

## **Section 4.**

### **Enhancements**

- 4.1. Aspirations: As with any policy or regulation, it is difficult to precisely regulate factors that are not easily defined. With that in mind, the following are to be considered aspirations for contemplated Enhancements:
- Enhancements should be compatible with the character and architecture of the individual building and those in proximity;
  - Where appropriate, Enhancements may act as a catalyst to create a unique environment;
  - Enhancements should make the Property more inviting to the public; and
  - Enhancements should be functional as well as visually appealing.
- 4.2. General Enhancement Eligibility: Property Enhancements shall be deemed as eligible or ineligible for the benefits of this Policy as defined below. In general, the following Enhancements, though not exclusively, are ineligible for all Grants:
- Any Enhancement that does not comply with existing ordinances of the City;
  - Any Enhancements made prior to the Notice to Proceed;
  - Sweat equity or “in-kind” services;
  - New construction which is not specifically listed in this Policy as an Eligible Enhancement;
  - Any Enhancements to eliminate Code Violations of a Property or Business;
  - Fees for designing, engineering, surveying, legal services, financing, etc.; or
  - Any Enhancements not identified as eligible below. A potential applicant may discuss an enhancement not identified below with City staff to ascertain whether or not the enhancement meets the Purpose and Intent of this Policy. If so, an amendment to this Policy may be placed before the Board to make a recommendation to the City Council who shall determine the merits of including a new eligible enhancement.
- 4.3. Façade Enhancements: The following are Eligible Enhancements except as noted otherwise:
- 4.3.1. Façade Materials: Replacing deteriorated or unsafe façade materials with brick, stone, tile, wood, or siding meeting the City’s masonry requirements or architectural standards, if any. Removal of “slip” coverings of prior façade materials and re-establishment of historic façade details. Repointing of mortared joints, replacement or repair of damaged masonry.
- 4.3.2. Cleaning: Pressure washing or sand blasting existing facades, cleaning of tiles.
- 4.3.3. Painting: Scraping, priming and otherwise preparing the surface and painting.
- 4.3.4. Window / Doors: Replacement of or improvements to existing windows or doors that are visible from a public street. New windows and doors matching replaced windows or doors. Replacement of broken glass panes.
- 4.3.5. Awnings / Canopies: Replacement of or improvements to existing awnings or canopies. New awnings or canopies.
- 4.3.6. Historical Restoration: Restoration of architectural details of historic significance and / or removal of elements covering such details.
- 4.3.7. Roof Repair: Replacement or repair of all or portions of the roof.
- 4.3.8. Gutters and Downspouts: Replacement or repair of existing gutters and / or downspouts.



- 4.3.9. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: burglar bars, painting a new building.
- 4.4. Interior Renovation: The following are Eligible Enhancements except as noted otherwise:
- 4.4.1. Renovations: Renovations that enhance the commercial usability of the building.
- 4.4.2. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: painting, wallpaper, aesthetic treatments, and lighting.
- 4.5. Landscaping: The following are Eligible Enhancements except as noted otherwise:
- 4.5.1. Edging: Providing a perimeter to shrub beds with materials deemed to be of a long life, e.g. brick, stone, concrete, steel.
- 4.5.2. Shrubs and Trees: Shrubs and / or trees of a variety that are sustainable in the area when combined with removal of existing shrubs and / or trees that are either overgrown or of poor quality.
- 4.5.3. Seasonal Color: Providing one-time planting of annual or perennial flowers in critical areas adequate to provide an appealing impact.
- 4.5.4. Irrigation: Automatic irrigation system complying with all code requirements. Irrigation may be required with any other Landscaping Grant.
- 4.5.5. Lawn Renovation: Removal or re-establishment of an existing lawn with a desirable type of lawn. (An automatic irrigation system is required with this Enhancement.)
- 4.5.6. Fencing: Replacement of fencing or installation of new fencing that is visually appealing.
- 4.5.7. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: landscape pruning, mowing and / or maintenance.
- 4.6. Lighting: The following are Eligible Enhancements:
- 4.6.1. Pedestrian: Increases in lighting in pedestrian areas on or adjacent to the Property, e.g. sidewalks, parking lots.
- 4.6.2. Accents: Lighting that accentuates features of the building or Property creating a pleasant ambience on the Property.
- 4.6.3. Signage: Lighting that illuminates signage identifying the business.
- 4.7. Parking / Driveways: The following are Eligible Enhancements except as noted otherwise:
- 4.7.1. Reconstruction: Removal of existing pavement, gravel, curbing, drives, accessibility ramps, etc. and replacement with reconstruction meeting City requirements.
- 4.7.2. Resurfacing: Re-topping asphalt parking areas.
- 4.7.3. Restriping: Repainting of parking stall stripes and / or fire lane graphics meeting the City's requirements.
- 4.7.4. Ineligible: Though not an all-inclusive list, the following are specifically not eligible: Installation, repair or replacement of any surface that is not an all-weather hard surface as required by the City's code of ordinances.
- 4.8. Pedestrian Amenities: The following are Eligible Enhancements:
- 4.8.1. Paving: Paving of a unique nature in areas that allow customers to congregate.
- 4.8.2. Seating Areas: Provisions for seating in areas where customers may congregate before, during or after supporting the business.

- 4.8.3. Shade: Provisions for shading pedestrian areas to include permanent or temporary canopies, awnings, umbrellas or similar shade structures.
- 4.8.4. Music: Provisions for permanent installation of fixtures to accommodate providing music in areas where customers congregate.
- 4.8.5. Trash Receptacles: Trash receptacles establishing or matching a design theme utilized throughout the pedestrian areas.
- 4.8.6. Play Equipment: Recreational equipment intended for the entertainment of children when placed on private property in close proximity to the primary building.
- 4.9. Signage: The following are Eligible Enhancements. The replacement of signs that do not conform to current City requirements is a priority for the City.
  - 4.9.1. Replacing Signs: Replacing existing signs, with new signage that complies with all City requirements.
  - 4.9.2. New Signs: New signs for existing or new businesses.
- 4.10. Utilities: The following are Eligible Enhancements:
  - 4.10.1. Franchise Utilities: The upgrading or installation of new franchise utilities (e.g. electric, phone, Internet) that increase the commercial capacity or functionality of a building.
  - 4.10.2. Public Utilities: The upgrading or installation of new public utilities (e.g. water, sanitary sewer, gas) that increase the commercial capacity or functionality of a building.
  - 4.10.3. Private Utilities: The upgrading or installation of new private utilities (e.g. septic systems) that increase the commercial capacity or functionality of a building.
  - 4.10.4. Placement Underground: The placement of existing or new utilities underground.
- 4.11. Code Compliance: The following are Eligible Enhancements:
  - 4.11.1. Public Accessibility: Reconstruction or new construction to comply with public accessibility requirements.
  - 4.11.2. Fire Suppression Systems: Replacement, upgrade, or installation of fire suppression systems in compliance with current codes.
- 4.12. Demolition: The costs of demolishing and removing existing structures on a Property may be considered for Property Enhancements.
- 4.13. Participation Limitations: The potential matching Grant for each type of Enhancement would be the lesser of the Maximum Percentage or Maximum Per Enhancement Category Amount. The Applicant is responsible for the remaining costs of the Enhancement and must complete the full Enhancement to be eligible for the matching Grant.
  - 4.13.1. Maximum Percentage: A Maximum Percentage of fifty percent (50%) shall be the maximum percentage of the total cost of any Enhancement that the City will grant the Applicant.
  - 4.13.2. Maximum Per Enhancement Category: A Maximum Amount of ten thousand dollars (\$10,000) is the maximum dollar amount to be granted for any category of Enhancement.
  - 4.13.3. Accumulative Maximum Grant: Notwithstanding the Maximum Percentage and Maximum Per Enhancement Category limitations for each type of Enhancement, no Property or Business may receive more than ten thousand dollars (\$10,000) in matching Grants during one 12-month period. The following examples are provided to clarify different application scenarios:

- A. Example 1: Applicant desires to do \$24,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$12,000, but the maximum Grant allowed by the Max Per Category would be \$10,000. The lesser of the two is \$10,000 which would be the maximum matching Grant for the \$24,000 landscaping project. Further, within a 12-month period the Applicant cannot receive additional grants for any Enhancements (per Section 4.13.3).
- B. Example 2: Applicant desires to do \$18,000 in eligible Landscape Enhancements. By Policy, the maximum Grant allowed by the Max Percentage (50%) would be \$9,000, and the maximum Grant allowed by the Max Per Category would be \$10,000. The lesser of the two is \$9,000 which would be the maximum matching Grant for the \$18,000 landscaping project. Further, within a twelve-month period the Applicant cannot receive more grants for Landscape Enhancements (per Section 3.1.8), but may apply and receive a second matching Grant, not to exceed 1,000 (\$10,000 max - \$9,000 Grant) for any Enhancement category *other than* Landscaping.

## **Section 5.**

### **Grant Priorities**

The City has determined that the following are priorities for the benefits of this Policy. The evaluation of the merits of any Application shall take into consideration whether or not the Application also meets these priorities.

- 5.1. Preferred Areas: The following areas of the City are areas of priority for implementation of this Policy:
  - 5.1.1. Downtown Sanger; and
  - 5.1.2. Areas where greatest benefit may be obtained.
- 5.2. Preferred Businesses: The following types of businesses are a priority for implementation of this Policy:
  - 5.2.1. Retail;
  - 5.2.2. Restaurants;
  - 5.2.3. Professional Office; and
  - 5.2.4. Any sales-tax generating business.

## **Section 6.**

### **Administrative Procedures**

Following are the Administrative Procedures regarding the Application for and approval of Property Enhancement Grants:

- 6.1. Pre-Submittal: All Applicants are encouraged to meet with Staff prior to preparation of an Application. Applicants should contact the following to set up a meeting.  
 Executive Director  
 Department of Economic Development  
 Address: 201 Bolivar Street, Sanger, TX 76266  
 PH: (940) 458-2059  
 EM: [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)
- 6.2. Application: The submittal of an Application is required prior to any evaluation of the request for Property Enhancement Grants. The Application shall be on a form prepared by Staff and available on the City's website or at the location noted in 6.1.



- 6.2.1. Required Information: The following shall be included with the Application:
- A. Proof of ownership of the Property;
  - B. Photographs of the existing Property;
  - C. Drawings, renderings, plans of the proposed Enhancements;
  - D. Written description of the Enhancements including building materials and color schemes to be used;
  - E. Construction Cost estimates from at least two (2) different contractors; and
  - F. If Applicant is not the Property owner:
    - i. Written approval of the Application from the owner; and
    - ii. Copy of the signed lease agreement.
- 6.2.2. Amendments: Staff may amend the form of the Application as needed to more efficiently evaluate the merits of requested Enhancements.
- 6.3. Review & Evaluation: Following are criteria to review and evaluate the Application:
- 6.3.1. Review Criteria:
- A. Completeness of Application: Completeness of the Application; including all required attachments.
  - B. Grant Priorities: Whether the Application includes a targeted business classification or whether it is located in a targeted improvement area as defined in Section 5.
  - C. Impact: An estimation of the impact that the Enhancements might have, particularly as a catalyst for continued private investment.
  - D. Non-funded Improvements: Are the improvements associated with the Grant part of a larger effort to enhance the Property.
  - E. Elimination of a Non-Conformity: Do the Enhancements eliminate a legal non-conforming aspect of the Property.
- 6.3.2. Staff Evaluation and Recommendation: The coordinating Staff member shall convene a team of the appropriate persons to evaluate the Application. Upon review, such team shall prepare a recommendation to forward to the Board.
- A. Site Visit: Prior to formal evaluation of the Application, the Applicant shall allow Staff the opportunity to visit the Property to verify its status prior to any Enhancements.
- 6.4. Approval: The Board shall make the final decision regarding the merits of the Application and the appropriate Property Enhancement Grant to be given, if any, if funds are available as pre-approved by the Council for the funding period. If approval of the Application requires funds not pre-approved by the Council, the board will prepare a recommendation to forward to the Council for final approval. Upon approval of a matching Grant, the Board shall enter into an Agreement with the Applicant on a form acceptable to the City Attorney. The Agreement, at a minimum, must contain the following:
- 6.4.1. Enhancements: List the specifications of the proposed Enhancements on the Property.
- 6.4.2. Access: Provide the City and Staff access to the Property to ensure that the Enhancements or repairs are made according to the specifications and conditions in the Agreement.
- 6.4.3. Grant: Provide for the procedures of the matching Grant payment.

- 6.4.4. Recapture Provisions: Provide for the repayment of a Grant if the Applicant or the condition of the Property do not fulfill all obligations required under the Agreement. The City may take any remedy necessary to recover the funds, including filing a lien on the Property.
- 6.5. Pre-Construction Meeting: If the matching Grant is approved as noted above, and if deemed necessary by Staff, the Applicant must attend a pre-construction meeting with Staff to coordinate any required permits, execute Grant documents, and resolve any questions either party might have.
- 6.6. Notice to Proceed: Upon approval as noted above, Staff shall prepare and issue a written Notice to Proceed authorizing the Applicant to begin work on the Enhancements. The Notice to Proceed shall in no event be regarded as the issuance or approval of a building permit or any other construction permits.
  - 6.6.1. Required: All Grant documents, including the Agreement with the Board, must be executed and all required permits must be received prior to issuance of the Notice to Proceed.
  - 6.6.2. Beginning of Work: All work must begin within sixty (60) days of the issuance of the Notice to Proceed.
  - 6.6.3. Completion of Work: All work for approved projects must be complete within ninety (90) days of the Notice to Proceed unless an Applicant's written request for extension is granted in writing by the Board.
- 6.7. Construction: All construction shall be in accordance with all requirements for permitting and inspection required by the City.
- 6.8. Verification: Upon completion and approval of the work by the City, Staff shall verify that the work has been performed as authorized in the approval action.
  - 6.8.1. Documentation: The Applicant shall provide Staff with documentation necessary to determine the Construction Costs of the Enhancements as approved, e.g. copies of paid contractor invoices, receipts or processed checks. Construction Costs not supported by adequate documentation shall not be eligible for reimbursement.
- 6.9. Payment: Upon verification of compliance with the approval action, Staff shall cause a check to be issued to the Applicant in the approved amount.
  - 6.9.1. Cost Overruns: Any costs above and beyond the amounts approved shall be the responsibility of the Applicant.
  - 6.9.2. Unspent Funds: Any savings below the amounts approved shall be returned to the City.

## Section 7.

### Applicant / Owner Certifications

The Application shall include the following certifications which shall be affirmed by the Applicant / Owner by signing the Application.

- 7.1. Application Accuracy: The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.
- 7.2. Compliance: I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.
- 7.3. Insurance: I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.

- 7.4. Maintenance: I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the Board.
- 7.5. Discretionary Rights: I (we) certify that I (we) acknowledge that the Board has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.
- 7.6. Policy Promotion: I (we) authorize the Board to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.
- 7.7. Indemnification: I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way related to any agreement or grant under this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.

## **Section 8.**

### **General Provisions**

- 8.1. Termination: The City and / or the Board has the right to terminate any agreement under this Policy for any reason.
- 8.2. Changes During Construction: If an Applicant seeks to change the scope of their project after a Grant has been approved, the Applicant shall meet with Staff to discuss the desired change. Staff has the authorization to approve minor modifications during construction. Any other desired modification shall be placed before the approving body for reconsideration.
- 8.3. Flexibility: The terms and conditions of this Policy are a guideline for the Board and / or City Council during their deliberation and evaluation. The Board and / or City Council reserves the right to modify the terms and conditions herein at any time, including for any pending application, and may approve a Grant on terms and conditions contrary to the guidelines set forth in this Policy.
- 8.4. Section or Other Headings: Section or other headings contained in this Policy are for reference purposes only and shall not affect in any way the meaning or interpretation of this Policy.
- 8.5. Severability: In the event that any provision of this Policy is determined to be illegal, invalid, or unenforceable, then, and in that event, it is the intention that the remainder of this Policy shall not be affected thereby.

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## Sanger, Texas

**Application for Property Enhancement Incentives**Contact: Shani Bradshaw, Executive Director - (940) 458-2059 - [sbradshaw@sangertexas.org](mailto:sbradshaw@sangertexas.org)

1	<b>PROJECT INFORMATION</b>						
A	<b>Property Address:</b>						
B	<b>Estimated Begin Work Date:</b>				<b>Estimated Completion Date:</b>		
C	<b>Years in business at this location:</b>						
D	<b>Reason for requesting grant:</b>						
2	<b>ELIGIBILITY OF PROPERTY</b>						
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>			
A			Within the City?	•			
B			Commercially zoned?	•			
C			Tax Paying entity?	•			
D			City taxes in good standing?	•			
E			No City liens existing?	•			
F			Proof of ownership provided?	•			
G			Outstanding code violations?	•			
H			Frequency of Grants OK?	• In accordance with Section 3.1.8			
3	<b>ELIGIBILITY OF BUSINESS</b>						
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>			
A			Business taxes in good standing?	•			
B			Tax Paying entity?	•			
C			Continuous operations of 6 months?	• (within the City)			
D			If not owner, authorization provided?	•			
4	<b>Enhancements</b>		<b>Total Cost</b>	<b>Policy Max 50%</b>	<b>Policy Max \$10,000</b>	<b>Amount Requested</b>	<b>Amount Approved</b>
A	<u>Façade:</u> (Section 4.3) •		\$	50 %	\$10,000	\$	\$
B	<u>Interior Renovation:</u> (Section 4.4) •		\$	50 %	\$10,000	\$	\$
C	<u>Landscaping:</u> (Section 4.5) •		\$	50 %	\$10,000	\$	\$
D	<u>Lighting:</u> (Section 4.6) •		\$	50 %	\$10,000	\$	\$
E	<u>Parking / Driveways:</u> (Section 4.7) •		\$	50 %	\$10,000	\$	\$
F	<u>Pedestrian Amenities:</u> (Section 4.8) •		\$	50 %	\$10,000	\$	\$
G	<u>Signage:</u> (Section 4.9) •		\$	50 %	\$10,000	\$	\$
H	<u>Utilities:</u> (Section 4.10) •		\$	50 %	\$10,000	\$	\$
I	<u>Code Compliance:</u> (Section 4.11) •		\$	50 %	\$10,000	\$	\$
J	<u>Demolition:</u> (Section 4.12) •		\$	50 %	\$10,000	\$	\$
K	(Max. Grant Per Policy = \$10,000) <b>TOTAL PROPERTY ENHANCEMENT GRANT APPROVED:</b>						
L	<b>Describe any planned Non-Grant Enhancements:</b>						

5	<b>GRANT PRIORITIES (Section 5.0)</b>			
	<b>Yes</b>	<b>No</b>	<b>Preferred Area?</b>	<b>Notes</b>
A			Downtown Sanger	•
B			Areas where greatest benefit obtained	•
	<b>Yes</b>	<b>No</b>	<b>Preferred Business?</b>	<b>Notes</b>
C			Retail	•
D			Restaurant	•
E			Professional Office	•
F			Sales tax generating business	•
6	<b>ATTACHMENTS / EXHIBITS</b>			
	<b>Yes</b>	<b>No</b>	<b>Item</b>	<b>Notes</b>
A			Ownership documentation	•
B			Photos of existing conditions	•
C			Drawing, renderings, plans of the proposed enhancements	•
D			Written description of the enhancements including building materials and color schemes	•
E			Construction cost estimates from two contractors	•
F			Copy of the signed lease agreement	• If Applicant is not property owner
G			Written support of the grant application from the owner	• If Applicant is not property owner
7	<b>CONTRACTOR INFORMATION</b>			
A	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
B	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
C	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	
D	<b>Contractor for:</b>			
	Company Name:			
	Contact Person:		Title:	
	Address:			
	Wk Phone:		Cell:	Fax:
	Email:		Website:	

8	<b>Applicant / Owner Certifications:</b> In accordance with Resolution 11-14-20 adopting the Property Enhancement Incentives Policy, the undersigned do hereby certify the following:	
A	<b>Section 7.1 - Application Accuracy:</b> The information provided in the Application, and all that may have been affixed thereto, is true and correct, and that the City / Board may rely on all of the information therein contained, and all that may have been affixed thereto, as being true and correct.	
B	<b>Section 7.2 - Compliance:</b> I (we) certify that I am (we are) solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinance and other applicable regulations. Neither approval of an Application nor payment of a Property Enhancement Grant upon completion of the project shall constitute approval of the project by any City department, Board Member or Staff or a waiver by the City of any safety regulation, building code, ordinance or other applicable regulation.	
C	<b>Section 7.3 - Insurance:</b> I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.	
D	<b>Section 7.4 - Maintenance:</b> I (we) certify that the Enhancements, once approved by the City shall be maintained for a period of three (3) years from the date of payment. No changes shall be made without prior written approval from the City.	
E	<b>Section 7.5 - Discretionary Rights:</b> I (we) certify that I (we) acknowledge that the City has the absolute right of discretion in deciding whether or not to approve a matching Grant relative to the Application, whether or not such discretion is deemed arbitrary or without basis in fact, including the right to approve or disapprove a Grant on terms and conditions that are contrary to the guidelines of this Policy.	
F	<b>Section 7.6 - Policy Promotion:</b> I (we) authorize the City to use an approved project to promote the merits of this Policy, including but not limited to displaying a sign at the Property or Business during and within thirty (30) days after construction, and using photographs and descriptions of the project in distribution material, press releases, social media and on the City's website.	
G	<b>Section 7.7 - Indemnification:</b> I (we) certify that I am (we are) solely responsible for overseeing the work, and will not seek to hold the City, the Board, and / or their agents, employees, officers, and / or directors liable for any property damage, personal injury, or other loss related in any way to this Policy, and by submission of an Application, agree to indemnify the City, the Board and / or their agents, employees, officers, and / or directors from any claims or damages resulting from the project, including reasonable attorney fees.	
9	I (we) hereby affirm the Certifications noted above and approve this Application for Property Enhancement incentives and the Enhancements identified herein.	
<b>Property Owner</b>		<b>Applicant / Business Representative</b>
Company:		Company:
Signed:		Signed:
Name:		Name:
Title:		Title:
W:	C:	W: C:
EM:		EM:
Address:		Address:





## CITY COUNCIL COMMUNICATION

**DATE:** October 3, 2022

**FROM:** Jim Bolz, Director of Public Works

**AGENDA ITEM:** Consideration and possible action on Change Order No. 8 in the amount of \$92,160.00 with Quality Excavation, LLC for the FM 455 Project to insert four 8" valves to connect new waterlines at 7th St. and 10th St., install a 6" sewer line, lower existing waterline, and add a 12" x 6" tie in with a gate valve; and authorize the City Manager to execute said Change Order No. 8.

### **SUMMARY:**

- Insertion valves are needed to isolate portions of existing waterlines to be able to connect new waterlines at 7<sup>th</sup> St. and 10<sup>th</sup> St.
- Insertions valves provide future benefit of being able to minimize impacted area while making waterline repairs.
- 6" Sewer Line is needed to serve new commercial business.
- Waterline must be lowered to eliminate the elevation conflict with the new 6" sewer line.
- Existing 6" waterline between Chicken Express and new Quick Trip lot was omitted from being connected to new 12" line.
- 6" Waterline needs to be connected to prevent one-way feed creating a dead end.
- 6" Waterline serves multiple commercial businesses in between Chapman and Acker.

### **FISCAL INFORMATION:**

Budgeted: Yes                      Amount: \$92,160.00                      GL Account: 840-54-6526.2/840-50-6526.2

- Original Contract Amount \$4,546,550.20
- Up-to=date- Contract Amount \$4,704,968.65
  - Change Order No. 1 \$39,993.00
  - Change Order No. 2 \$3,145.00
  - Change Order No. 3 \$23,650.00
  - Change Order No. 4 \$44,260.45
  - Change Order No. 5 \$27,040.00
  - Change Order No. 6 \$20,348.00
  - Change Order No. 7 \$11,600.00

### **RECOMMENDED MOTION OR ACTION:**

- Staff recommends approval.

### **ATTACHMENTS:**

- Change Order No. 8



QUALITY EXCAVATION, LLC  
 958 US HIGHWAY 377, SUITE # 200  
 AUBREY, TX 76227

Project Name	Sanger FM 455 Water and Wastewater Utility Relocations
Project Number	CSJ: 0195-02-072
Date	September 12, 2022
Current Contract Amount	\$4,546,550.20
Requested Change Order Amount	\$92,160.00

Change order No. 8

BID ITEM	DESCRIPTION	QUANTITY	UNIT	\$/UNIT	TOTAL/EXTENSION
CO8	8" Valve Insertion (same as previous CO# 3)	4	EA	\$11,825.00	\$47,300.00
CO8	6" Sewer Line	340	LF	\$55.00	\$18,700.00
CO8	Lower Water Line at QT waterline conflicted with Sewer	1	EA	\$13,360.00	\$13,360.00
CO8	12" x 6" tie in with gate valve	1	EA	\$12,800.00	\$12,800.00
Total					\$92,160.00

4 - " insertion valves into the live existing waterline in order to shut the line off to make the connection  
 for 7th and 10th street water line connections

6 sewer line extended to tie in to existng lines - connection billed under Item# 37 on pay app  
 Respectively Submitted

*Garland Wilson*

Approved \_\_\_\_\_

Printed \_\_\_\_\_



2021 - 2022												
ALL AMERICAN DOGS												
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
INCOMING												
IMPOUNDED: DOGS	0	8	6	6	3	9	5	9	12	4	4	
IMPOUNDED: CATS	2	7	3	1	5	4	10	7	22	22	31	
TOTALS PER MONTH	2	15	9	7	8	13	15	16	34	26	35	0
YTD TOTAL (260)(REMAINING)	258	243	234	227	219	206	191	175	141	115	80	80
*****												
EMERGENCY CALL OUT: DOG			3			1					2	
EMERGENCY CALL OUT: CAT												
TOTAL CALL OUTS PER MONTH	0	0	3	0	0	1	0	0	0	0	2	0
*****												
SURRENDER: DOG		3	12	0	1	1	1		9	1	2	
SURRENDER: CAT												
SURRENDER TOTAL FOR MONTH	0	3	12	0	1	1	1	0	9	1	2	0
*****												
OUTGOING												
ADOPTION: DOG		1	3							3		
ADOPTION :CAT				1	2	2			2	1	8	
RESCUE PICK UP: DOG												
RESCUE PICK UP: CAT												
OWNER PICK UP: DOG			2	2	1	1	1	4	2	2	1	
OWNER PICK UP: CAT							1					
RELEASE TO BARN: CAT	1		2		3	2	2	8	16	6	16	
DIED: DOG												
DIED: CAT											4	
EUTHANIZED: DOG										1	1	
EUTHANIZED: CAT	1	4	3			1	2	2	6	5	7	
TOTAL OUTGOING	2	5	10	3	6	6	0	14	26	18	37	0

VENDOR SET: 99 City of Sanger

BANK: \* ALL BANKS

DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	C-CHECK		VOID CHECK	V	7/05/2022		080703	
	C-CHECK		VOID CHECK	V	7/11/2022		080752	
	C-CHECK		VOID CHECK	V	7/18/2022		080806	
	C-CHECK		VOID CHECK	V	7/18/2022		080807	
07350	GENTLE'S OIL AND TIRE							
	C-CHECK		GENTLE'S OIL AND TIRE	VOIDED	V	7/18/2022	080820	737.00CR
	C-CHECK		VOID CHECK	V	7/25/2022		080877	
	C-CHECK		VOID CHECK	V	7/25/2022		080900	

* * 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:	7 VOID DEBITS	0.00		
	VOID CREDITS	737.00CR	737.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	7	737.00CR	0.00	0.00
BANK: * TOTALS:	7	737.00CR	0.00	0.00



VENDOR SET: 99 City of Sanger

BANK: EMP B EMPLOYEE BENEFIT FUND

DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
30790	EYEMED							
I-165329291	VISION INSURANCE JULY 2022	R	7/11/2022	577.94		000736		577.94
36120	LIFE INSURANCE COMPANY OF NORT							
I-191137_060122A	JUNE 2022 LIFE INSURANCE	R	7/11/2022	1,299.27		000737		1,299.27
35860	UNITED HEALTHCARE INSURANCE CO							
I-640921976026	JULY 2022 HEALTH PREMIUM	R	7/11/2022	51,338.85		000738		51,338.85
10610	LEADERSLIFE INS. COMPANY							
I-127488	JULY 2022 LIFE INSURANCE	R	7/18/2022	73.66		000739		73.66

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	4	53,289.72	0.00	53,289.72
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 B TOTALS:	4	53,289.72	0.00	53,289.72
BANK: EMP B TOTALS:	4	53,289.72	0.00	53,289.72

VENDOR SET: 99 City of Sanger  
BANK: POOL POOLED CASH ACCOUNT  
DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
08120	ICMA-RC							
I-457PY 7.01.2022	ICMA CITY OF SANGER 457 PLAN	E	7/01/2022	2,128.32		000294		2,128.32
32700	LEXIPOL, LLC							
I-INVPRA107933	PUBLIC SAFETY GRANT FINDER SUB	E	7/07/2022	495.00		000295		495.00
34490	HALFF ASSOC INC							
I-10069753	STEPHEN TOWNE CROSSING	E	7/07/2022	2,526.20		000296		2,526.20
00100	TMRS							
I-RETPY 6.17.22	TMRS	E	7/13/2022	29,313.95		000297		
I-RETPY 6.3.2022	TMRS	E	7/13/2022	28,436.42		000297		
I-RETPY 6.3.22COR	TMRS	E	7/13/2022	138.50		000297		57,888.87
24050	AEP ENERGY PARTNERS, INC							
I-175-21378269	JUNE 2022 ELECTRIC PURCHASE	E	7/13/2022	464,553.19		000298		464,553.19
08120	ICMA-RC							
I-457PY 7.15.22	ICMA CITY OF SANGER 457 PLAN	E	7/15/2022	2,218.35		000299		2,218.35
00440	BRAZOS ELECTRIC							
I-47349-RI-001	JUNE 2022	E	7/19/2022	9,391.36		000300		9,391.36
02910	UPPER TRINITY							
I-W272207	JUNE 2022 WATER PURCHASE	E	7/19/2022	29,136.04		000301		29,136.04
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-48830	CLEANING OF CITY BUILDING	E	7/19/2022	3,273.00		000302		3,273.00
22690	GEAR CLEANING SOLUTIONS							
I-116596	PPE CARE MAINTENANCE	E	7/27/2022	251.42		000303		
I-116623	PPE CARE & MAINTENANCE	E	7/27/2022	538.91		000303		790.33
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-48667	FY 22 JANITORIAL SUPPLIES	E	7/27/2022	2,960.74		000304		2,960.74
34490	HALFF ASSOC INC							
I-10075550	QUICK TRIP	E	7/27/2022	1,421.46		000305		
I-10075551	CIVIL PLAN REVIEW	E	7/27/2022	2,010.78		000305		
I-10075552	ENGINEERING ASSISTANCE	E	7/27/2022	2,410.78		000305		5,843.02



VENDOR SET: 99 City of Sanger  
BANK: POOL POOLED CASH ACCOUNT  
DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 7.01.2022	FEDERAL W/H	D	7/01/2022	15,725.53		000395		
I-T3 PY 7.01.2022	FICA PAYABLE	D	7/01/2022	22,991.72		000395		
I-T4 PY 7.01.2022	FICA PAYABLE	D	7/01/2022	5,377.10		000395		44,094.35
02510	STATE COMPTROLLER							
I-747027-2022	UNCLAIMED PROPERTY 2022	D	7/01/2022	6,189.49		000396		6,189.49
22640	INTERNAL REVENUE SERVICE							
I-T3 PY 7.1.22 CO	FICA PAYABLE	D	7/06/2022	16.74		000397		
I-T4 PY 7.1.22 CO	FICA PAYABLE	D	7/06/2022	3.92		000397		20.66
00600	CITY OF SANGER							
I-JULY 2022	CITY OF SANGER	D	7/15/2022	31,055.88		000399		31,055.88
11690	PITNEY BOWES - RESERVE ACCOUNT							
I-07.06.2022	POSTAGE METER REFILL	D	7/11/2022	300.00		000400		300.00
30600	TASC							
C-TASC 7.01.2022	TASC - ROUNDING	D	7/01/2022	0.11CR		000403		
I-FSMPY 7.01.2022	FLEX	D	7/01/2022	1,482.37		000403		1,482.26
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 7.15.22	CHILD SUPPORT	D	7/15/2022	419.54		000404		
I-CRWPY 7.15.22	CHILD SUPPORT AG#0013904686	D	7/15/2022	192.46		000404		
I-CSAPY 7.15.22	CHILD SUPPORT AG#0012321423	D	7/15/2022	518.40		000404		
I-CSDPY 7.15.22	CHILD SUPPORT AG#0013045494D14	D	7/15/2022	201.23		000404		
I-CSRPY 7.15.22	CHILD SUPPORT #0013806050	D	7/15/2022	276.92		000404		
I-CTCPY 7.15.22	CHILD SUPPORT AG#20-3622-393	D	7/15/2022	415.38		000404		
I-DCSPY 7.15.22	CHILD SUPPORT AG#0012589669851	D	7/15/2022	236.31		000404		2,260.24
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 7.15.22	FEDERAL W/H	D	7/15/2022	19,690.43		000405		
I-T3 PY 7.15.22	FICA PAYABLE	D	7/15/2022	25,588.32		000405		
I-T4 PY 7.15.22	FICA PAYABLE	D	7/15/2022	5,984.26		000405		51,263.01
33770	WEX HEALTH, INC							
I-0001555748-IN	COBRA JUNE 2022	D	7/25/2022	85.00		000406		85.00
26820	BANK OF AMERICA NA							
I-07SFE63RKT	2007 CO PRINCIPAL & INTERERST	D	7/29/2022	120,290.00		000407		120,290.00

VENDOR SET: 99 City of Sanger  
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DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
30600	TASC							
C-TASC 7.15.2022	TASC- ROUNDING	D	7/15/2022	0.11CR		000409		
I-FSMPY 7.15.22	FLEX	D	7/15/2022	1,482.37		000409		1,482.26
34430	UMB BANK, N.A.							
I-080122	2021 REFUNDING BONDS INTEREST	D	7/29/2022	76,558.00		000410		
I-080122A	2019 REFUNDING BONDS	D	7/29/2022	230,250.00		000410		306,808.00
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 7.29.22	CHILD SUPPORT	D	7/29/2022	419.54		000411		
I-CRWPY 7.29.22	CHILD SUPPORT AG#0013904686	D	7/29/2022	192.46		000411		
I-CSAPY 7.29.22	CHILD SUPPORT AG#0012321423	D	7/29/2022	518.40		000411		
I-CSRPY 7.29.22	CHILD SUPPORT #0013806050	D	7/29/2022	276.92		000411		
I-CTCPY 7.29.22	CHILD SUPPORT AG#20-3622-393	D	7/29/2022	415.38		000411		1,822.70
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 7.29.22	FEDERAL W/H	D	7/29/2022	19,118.30		000412		
I-T3 PY 7.29.22	FICA PAYABLE	D	7/29/2022	25,511.24		000412		
I-T4 PY 7.29.22	FICA PAYABLE	D	7/29/2022	5,966.34		000412		50,595.88
35510	TITAN UTILITY SERVICES, LLC							
I-12198	DIELECTRIC TESTING	V	6/27/2022	4,952.00		080672		4,952.00
35510	TITAN UTILITY SERVICES, LLC							
M-CHECK	TITAN UTILITY SERVICES, UNPOST	V	7/21/2022			080672		4,952.00CR
14470	UNITED WAY							
I-UN PY 7.01.2022	DONATIONS	R	7/01/2022	5.00		080689		5.00
15830	SANGER EDUCATION FOUNDATION IN							
I-SGFPY 7.01.2022	FOUNDATION-ISD	R	7/01/2022	2.50		080690		2.50
33300	HSA BANK							
I-HSAPY 7.01.2022	HSA	R	7/01/2022	1,681.99		080691		1,681.99
28710	AFFORD-IT TIRES							
I-0001004	PLUG	R	7/05/2022	10.00		080692		
I-0001017	TIRE PATCHES	R	7/05/2022	40.00		080692		50.00
25070	ALL AMERICAN DOGS INC							
I-4767	JULY SHELTER SERVICES	R	7/05/2022	4,080.00		080693		4,080.00



VENDOR SET: 99 City of Sanger  
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DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-164458	JUNE 2022 NETWORK/MAINTENANCE	R	7/05/2022	10,202.50		080695		
I-164458A	LASERFICHE CONFIGURATION	R	7/05/2022	3,125.00		080695		13,327.50
09950	B & G CHEMICAL & EQUIPMENT, COR							
I-4870	55-GALLON DEGREASER	R	7/05/2022	1,427.25		080696		1,427.25
33050	BLUE MOON SPORTSWEAR INC							
I-73989	UNIFORMS	R	7/05/2022	362.89		080697		362.89
31670	BOOT BARN							
I-INV00177012	BOOT ALLOWANCE D. MURRAY	R	7/05/2022	143.99		080698		143.99
00420	BOUND TREE MEDICAL, LLC							
I-84562667	EMS SUPPLIES FY 2022	R	7/05/2022	509.80		080699		
I-84567772	EMS SUPPLIES FY 2022	R	7/05/2022	23.00		080699		532.80
26350	C & G ELECTRIC, INC							
I-40376	WWTP CUT OFF BAD WIRE IN BLWR	R	7/05/2022	303.00		080700		303.00
36650	CAMPBELL ELECTRIC TX LLC							
I-221136.01	TROUBLESHOOT SCUM PUMPS	R	7/05/2022	255.00		080701		255.00
22300	CARD SERVICE CENTER							
C-AMZN 5.27.22	RETURN BOOK	R	7/05/2022	5.96CR		080702		
I-AMZN 06.20.22	CUSTOM RUBBER STAMP	R	7/05/2022	9.49		080702		
I-AMZN 06.23.2022	MECHANIC CREEPER	R	7/05/2022	99.97		080702		
I-AMZN 06.27.22	8 REAMS OF COPY PAPER	R	7/05/2022	36.99		080702		
I-AMZN 06.28.2022	CITRIC ACID	R	7/05/2022	80.97		080702		
I-AMZN 06.29.2022	2 RED BUCKETS	R	7/05/2022	70.00		080702		
I-AMZN 6.29.2022	SNAKE HOOK	R	7/05/2022	55.00		080702		
I-BREI 06.23.2022	BREI TRAINING	R	7/05/2022	500.00		080702		
I-DCC 06.28.2022	DENTON COUNTY FILING FEES	R	7/05/2022	396.50		080702		
I-KRGR 06.29.2022	RETIREMENT PARTY SUPPLIES	R	7/05/2022	88.92		080702		
I-PASPID 06.23.2022	POLICE ID J. PERKINS	R	7/05/2022	17.58		080702		
I-PASPID 06.28.2022	POLICE ID S. PRUETT	R	7/05/2022	17.58		080702		
I-SM 06.18.2022	SURVEY MONKEY RENEWAL	R	7/05/2022	409.34		080702		
I-TEDC 06.23.2022	SALES TAX DFW REGISTRATION	R	7/05/2022	200.00		080702		
I-TMCEC 06.21.2022	FINE AND COST BOOK	R	7/05/2022	10.00		080702		
I-WLMRT 06.30.2022	RETIREMENT PARTY SUPPLIES	R	7/05/2022	32.90		080702		
I-ZOOM 06.24.2022	ZOOM MONTHLY	R	7/05/2022	130.76		080702		2,150.04

VENDOR SET: 99 City of Sanger  
BANK: POOL POOLED CASH ACCOUNT  
DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00590	CITY OF DENTON							
I-05.10-06.15.2022	WATER BACTERIOLOGICAL TESTING	R	7/05/2022	240.00		080705		240.00
00750	DEALERS ELECTRICAL SUPPLY							
I-S100174235.001	2" UNISTRUT STRAPS	R	7/05/2022	147.00		080706		147.00
22740	DENTON COUNTY AUDITOR							
I-JULY 2022	JULY 2022 DISPATCH	R	7/05/2022	4,648.91		080707		4,648.91
22740	DENTON COUNTY AUDITOR							
I-JUN-22	JUNE 2022 DISPATCH	R	7/05/2022	4,648.71		080708		4,648.71
21970	DIEBOLD NIXDORF, INC							
I-502958037	REPAIR CARRIER TUBE	R	7/05/2022	463.50		080709		463.50
13825	FINDAWAY WORLD LLC							
I-392836	PLAYAWAY AUDIOBOOKS	R	7/05/2022	640.02		080710		640.02
18790	FUELMAN							
I-NP62459848	FUEL 06/27-07/03/2022	R	7/05/2022	4,136.75		080711		4,136.75
01070	GALLS INC.							
I-021334397	POLO SHIRT 786	R	7/05/2022	220.20		080712		
I-021373715	BASE SHIRT 776	R	7/05/2022	110.50		080712		
I-021375205	POLO SHIRTS FOR FREEDOM FEST	R	7/05/2022	478.43		080712		809.13
28820	GLENN POLK AUTOPLEX INC							
I-C4CS863583	REPLACE F & R BRAKES & ROTORS	R	7/05/2022	912.41		080713		912.41
16860	GRAINGER							
I-9343950987	MARKING FLAGS	R	7/05/2022	21.00		080714		21.00
24580	HOLIDAY CHEVROLET							
I-32167	(3) CHEVY TAHOE POLICE	R	7/05/2022	42,839.03		080715		42,839.03
20220	INGRAM LIBRARY SERVICES							
I-70029935	F NOV STORM 2021	R	7/05/2022	165.29		080716		165.29
23760	KEEPITSAFE, INC.-LIVEVAULT							
I-INVLUS-07352	SERVER BACKUP SERVICE	R	7/05/2022	1,380.00		080717		1,380.00



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10730	MABAK DIRECTIONAL DRILLING,COR							
I-9225	EMERGENCY WATER REPAIR	R	7/05/2022	14,600.00		080719		14,600.00
08690	O'REILLY AUTO PARTS							
C-OS00515673	OVER PAYMENT	R	7/05/2022	0.50CR		080720		
I-1959-392497	O'REILLY DEF	R	7/05/2022	16.99	0.34CR	080720		16.15
02970	OFFICE DEPOT							
C-243932371001	PAPER	R	7/05/2022	37.87CR		080721		
C-243940751001	PAPER	R	7/05/2022	35.06CR		080721		
C-249468211001	RETURN COPY PAPER	R	7/05/2022	38.99CR		080721		
I-246671310001	COPY PAPER/ INK CARTRIDGE	R	7/05/2022	281.26		080721		
I-246712544001	COPY PAPER, CUPS	R	7/05/2022	44.85		080721		
I-248267365001	COPY PAPER	R	7/05/2022	38.99		080721		
I-249824356001	AAA BATTERIES	R	7/05/2022	28.89		080721		
I-250254123001	OFFICE CHAIR FOR HR	R	7/05/2022	175.99		080721		458.06
23290	OXIDOR LABORATORIES, LLC							
I-22060289	AMMONIA TESTING, CBOD, SUSP SL	R	7/05/2022	290.40		080722		290.40
34500	P3WORKS LLC							
I-006232	STC PID	R	7/05/2022	652.51		080723		652.51
37070	PRO TOW WRECKER SERVICE							
I-773119C	TOWING OF RESCUE 671	R	7/05/2022	592.50		080724		592.50
25020	SANGER HARDWARE							
C-B255555	PAINT EXCHANGE	R	7/05/2022	4.00CR		080725		
I-A103240	COMMON NAILS	R	7/05/2022	22.99		080725		
I-A104341	PAINT	R	7/05/2022	63.94		080725		
I-A104529	STAKES	R	7/05/2022	18.13		080725		
I-B255394	SHOVEL	R	7/05/2022	17.99		080725		119.05
02690	TECHLINE, INC.							
I-1554359-01	3" 2-HOLE STRAP	R	7/05/2022	37.20		080726		
I-1558637-00	URD GREEN PEDESTALS	R	7/05/2022	2,202.00		080726		
I-1558800-02	TAPES, WASP & HORNET SPRA	R	7/05/2022	63.00		080726		2,302.20
34220	UNIFIRST CORPORATION							
I-838 1422400	MATS/CITY HALL	R	7/05/2022	12.49		080727		
I-838 1422401	UNIFORMS	R	7/05/2022	20.76		080727		

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11430	USA BLUEBOOK, INC.							
I-014641	SCREWCAP VIAL CLEAR STERILE	R	7/05/2022	102.90		080728		102.90
35080	VICTOR ALLEN GANN							
I-07.15.2022	MUSIC PERFORMANCES	R	7/05/2022	500.00		080729		500.00
27960	YOUNG GUNS AUTO INC							
I-9889	RADIATOR REPAIR	R	7/05/2022	1,013.91		080730		1,013.91
1	C-CON SERVICES INC							
I-000202207059469	US REFUND	R	7/05/2022	972.28		080731		972.28
1	COX, KIMBERLY D							
I-000202207059467	US REFUND	R	7/05/2022	20.83		080732		20.83
1	FRANK, MICHAEL R							
I-000202207059462	US REFUND	R	7/05/2022	15.21		080733		15.21
1	GOODING, SUSAN K							
I-000202207059461	US REFUND	R	7/05/2022	1.24		080734		1.24
1	MCCLINTOCK HOMES LLC							
I-000202207059465	US REFUND	R	7/05/2022	359.24		080735		359.24
1	MCCLINTOCK HOMES LLC							
I-000202207059466	US REFUND	R	7/05/2022	239.28		080736		239.28
1	NIBROC PROP LLC							
I-000202207059460	US REFUND	R	7/05/2022	213.78		080737		213.78
1	OPENDOOR LABS INC.							
I-000202207059464	US REFUND	R	7/05/2022	31.38		080738		31.38
1	OWEN, RYAN W							
I-000202207059470	US REFUND	R	7/05/2022	212.17		080739		212.17
1	ROACH, HAYDEN T							
I-000202207059468	US REFUND	R	7/05/2022	3.51		080740		3.51
1	SPRINGER FAMILY RENT							
I-000202207059471	US REFUND	R	7/05/2022	114.24		080741		114.24

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1	YORK, DAVID E							
I-000202207059463	US REFUND	R	7/05/2022	11.03		080743		11.03
19360	LEADS ON LINE							
I-327264	INVSTGTN SYSTEM RENEWAL	R	7/06/2022	2,261.00		080744		2,261.00
34990	AERZEN USA CORP							
I-SEPI-22-003023	TURBO BLOWERS MAINTENANCE	R	7/11/2022	4,590.00		080745		4,590.00
09600	AFLAC							
C-742453	AFLAC - ROUNDING	R	7/11/2022	0.12CR		080746		
I-AFKPY 6.17.22	INSURANCE	R	7/11/2022	242.71		080746		
I-AFKPY 6.3.2022	INSURANCE	R	7/11/2022	242.71		080746		
I-AFLPY 6.17.22	INSURANCE	R	7/11/2022	770.00		080746		
I-AFLPY 6.3.2022	INSURANCE	R	7/11/2022	770.00		080746		2,025.30
31830	ARCHIVE SUPPLIES, INC.							
I-12115135	PLOTTER MAINTENANCE	R	7/11/2022	300.00		080747		300.00
35130	BLADES GROUP, LLC							
I-18034682	4 TOTES	R	7/11/2022	1,620.00		080748		1,620.00
31670	BOOT BARN							
I-INV00177725	BOOT ALLOWANCE F. IBARRA	R	7/11/2022	150.00		080749		150.00
26350	C & G ELECTRIC, INC							
I-40334	ASSEMBLE INSTALL METER	R	7/11/2022	1,701.78		080750		1,701.78
22300	CARD SERVICE CENTER							
C-WIX 06.13.2022	REFUND TAX	R	7/11/2022	15.84CR		080751		
I-AMZN 07.06.2022	DELL DOCKING STATION	R	7/11/2022	328.93		080751		
I-AMZN 6.29.22	HYDROGEN PEROXIDE	R	7/11/2022	23.99		080751		
I-CE 07.05.2022	TEA FOR COUNCIL	R	7/11/2022	8.50		080751		
I-DG 06.23.2022	MISC OFFICE SUPPLIES	R	7/11/2022	69.35		080751		
I-DMNOS 07.05.2022	FOOD FOR COUNCIL	R	7/11/2022	70.89		080751		
I-FB 07.03.2022	FACEBOOK ADS	R	7/11/2022	277.37		080751		
I-HD 06.30.2022	BATTERIES, HANDICAP SIGNS	R	7/11/2022	62.75		080751		
I-HIE 07.03.2022	HOTEL FOR PERFORMER	R	7/11/2022	95.00		080751		
I-HIE 7.3.2022	HOTEL FOR PERFORMER	R	7/11/2022	95.00		080751		
I-HIE 7.3.22	HOTEL FOR PERFORMER	R	7/11/2022	95.00		080751		
I-HOTEL 07.03.22	HOLIDAY INN FOR PERFORMER	R	7/11/2022	95.00		080751		

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07850	CLEAT							
I-CLTPY 6.17.22	ASSOCIATION DUES EMPLOYEE	R	7/11/2022	13.85		080753		
I-CLTPY 6.3.2022	ASSOCIATION DUES EMPLOYEE	R	7/11/2022	13.85		080753		27.70
1	CLINT J. VINSON							
I-06.29.2022	REFUND DEPOSI	R	7/11/2022	2,796.24		080754		2,796.24
37180	COLE W. KIRK							
I-TCFP 07.03.2022	CERTIFICATION	R	7/11/2022	87.17		080755		
I-TCFP 167494	IFSAC	R	7/11/2022	30.93		080755		
I-TCFP 167495	IFSAC CLASS	R	7/11/2022	30.93		080755		
I-TCFP 167498	IFSAC CLASS	R	7/11/2022	30.93		080755		
I-TCFP 167499	IFSAC CLASS	R	7/11/2022	30.93		080755		210.89
00800	COSERV ELECTRIC							
I-05/25-06/27/2022	JUNE ELECTRIC	R	7/11/2022	5,059.07		080756		5,059.07
28180	D&D COMMERICAL LANDSCAPE MANAG							
I-29806	ANNUAL MOWING CONTRACT	R	7/11/2022	3,599.92		080757		3,599.92
21460	DANNENBAUM ENGINEERING CO.							
I-514301/30/X	FM 455 UTILITY RELOCATION	R	7/11/2022	36,297.71		080758		36,297.71
25730	DATAPROSE, LLC							
I-DP2202369	LATE JUNE BILLS & JULY BILLS	R	7/11/2022	5,257.05		080759		5,257.05
00850	DENTON RECORD-CHRONICLE							
I-06224016	ORDINANCES, WATER QUALITY NOTI	R	7/11/2022	397.60		080760		397.60
18190	DEPARTMENT OF INFORMATION RESO							
I-22051011N	MAY LONG DISTANCE	R	7/11/2022	32.22		080761		32.22
36340	FAMILY FIRST AUTO CARE							
I-1833	FILTER CHANGE, INSPECTION	R	7/11/2022	123.43		080762		123.43
23820	FERGUSON ENTERPRISES, LLC							
I-1306911	2X7 COUPLING	R	7/11/2022	270.00		080763		270.00
36370	FOSSIL POINTE SPORTING GROUNDS							
I-100452	JUNE GUN RANGE USAGE	R	7/11/2022	180.00		080764		180.00



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01070	GALLS INC.							
I-021390509	FLEX BASE SHIRT 775	R	7/11/2022	59.50		080766		
I-021438441	TIE BAR 772 & 773	R	7/11/2022	14.91		080766		
I-021455020	MAVERICK CARRIER	R	7/11/2022	381.99		080766		
I-021475336	POLO	R	7/11/2022	51.19		080766		
I-021478684	TIE 780	R	7/11/2022	328.68		080766		
I-021479204	FLEX BASE SHIRT 775	R	7/11/2022	55.25		080766		891.52
07350	GENTLE'S OIL AND TIRE							
I-7622	OIL CHANGE/6 QT OIL & FILTER	R	7/11/2022	55.00		080767		55.00
28820	GLENN POLK AUTOPLEX INC							
I-C4CS863462	FIXED AC IN 2005 CHEVROLET	R	7/11/2022	437.33		080768		437.33
20220	INGRAM LIBRARY SERVICES							
I-70089037	F NOV STORM 2021	R	7/11/2022	165.05		080769		165.05
37150	INSTANT INSPECTOR							
I-1723	HEALTH INSPECTIONS	R	7/11/2022	2,250.00		080770		2,250.00
36120	LIFE INSURANCE COMPANY OF NORT							
I-191137_060122	JUN 2022 LTD	R	7/11/2022	945.28		080771		945.28
32640	LLOYD GOSSELINK ROCHELLE & TOW							
I-97532614	LEGAL SERVICES	R	7/11/2022	273.00		080772		273.00
37170	LOWELL W ADAMS PHD AND ASSOCIA							
I-06.23.2022	D. ALLEN PSYCH EVAL	R	7/11/2022	150.00		080773		150.00
24940	NTTA							
I-1236577922	SAMPLES TO OXIDOR	R	7/11/2022	34.64		080774		34.64
08690	O'REILLY AUTO PARTS							
I-1959-394263	DEF. HITCH PIN, PIN	R	7/11/2022	58.96	1.18CR	080775		57.78
02970	OFFICE DEPOT							
I-251562116001	COFFEE & COPY PAPER	R	7/11/2022	50.87		080776		
I-251562565001	LABEL TAPE	R	7/11/2022	36.46		080776		87.33
23290	OXIDOR LABORATORIES, LLC							
I-22060460	AMMNA TSTNG, CBOD, SUSP SLDS	R	7/11/2022	290.40		080777		290.40

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37160	RAILROAD COMMISSION OF TEXAS							
I-DOC 074231	DOCKET NO: 074231	R	7/11/2022	2,200.00		080779		2,200.00
36840	REPUBLIC SERVICES, INC.							
I-615001370920	BRUSH COLLECTION SERVICE	R	7/11/2022	7,323.75		080780		7,323.75
30260	RICOH USA							
I-106295134	SERVICE & LEASE 06/19-07/18/22	R	7/11/2022	138.00		080781		138.00
24810	RLC CONTROLS, INC							
I-9250	RMVE ACT PAK FLW DEVICE	R	7/11/2022	2,870.00		080782		
I-9262	VFD NOT MATCHING SPEED ON PUMP	R	7/11/2022	675.00		080782		3,545.00
37120	SAMUEL'S TREE SERVICE							
I-39207	REMOVE DEAD TREES	R	7/11/2022	5,200.00		080783		5,200.00
16240	SCHAD & PULTE							
I-213936	OXYGEN	R	7/11/2022	19.00		080784		19.00
26200	SOIL EXPRESS, LTD							
I-15837	PLAYGROUND WOOD SURFACING	R	7/11/2022	3,929.80		080785		3,929.80
29190	STITCHIN' AND MORE CUSTOM GRAP							
I-1918	SHIRTS WITH NEW LOGO	R	7/11/2022	826.00		080786		
I-1919	BADGE EMBROIDERY ON 11 SHIRTS	R	7/11/2022	198.00		080786		
I-1920	WORK SHIRTS & HATS	R	7/11/2022	528.00		080786		
I-1921	UNIFORMS T. VARNER	R	7/11/2022	170.00		080786		1,722.00
02690	TECHLINE, INC.							
I-1534355-00	DCRTIVE ST LGHT FIXTURES	R	7/11/2022	4,110.00		080787		
I-1542540-00	ALMETEC, STCKRS, TAGS, PH	R	7/11/2022	1,435.80		080787		
I-3121319-02	HANDLINE HOOK	R	7/11/2022	35.31		080787		5,581.11
02670	TML - INTERGOVERNMENTAL RISK P							
I-07.01.2022	DAMAGE CLAIMS-LIABILITY FOR LP	R	7/11/2022	571.82		080788		571.82
31750	UNDERWOOD'S HEATING & AIR							
I-28796837	SERVICE & DRAIN LINE CLEANING	R	7/11/2022	95.00		080789		
I-28824101	SERVICE CALL	R	7/11/2022	75.00		080789		
I-29149093	INSTALLATION OF DRAIN LINE	R	7/11/2022	25.00		080789		195.00



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11430		USA BLUEBOOK, INC.							
	I-020519	LOW LEVEL DEWATERING PUMP	R	7/11/2022	278.66		080791		278.66
09550		WATER TECH, INC.							
	I-114403	150# CHLORINE BOTTLES	R	7/11/2022	1,376.00		080792		1,376.00
14470		UNITED WAY							
	I-UN PY 7.15.22	DONATIONS	R	7/15/2022	5.00		080794		5.00
15830		SANGER EDUCATION FOUNDATION IN							
	I-SGFPY 7.15.22	FOUNDATION-ISD	R	7/15/2022	2.50		080795		2.50
33300		HSA BANK							
	I-HSAPY 7.15.22	HSA	R	7/15/2022	1,681.99		080796		1,681.99
1		DO, NGHIA							
	I-000202207149472	US REFUND	R	7/18/2022	150.00		080797		150.00
1		FOWLER, DIANNE							
	I-000202207149473	US REFUND	R	7/18/2022	93.38		080798		93.38
25070		ALL AMERICAN DOGS INC							
	I-4738	JUNE SHELTER SERVICE	R	7/18/2022	4,080.00		080799		4,080.00
01550		ATMOS							
	I-3050384241JULY2022	GAS 06/03/2022-07/01/2022	R	7/18/2022	790.15		080800		790.15
36500		B-WEISS ENTERTAINMENT GROUP, L							
	I-3437	ADD-ONS FOR FREEDOM FEST	R	7/18/2022	7,673.73		080801		
	I-3438	SOUND, STAGE, LIGHTING	R	7/18/2022	18,000.00		080801		25,673.73
23310		BATTERIES PLUS							
	I-P53176734	12 V BATT FOR PORTER IRRIGATIO	R	7/18/2022	27.53		080802		
	I-P53182277	12V BATT FOR COMPUTER BACKUP	R	7/18/2022	27.53		080802		55.06
00420		BOUND TREE MEDICAL, LLC							
	I-845836263	EMS SUPPLIES FY 2022	R	7/18/2022	68.70		080803		68.70
37200		BRITTNEY FORT							
	I-0000001	PHOTOGRAPHY FOR FREEDOM FEST	R	7/18/2022	700.00		080804		700.00

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I-RI 22039985	FIRE REVIEW 0 UTILITY RD BLD 8	R	7/18/2022	250.00		080805		
I-RI 22039986	FIRE REVIEW 0 UTILITY RD BLD 6	R	7/18/2022	250.00		080805		
I-RI 22039987	FIRE REVIEW 0 UTILITY RD BLD 5	R	7/18/2022	250.00		080805		
I-RI 22039988	FIRE REVIEW 701 N. STEMMONS	R	7/18/2022	250.00		080805		
I-RI 22039989	FIRE REVIEW 0 UTILITY RD BLD 4	R	7/18/2022	250.00		080805		
I-RI 22039990	SFR NEW RVW 4701 AVION DR	R	7/18/2022	150.00		080805		
I-RI 22039991	SFR NEW RVW 4819 ENCLAVE DR	R	7/18/2022	150.00		080805		
I-RI 22039992	SFR NEW RVW 4721 ENCLAVE DR.	R	7/18/2022	150.00		080805		
I-RI 22039993	SFR NEW RVW 4821 ENCLAVE DR.	R	7/18/2022	150.00		080805		
I-RI 22039994	SFR MEW RVW 4823 ENCLAVE DR	R	7/18/2022	150.00		080805		
I-RI 22039995	SFR NEW RVW 4809 ENCLAVE DR.	R	7/18/2022	150.00		080805		
I-RI 22039996	COMM ALTER RVW 306 BOLIVAR	R	7/18/2022	50.00		080805		
I-RI 22039997	SFR NEW RVW 4201 PADRON LN.	R	7/18/2022	150.00		080805		
I-RI 22039998	SFR NEW RVW 4203 PADRON LN	R	7/18/2022	150.00		080805		
I-RI 22039999	SFR NEW RVW 4205 BACCARAT LN	R	7/18/2022	150.00		080805		
I-RI 22040000	SFR NEW RVW 4214 BACCARAT LN	R	7/18/2022	150.00		080805		
I-RI 22040001	SFR NEW RVW 4206 BACCARAT LN	R	7/18/2022	150.00		080805		
I-RI 22040002	4212 BACCARAT LN	R	7/18/2022	150.00		080805		
I-RI 22040003	SFR NEW RVW 4211 PADRON LN	R	7/18/2022	150.00		080805		
I-RI 22040004	SFR NEW RVW 4209 PADRON LN	R	7/18/2022	150.00		080805		
I-RI 22040005	SFR NEW RVW 4802 ELITE DR.	R	7/18/2022	150.00		080805		
I-RI 22040006	SFR NEW RVW 4808 ELITE DR	R	7/18/2022	150.00		080805		
I-RI 22040007	SFR NEW RVW 4811 ENCLAVE DR	R	7/18/2022	150.00		080805		
I-RI 22040008	SFR NEW REVIEW4213 PADRON LN	R	7/18/2022	150.00		080805		
I-RI 22040009	COMM RVW 0 UTILITY RD BLD 4	R	7/18/2022	442.34		080805		22,180.21
22300	CARD SERVICE CENTER							
I-AMZN 07.12.2022	ICE MAKER	R	7/18/2022	331.19		080808		
I-AMZN 7.12.2022	TABLE CLOTHS AND WIRLSS PRSNTR	R	7/18/2022	162.29		080808		
I-AMZN 7.12.22	HEAT SHRINK CONNECTORS	R	7/18/2022	71.19		080808		
I-CPRS 06.25.2022	FREEDOM FEST SIGNS	R	7/18/2022	51.25		080808		
I-CPRS 06/15/2022	FREEDOM FEST SIGNS	R	7/18/2022	1,264.00		080808		
I-HD 06.08.2022	WINDOW AC UNITS FOR ELECTRIC	R	7/18/2022	918.00		080808		
I-HD 06.16.2022	WINDOW UNIT FOR ELECTRIC	R	7/18/2022	299.00		080808		
I-LE 6.6.2022	LANDS END STAFF SHIRTS	R	7/18/2022	930.14		080808		
I-SAMS 07.13.2022	MEMBERSHIP RENEWAL	R	7/18/2022	100.00		080808		
I-TMCA 07.01.2022	D. SPINDLE ANNUAL MEMBERSHIP	R	7/18/2022	75.00		080808		
I-TML 07.14.2022	GFOAT DUES S. VEGA	R	7/18/2022	80.00		080808		
I-TML 7.14.2022	GFOAT DUES C. GRAY	R	7/18/2022	135.00		080808		3,563.29

22050 CHILDREN'S ADVOCACY CENTER FOR

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28180	D&D COMMERICAL LANDSCAPE MANAG							
I-30130	ANNUAL MOWING CONTRACT	R	7/18/2022	18,822.09		080810		18,822.09
08460	DELL COMPUTERS, LLP							
I-10592059486	DELL PRECISION 7760	R	7/18/2022	2,661.84		080811		2,661.84
36010	DOCUNAV SOLUTIONS							
I-43669-C	LASERFICHE	R	7/18/2022	6,520.34		080812		6,520.34
34680	EHV SOLUTIONS, LLC.							
I-1763	STANDOFF BRACKETS	R	7/18/2022	298.50		080813		298.50
30320	EZ TASK INC							
I-07911402	ANNUAL FEE	R	7/18/2022	1,950.00		080814		1,950.00
31340	FIRST CHECK APPLICANT SCREENIN							
I-21137	BG CHK T. WELLBORN, H. RENICK	R	7/18/2022	174.70		080815		174.70
08400	FRANKLIN LEGAL PUBLISHING							
I-2008381	CODIFICATION- HSTNG & MNTNCE	R	7/18/2022	395.00		080816		395.00
34670	FREEDOM COMMERCIAL SERVICES, L							
I-2022-2069	MOW 1200 S. STEMMONS ST	R	7/18/2022	105.00		080817		
I-2022-2070	MOWING 7008 ADTEL	R	7/18/2022	125.00		080817		
I-2022-2071	MOW 7012 ADTEL LANE	R	7/18/2022	125.00		080817		355.00
18790	FUELMAN							
I-NP62534817	FUEL 07/11-07/17/2022	R	7/18/2022	4,709.27		080818		4,709.27
01070	GALLS INC.							
I-021501313	HEATPRESS PATCH 780	R	7/18/2022	29.60		080819		
I-021522621	NAME PLATE FOR 772 & 773	R	7/18/2022	28.70		080819		
I-021547144	RAIN COAT/ SHIRT/ PANTS 780	R	7/18/2022	157.00		080819		215.30
07350	GENTLE'S OIL AND TIRE							
I-71222	8 QT OIL & FILTER OIL CHNG #9	V	7/18/2022	670.00		080820		
I-7822	OIL CHANGE UNIT 15	V	7/18/2022	67.00		080820		737.00
07350	GENTLE'S OIL AND TIRE							
M-CHECK	GENTLE'S OIL AND TIRE	VOIDED	V	7/18/2022		080820		737.00CR



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28820	GLENN POLK AUTOPLEX INC							
I-C4CS863653	NEW BRAKE PADS/ROTORS	R	7/18/2022	1,757.05		080822		1,757.05
16860	GRAINGER							
I-9362412596	UTILITY PUMP	R	7/18/2022	714.77		080823		714.77
31090	HAYES, BERRY, WHITE & VANZANT							
I-7	PUBLIC INFORMATION REQUESTS	R	7/18/2022	292.30		080824		292.30
24970	HUB INTERNATIONAL TEXAS, INC.							
I-2488497	ANNUAL BENEFITS CNSLTNG	R	7/18/2022	2,000.00		080825		2,000.00
20220	INGRAM LIBRARY SERVICES							
I-70259765	NONFICTION	R	7/18/2022	195.13		080826		
I-70282127	NONFICTION	R	7/18/2022	18.94		080826		214.07
35160	JARED L. PRICE							
I-06/06-06/10/2022	PER DIEM CRIME PREV THR ENV CH	R	7/18/2022	125.00		080827		125.00
01830	NOR-TEX COMMUNICATIONS							
I-23637	B. JUNKER PHONE SETUP	R	7/18/2022	120.00		080828		120.00
35340	NORTH TEXAS FIRE SYSTEMS, LLC							
I-INV-004126	FIRE ALARM INSPECTION	R	7/18/2022	450.00		080829		450.00
02970	OFFICE DEPOT							
I-252956670001	LABELS	R	7/18/2022	16.02		080830		
I-252958913001	TOILET BOWL BRUSH	R	7/18/2022	5.29		080830		
I-253761948001	PLATES, CUTLERY	R	7/18/2022	16.50		080830		
I-253763223001	COFFEE	R	7/18/2022	23.76		080830		61.57
27600	OMNIBASE SERVICES OF TEXAS LP							
I-222-108061	APRIL-JUNE 2022 QTRLY OMNI FEE	R	7/18/2022	126.00		080831		126.00
23290	OXIDOR LABORATORIES, LLC							
I-22070026	AMMNA TESTING, CBOD, SUSP SLDS	R	7/18/2022	290.40		080832		290.40
14980	POLYDYNE, INC.							
I-1653171	POLYMER FOR WWTP & FRGT	R	7/18/2022	1,575.00		080833		1,575.00
33640	PRECISION PUMP SYSTEMS							

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31880	RANDY'S TOWING AND RECOVERY SE							
I-22-05744	JACKS TRUCK WAS TOWEDC	R	7/18/2022	190.00		080835		190.00
37190	RAR PRODUCTIONS ASSOCIATES							
I-0000001	VIDEOGRAPHY FOR FREEDOM FEST	R	7/18/2022	700.00		080836		700.00
32910	READY REFRESH BY NESTLE							
I-02F0127279800	WATER/DELIVERY FEE 06/01-06/30	R	7/18/2022	191.64		080837		191.64
30260	RICOH USA							
I-106300164	SERVICE & LEASE 06/21-07/20/20	R	7/18/2022	2,001.48		080838		2,001.48
16240	SCHAD & PULTE							
I-142784	OXYGEN	R	7/18/2022	24.00		080839		24.00
25590	SCHNEIDER ENGINEERING, LLC							
I-000000062124	EOP DEVELOPMENT	R	7/18/2022	7,500.00		080840		
I-000000062125	ERCOT TO	R	7/18/2022	1,724.28		080840		9,224.28
35000	SECRETARY OF STATE OF TEXAS							
I-06.29.2022	ONDREY COMMERCIAL, LLC	R	7/18/2022	2.00		080841		
I-06.30.2022	SEARCH	R	7/18/2022	6.00		080841		8.00
10470	SIDDONS MARTIN EMERGENCY GROUP							
I-15414652B	ENGINE 671 REPAIRS	R	7/18/2022	1,852.58		080842		1,852.58
02510	STATE COMPTROLLER							
I-06.30.2022	QRTLRY REPORT APRIL-JUNE 2022	R	7/18/2022	10,733.00		080843		10,733.00
18620	STERICYCLE							
I-4011030993	MEDICAL WASTE	R	7/18/2022	241.26		080844		241.26
31970	DAVID STONEKING							
I-66	GIS	R	7/18/2022	400.00		080845		400.00
26900	SUNMOUNT PAVING COMPANY							
I-68000908-6250-22	MATERIAL ASPHALT	R	7/18/2022	1,913.50		080846		1,913.50
02690	TECHLINE, INC.							
I-1500376-07	SABLE CREEK PHASE 5	R	7/18/2022	1,738.32		080847		
I-1500607-05	RESTOCK SUPPLIES	R	7/18/2022	869.16		080847		

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36040	TEXAS BACKGROUND INVESTIGATORS							
I-1680	BCG INVSTGTN B. BUTTRAM	R	7/18/2022	500.00		080848		
I-1681	BCG INVSTGTN M. PEASE	R	7/18/2022	500.00		080848		1,000.00
05350	TEXAS EXCAVATION SAFETY SYST							
I-22-10097	MESSAGE FEES FOR JUNE	R	7/18/2022	131.10		080849		131.10
16910	TRI-COUNTY MATERIALS & SERVICE							
I-53611	PEA GRAVEL	R	7/18/2022	135.48		080850		135.48
19260	TYLER TECHNOLOGIES							
I-025-383063	COURT WEB MAINTENANCE	R	7/18/2022	125.00		080851		125.00
31750	UNDERWOOD'S HEATING & AIR							
I-29851813	NEW CAPACITOR FOR WW HVAC UNIT	R	7/18/2022	183.47		080852		183.47
34220	UNIFIRST CORPORATION							
I-838 1424556	MATS CITY HALL	R	7/18/2022	12.49		080853		
I-838 1424557	UNIFORMS	R	7/18/2022	20.76		080853		
I-838 1424558	MATS	R	7/18/2022	7.85		080853		
I-838 1424559	MATS	R	7/18/2022	4.92		080853		
I-838 1424560	UNIFORMS	R	7/18/2022	24.12		080853		
I-838 1424561	UNIFORMS	R	7/18/2022	13.56		080853		83.70
02920	US POSTAL SERVICE							
I-07.08.2022	PO BOX 578 ANNUAL RENEWAL	R	7/18/2022	232.00		080854		232.00
05510	WASTE CONNECTIONS							
I-JUN-22	SOLID WASTE JUNE 2022	R	7/18/2022	81,065.97		080855		81,065.97
09550	WATER TECH, INC.							
I-114668	150# CHLORINE BOTTLES	R	7/18/2022	2,064.00		080856		2,064.00
1	BURTCH, ANDREW							
I-000202207219483	US REFUND	R	7/25/2022	84.67		080857		84.67
1	CLARK, CASEY							
I-000202207219485	US REFUND	R	7/25/2022	11.69		080858		11.69
1	EDENS, AIMEE							
I-000202207219476	US REFUND	R	7/25/2022	156.21		080859		156.21

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1		JEAN - PAUL, STEVEN							
	I-000202207219486	US REFUND	R	7/25/2022	1,032.21		080861		1,032.21
1		LANG, CRAIG							
	I-000202207219479	US REFUND	R	7/25/2022	223.01		080862		223.01
1		MCCLINTOCK HOMES LLC							
	I-000202207219481	US REFUND	R	7/25/2022	514.05		080863		514.05
1		MCCLINTOCK HOMES LLC							
	I-000202207219482	US REFUND	R	7/25/2022	421.23		080864		421.23
1		MCCLINTOCK HOMES LLC							
	I-000202207219484	US REFUND	R	7/25/2022	229.90		080865		229.90
1		MURRAY, JOSHUA L							
	I-000202207219477	US REFUND	R	7/25/2022	12.26		080866		12.26
1		RILEY, SHERRI							
	I-000202207219480	US REFUND	R	7/25/2022	51.38		080867		51.38
1		SPRINGER FAMILY RENT							
	I-000202207219474	US REFUND	R	7/25/2022	26.35		080868		26.35
1		TREVINO, JOSE F							
	I-000202207219475	US REFUND	R	7/25/2022	155.20		080869		155.20
28710		AFFORD-IT TIRES							
	I-0001031	PATCH 212-30	R	7/25/2022	20.00		080870		
	I-0001044	PATCH TIRE 16-58	R	7/25/2022	25.00		080870		
	I-0001051	TIRES 2014 FORD F150 14-58	R	7/25/2022	700.00		080870		745.00
33900		APSCO, INC							
	I-S1336617.001	COUPLING	R	7/25/2022	999.60		080871		999.60
02460		AT&T MOBILITY							
	I-07152022	CELL PHONE 06/08-07/07/2022	R	7/25/2022	1,072.82		080872		1,072.82
11740		BETSY ROSS FLAG GIRLS, INC							
	I-862692-D	3X5 SANGER FLAG	R	7/25/2022	136.00		080873		136.00

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00420	BOUND TREE MEDICAL, LLC							
I-84592374	EMS SUPPLIES FY 2022	R	7/25/2022	856.22		080875		856.22
22300	CARD SERVICE CENTER							
I-AMAZON 07.12.2022	FR LONG SLEEVE SHIRT	R	7/25/2022	33.99		080876		
I-AMAZON 07.13.2022	SCISSORS, BINDER TABS, PAPER,	R	7/25/2022	119.32		080876		
I-AMAZON 07.13.22	FLASHLIGHT FOR JACK	R	7/25/2022	37.99		080876		
I-AMAZON 7.12.2022	65 QT HARD COOLER	R	7/25/2022	169.00		080876		
I-AMAZON 7.12.22	PLATES, CUPS, CUTLERY	R	7/25/2022	51.26		080876		
I-AMZN 07.11.2022	COOK BOOKS, PIRATE BOOK	R	7/25/2022	48.26		080876		
I-AMZN 07.12.22	COFFEE K-CUPS	R	7/25/2022	26.95		080876		
I-AMZN 07.13.2022	COFFEE MAKER	R	7/25/2022	104.99		080876		
I-AMZN 07.13.22	LEGO MINIFIGURE BOOK	R	7/25/2022	22.41		080876		
I-AMZN 07.21.2022	GATE REMOTES	R	7/25/2022	77.40		080876		
I-AMZN 7.13.2022	BATMAN DVD	R	7/25/2022	14.99		080876		
I-AMZN 7.13.22	DVDS	R	7/25/2022	181.09		080876		
I-BW 07.15.2022	DPLYMNT HOTEL M. PEARSE WF	R	7/25/2022	449.95		080876		
I-CE 07.06.2022	TEA FOR MEETING	R	7/25/2022	20.49		080876		
I-DCC 07.14.2022	PLAT, MAPLE STREET	R	7/25/2022	178.50		080876		
I-DG 07.06.2022	SUPPLIES FOR MEETING	R	7/25/2022	47.20		080876		
I-FB 07.15.2022	FACEBOOK ADVERTISING	R	7/25/2022	98.41		080876		
I-FB 7.3.2022	FACEBOOK ADVERTISING	R	7/25/2022	277.37		080876		
I-KS 07.06.2022	FOOD FOR MEETING	R	7/25/2022	348.98		080876		
I-TXDMV 07.14.2022	TITLE APP FEE FOR NEW TAHOE	R	7/25/2022	51.38		080876		
I-TXDMV 07/08/2022	VEHICLE REGISTRATION	R	7/25/2022	10.25		080876		2,370.18
20410	CARE NOW CORPORATE							
I-CN3096-4130954	DS H. RENICK, T. WELLBORN,	R	7/25/2022	220.00		080878		220.00
37240	CASSANDRA LYNN LEE							
I-0296	SANGER SOUNDS PHOTOGRAPHY	R	7/25/2022	365.00		080879		365.00
23620	COTE'S MECHANICAL							
I-22838	JULY ICE MACHINE RENTAL	R	7/25/2022	626.00		080880		626.00
28180	D&D COMMERICAL LANDSCAPE MANAG							
I-30210	ANNUAL MOWING CONTRACT	R	7/25/2022	3,050.26		080881		3,050.26
37000	DOUG LIPSCOMB							
I-SPRTSMN 07.13.2022	REIMBURSEMENT FOR WATER	R	7/25/2022	11.34		080882		11.34

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36340	FAMILY FIRST AUTO CARE							
I-1810	M671 WIRING HARNESS	R	7/25/2022	2,182.19		080884		2,182.19
23820	FERGUSON ENTERPRISES, LLC							
I-1307807	LEAK CLAMP	R	7/25/2022	196.00		080885		
I-1311429	COUPLINGS	R	7/25/2022	336.70		080885		532.70
34770	FIRST STOP HEALTH, LLC							
I-INV-21202	VRTL MNTL HLTH, TLMDCNE	R	7/25/2022	598.60		080886		598.60
18790	FUELMAN							
I-NP62557884	FUEL 07/18-07/24/2022	R	7/25/2022	4,307.10		080887		4,307.10
01070	GALLS INC.							
C-OR21223312	CREDIT FOR OVER CHARGE	R	7/25/2022	585.10CR		080888		
I-021533955	BODY ARMOR 776	R	7/25/2022	1,535.10		080888		950.00
07350	GENTLE'S OIL AND TIRE							
I-71222A	OIL & FILTER CHANGE	R	7/25/2022	67.00		080889		
I-72022	OIL CHANGE 2014 FORD 14-58	R	7/25/2022	40.00		080889		
I-7822A	OIL CHANGE UNIT 15	R	7/25/2022	67.00		080889		174.00
28820	GLENN POLK AUTOPLEX INC							
I-C4CS863725	FRONT PADS, ROTORS, ODOR, OIL,	R	7/25/2022	930.15		080890		930.15
08760	GT DISTRIBUTORS INC							
I-INV0913541	HOLSTER 780	R	7/25/2022	150.32		080891		150.32
01350	HENDERSON, JOHN							
I-HOSETECH 07.11.22	HOSE REIMBURSEMENT	R	7/25/2022	26.39		080892		26.39
24580	HOLIDAY CHEVROLET							
I-32180	(3) CHEVY TAHOE POLICE	R	7/25/2022	128,109.06		080893		128,109.06
37220	HOLIDAY INN EXPRESS & SUITES D							
I-07.14.2022	H.O.T GRANT PAYMENT	R	7/25/2022	24,956.52		080894		24,956.52
1	JOSEPH NEIBERT							
I-07.18.2022	PLAT DEPOSIT	R	7/25/2022	2,359.10		080895		2,359.10
36460	KIMLEY-HORN & ASSOCIATES							

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08210	KWIK KAR							
I-8101-0005035	INSPECTION 2012 TAHOE	R	7/25/2022	25.50		080897		25.50
25060	LEMONS PUBLICATIONS INC							
I-10476	SANGER NEWS	R	7/25/2022	915.00		080898		915.00
36640	MADISON A PEARSE							
I-ALLSUPS 07.10.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	4.72		080899		
I-ALLSUPS 07.11.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	5.02		080899		
I-ALON 07.09.2022	DPLYMNT FOOD REIMBURSEMNT	R	7/25/2022	4.69		080899		
I-ALON 07.10.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	8.32		080899		
I-ALON 07.11.2022	DPLYMNT FOOD & DRINK REIMBRSMN	R	7/25/2022	7.72		080899		
I-ALON 07.14.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	5.38		080899		
I-ALON 7.9.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	5.46		080899		
I-CARINOS 07.13.2022	DPLYMNT FOOD REIMBURSEMENT	R	7/25/2022	20.00		080899		
I-CEFCO 07.12.2022	DPLYMNT FOOD AND WATER REIMBR	R	7/25/2022	13.07		080899		
I-CEFCO 07.13.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	14.92		080899		
I-CHKFLA 07.09.2022	DPLYMNT FOOD RMBSMNT	R	7/25/2022	13.56		080899		
I-LAFAMILIA 07.14.22	DPLYMNT FOOD REIMBURSEMENT	R	7/25/2022	8.12		080899		
I-LOVES 07.08.2022	DPLYMNT FOOD & DRINK RMBSMNT	R	7/25/2022	4.82		080899		
I-TXRDHSE 07.11.2022	DPLYMNT FOOD REIMBURSEMENT	R	7/25/2022	21.95		080899		
I-WLMRT 07.11.2022	DPLYMNT FOOD REIMBURSMENT	R	7/25/2022	33.88		080899		
I-WTBRGR 07.10.2022	DPLYMNT FOOD REIMBURSEMENT	R	7/25/2022	15.56		080899		187.19
32980	MCCAIN'S OVERHEAD DOOR & GATE							
I-14411	GATE REPAIRS TO PARK SHOP/YARD	R	7/25/2022	830.00		080901		830.00
37080	MIDTOWN ICE							
I-8150	ICE & COOLER/ TRAILER	R	7/25/2022	2,100.00		080902		2,100.00
34760	MILES RICHIE							
I-000309	CLEAR CULVERT MCREYNOLDS	R	7/25/2022	475.00		080903		475.00
32430	MODERN LEASING INC. OF IOWA							
I-59050652	EMS VENDING MACHINE	R	7/25/2022	348.42		080904		348.42
05170	NORTHERN SAFETY							
I-904859533	GATORADE POWDER STICKS	R	7/25/2022	114.60	2.29CR	080905		112.31
02970	OFFICE DEPOT							
I-253801888001	OFFICE CHAIR FOR MIKE	R	7/25/2022	399.99		080906		

7/27/2022 3:50 PM

A/P HISTORY CHECK REPORT

PAGE: 24

VENDOR SET: 99 City of Sanger

BANK: POOL POOLED CASH ACCOUNT

DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
27690	OVERDRIVE							
I-H-0087032	QTRLY SUBSCRIPTION JULY-SEPT22	R	7/25/2022	375.00		080907		375.00
36080	QUALITY EXCAVATION, LLC							
I-8	UTILITY RELOCATION	R	7/25/2022	256,737.37		080908		256,737.37
25970	REPUBLIC METER INC							
I-22-0265	CONSTRUCTION WATER METERS	R	7/25/2022	1,350.00		080909		1,350.00
04290	SANGER CHAMBER OF COMMERCE							
I-QTR 2 - 2022	CHAMBER PYMNT FOR HOTEL TAX	R	7/25/2022	3,500.00		080910		3,500.00
25020	SANGER HARDWARE							
I-A102557	FASTENERS	R	7/25/2022	19.82		080911		
I-A103352	BAR TIES, PLIERS	R	7/25/2022	40.47		080911		
I-B251388	STIHL PRODUCT	R	7/25/2022	19.96		080911		
I-B251573	STAPLES, PAINT	R	7/25/2022	34.96		080911		
I-B252164	DRAIN BLADDER, ROUNDUP, BROOM	R	7/25/2022	90.96		080911		206.17
16240	SCHAD & PULTE							
I-213974	OXYGEN	R	7/25/2022	26.00		080912		26.00
32850	SCOTT-MERRIMAN INC.							
I-069519	MINUTE BOOK & RECORDING PAPER	R	7/25/2022	431.12		080913		431.12
02690	TECHLINE, INC.							
I-1558971-00	795 ACSR & 477 ACSR WIRE	R	7/25/2022	15,853.33		080914		
I-1558971-01	795 ACSR & 477 ACSR WIRE	R	7/25/2022	9,073.90		080914		24,927.23
35510	TITAN UTILITY SERVICES, LLC							
I-12198	DIELECTRIC TESTING	R	7/25/2022	Reissue		080915		4,952.00
19260	TYLER TECHNOLOGIES							
C-025-385040	PURCHASE ORDER MAINTENANCE	R	7/25/2022	1,447.02CR		080916		
C-025-385041	CREDIT 10/01-05/31/2023	R	7/25/2022	25,212.00CR		080916		
C-025-386844	CREDITS FOR PREPAID MNTNCE	R	7/25/2022	5,454.33CR		080916		
I-025-376515	ANNUAL MAINTENANCE FEES	R	7/25/2022	33,616.35		080916		
I-025-386842	INCODE SAAS FEES	R	7/25/2022	42,047.00		080916		43,550.00
34220	UNIFIRST CORPORATION							
I-838 1425649	MATS CITY HALL	R	7/25/2022	12.49		080917		

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Item 15.

VENDOR SET: 99 City of Sanger  
 BANK: POOL POOLED CASH ACCOUNT  
 DATE RANGE: 7/01/2022 THRU 7/31/2022

Item 15.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05510	WASTE CONNECTIONS							
I-1540487V190	SLUDGE REMOVAL	R	7/25/2022	4,992.96		080918		4,992.96
05510	WASTE CONNECTIONS							
I-1562917V190	SLUDGE REMOVAL	R	7/25/2022	3,408.60		080919		3,408.60

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	223	1,091,445.09	3.81CR	1,094,802.51
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	16	816,109.97	0.00	816,109.97
EFT:	12	581,204.42	0.00	581,204.42
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	2 VOID DEBITS	4,952.00		
	VOID CREDITS	5,689.00CR	737.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: POOL TOTALS:	253	2,492,974.48	3.81CR	2,492,116.90
BANK: POOL TOTALS:	253	2,492,974.48	3.81CR	2,492,116.90
REPORT TOTALS:	257	2,546,264.20	3.81CR	2,545,406.62



## SELECTION CRITERIA

Item 15.

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VENDOR SET: 99-AP VENDOR SET

VENDOR: ALL

BANK CODES: All

FUNDS: All

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## CHECK SELECTION

CHECK RANGE: 000000 THRU 999999

DATE RANGE: 7/01/2022 THRU 7/31/2022

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

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## 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

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## MONTHLY FINANCIAL REPORT July 31, 2022

This is the financial report for the period ended July 31, 2022. Revenues and expenditures reflect activity from October 1, 2021 through July 31, 2022 or eighty-three percent (~83.33%) of the fiscal year.

### GENERAL FUND

- The General Fund has collected 96.6% of projected operating revenues. All revenue categories are performing within projections.
- Year to date General Fund operating expenditures/encumbrances are 73.7% of the annual budget.

### ENTERPRISE FUND

- The Enterprise Fund has collected 81.4% of projected operating revenues. A change in the allocation of interest income among funds has resulted in interest revenues below original projections. All revenue categories are performing within projections.
- Year to date Enterprise Fund operating expenditures/encumbrances are 76.6% of the annual budget. All expenditure categories are within projections.

### INTERNAL SERVICE FUND

- The Internal Service Fund has collected 77.7% of projected transfers from the General and Enterprise Funds.
- Year to date Internal Service Fund operating expenditures/encumbrances are 78.2% of the annual budget.

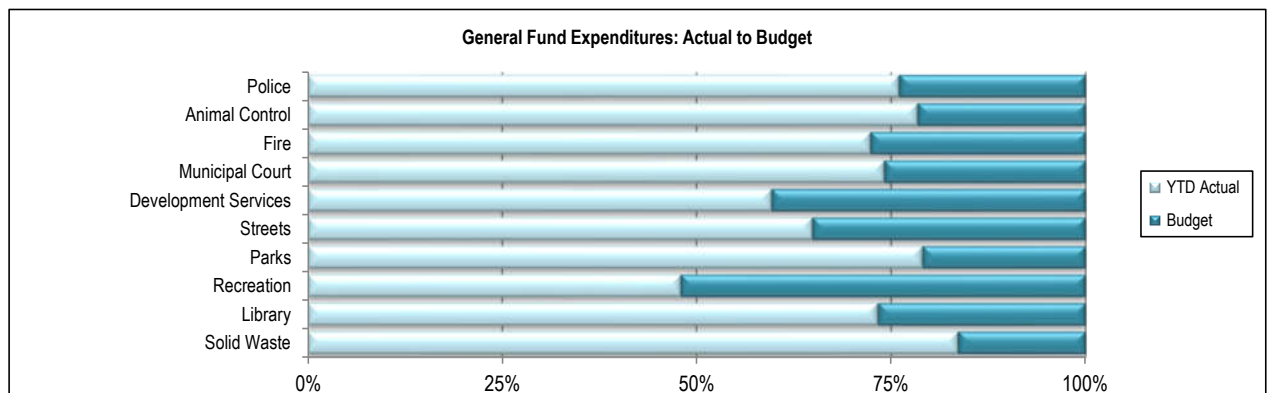
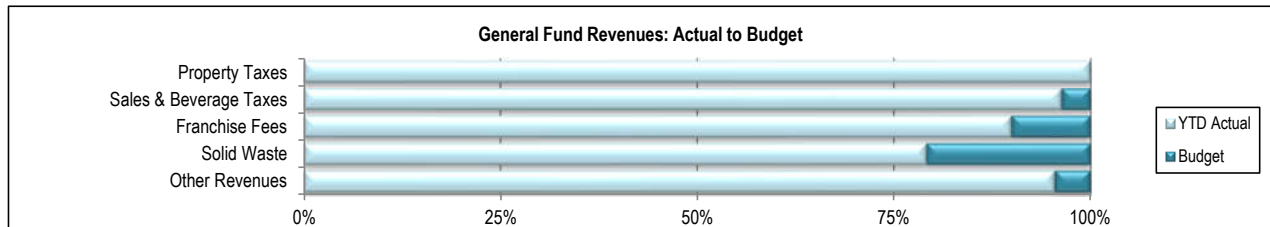
### Combined General, Enterprise, and Internal Service Fund Expenditures by Classification

Expenditure Category	Annual Budget	Expenditures & Encumbrances	Percent of Budget
Salaries & Benefits	\$ 7,521,501	\$ 5,638,177	75%
Supplies & Materials	998,680	641,397	64%
Maintenance & Operations	7,951,205	6,393,612	80%
Contract Services	2,853,306	2,053,992	72%
Utilities	515,325	387,855	75%
Capital Expenses	407,216	255,642	63%
Debt Service	55,535	51,746	93%
Other Department Expense	117,800	51,122	43%
Transfers	6,842,468	5,191,894	76%
Total	<u>\$ 27,263,036</u>	<u>\$ 20,665,437</u>	<u>76%</u>

**CITY OF SANGER, TEXAS  
GENERAL FUND REVENUE & EXPENDITURES  
July 31, 2022**

Item 16.

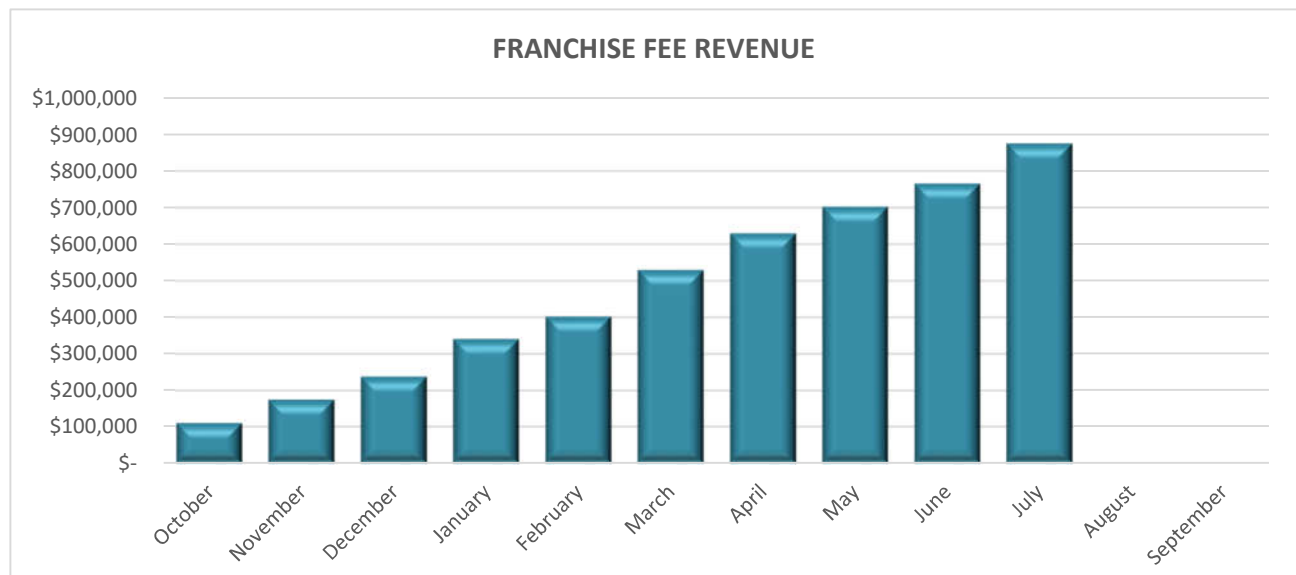
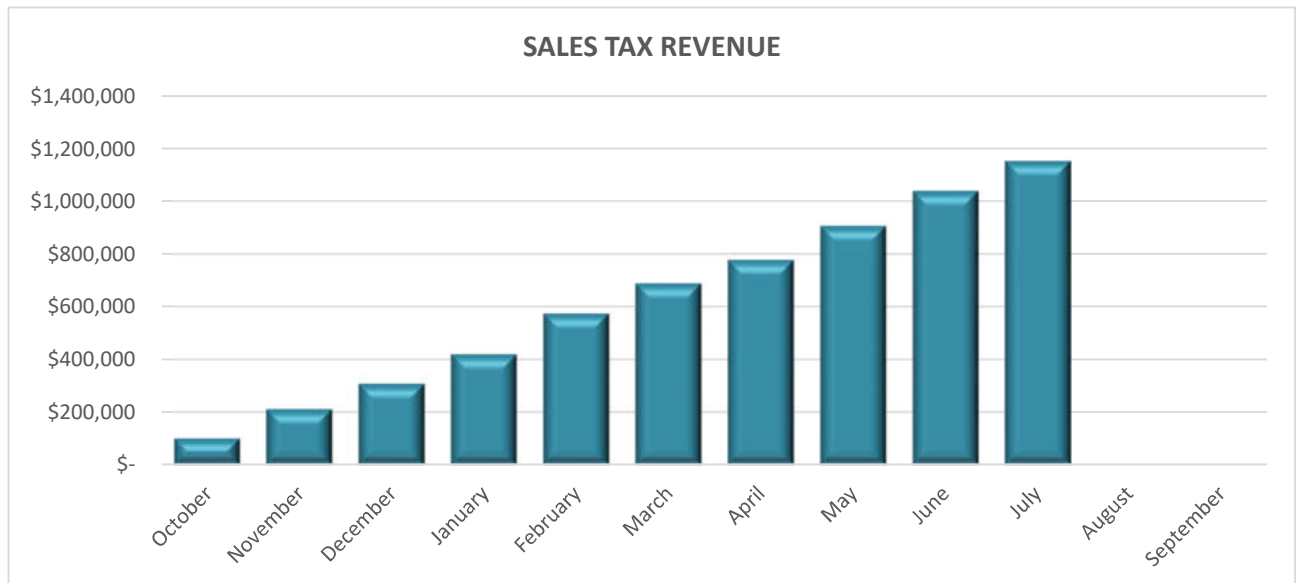
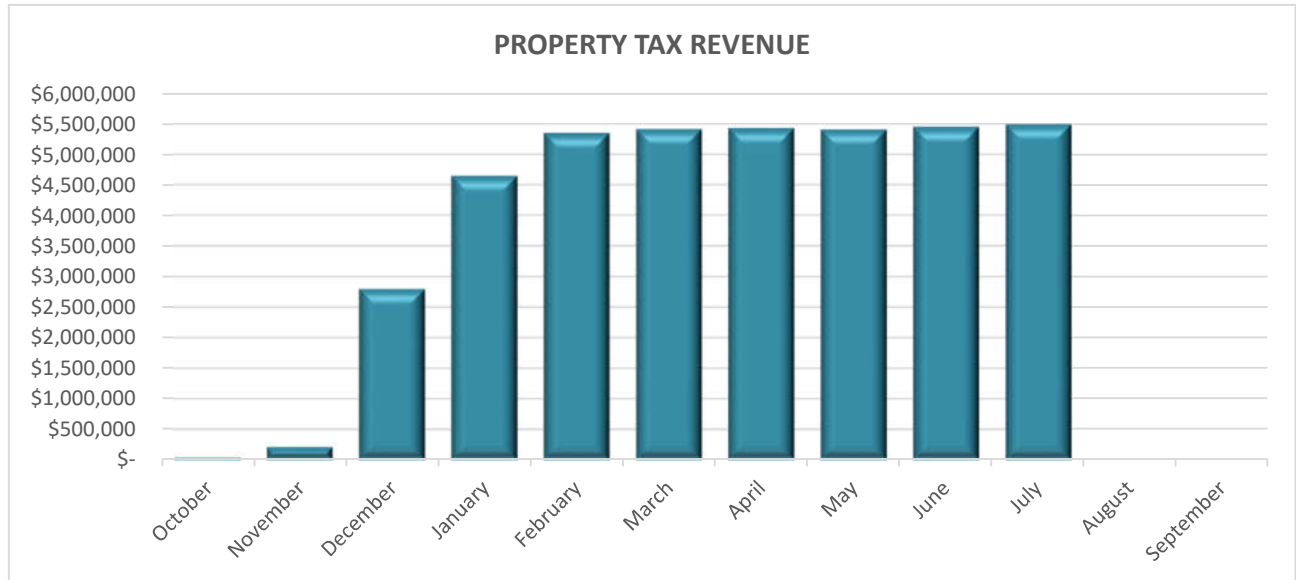
	Annual Budget	Year to Date Actual	Encumbered	% of Budget	Budget Balance
<b>Operating Revenues</b>					
Property Taxes	\$ 5,393,999	\$ 5,487,270		101.7%	\$ (93,271)
Sales & Beverage Taxes	1,207,000	1,162,916		96.3%	44,084
Franchise Fees	971,463	874,252		90.0%	97,211
Solid Waste	1,096,000	868,001		79.2%	227,999
Licenses & Permits	424,000	258,347		60.9%	165,653
Fines & Forfeitures	153,300	112,458		73.4%	40,842
Department Revenues	741,625	835,143		112.6%	(93,518)
Interest & Miscellaneous	187,500	232,294		123.9%	(44,794)
COVID-19 Funding	-	-		0.0%	-
<b>Total Operating Revenues</b>	<b>10,174,887</b>	<b>9,830,681</b>	<b>-</b>	<b>96.6%</b>	<b>344,206</b>
<b>Operating Expenditures</b>					
Police	2,034,448	1,652,950	(106,032)	76.0%	487,531
Animal Control	202,940	98,399	60,740	78.4%	43,801
Fire	1,599,164	1,346,334	(189,073)	72.4%	441,904
Municipal Court	239,400	177,448	-	74.1%	61,952
Development Services	687,529	436,967	(26,811)	59.7%	277,373
Streets	616,848	417,884	(17,556)	64.9%	216,520
Parks	680,592	410,712	127,249	79.0%	142,631
Recreation	83,700	40,171	-	48.0%	43,529
Library	377,104	278,451	(2,000)	73.3%	100,653
Solid Waste	1,005,000	840,371	-	83.6%	164,629
Non-Departmental	-	-	-	0.0%	-
<b>Total Operating Expenditures</b>	<b>7,526,725</b>	<b>5,699,687</b>	<b>(153,483)</b>	<b>73.7%</b>	<b>1,980,523</b>
<b>Revenues Over (Under) Expenditures</b>	<b>2,648,162</b>	<b>4,130,994</b>	<b>153,483</b>		<b>(1,636,317)</b>
<b>Transfers</b>					
Transfer From Enterprise Fund - PILOT	95,000	79,167		83.3%	15,833
Transfer From Debt Service Fund	51,535	42,946		83.3%	8,589
Transfer From Police Donations Fund	5,000	5,000		100.0%	-
Transfer To Capital Projects Fund	(1,318,511)	(1,098,759)		83.3%	(219,752)
Transfer to Storm Recovery	(300,000)	(250,000)		83.3%	(50,000)
Transfer To Internal Service Fund	(1,260,155)	(846,063)		67.1%	(414,092)
<b>Total Transfers</b>	<b>(2,727,131)</b>	<b>(2,067,709)</b>		<b>75.8%</b>	<b>(659,422)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (78,969)</b>	<b>\$ 2,063,285</b>			<b>\$ (2,295,739)</b>
Fund Balance, Beginning of Year	10,922,479	7,241,058			-
Fund Balance, End of Year	<u>\$ 10,843,510</u>	<u>\$ 9,304,343</u>			<u>\$ (2,295,739)</u>





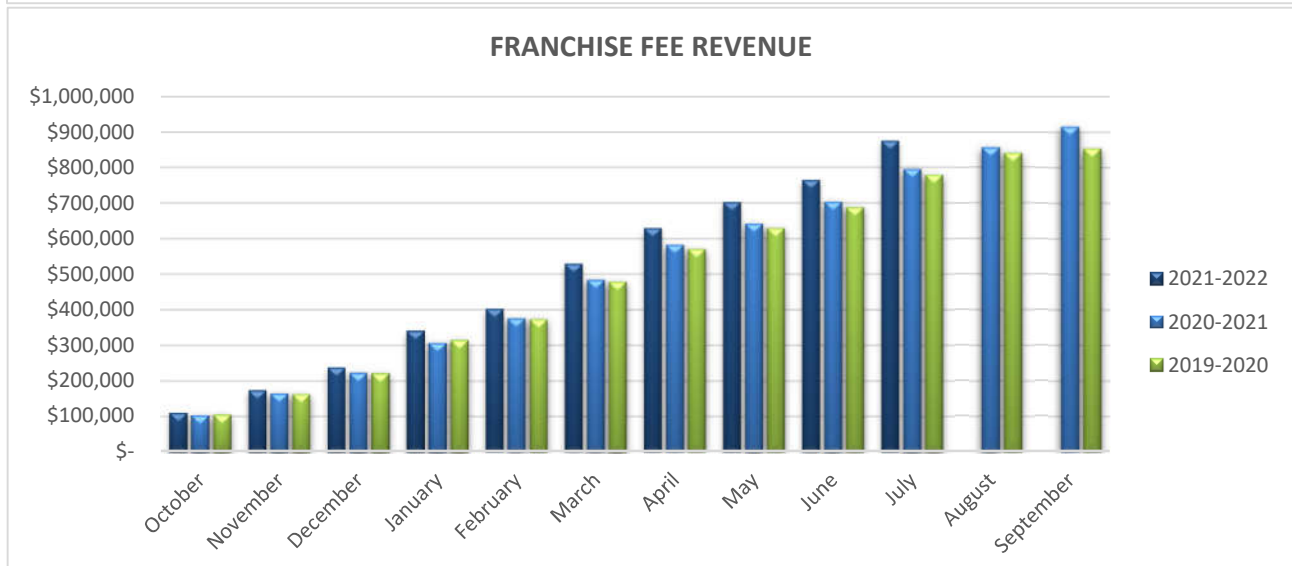
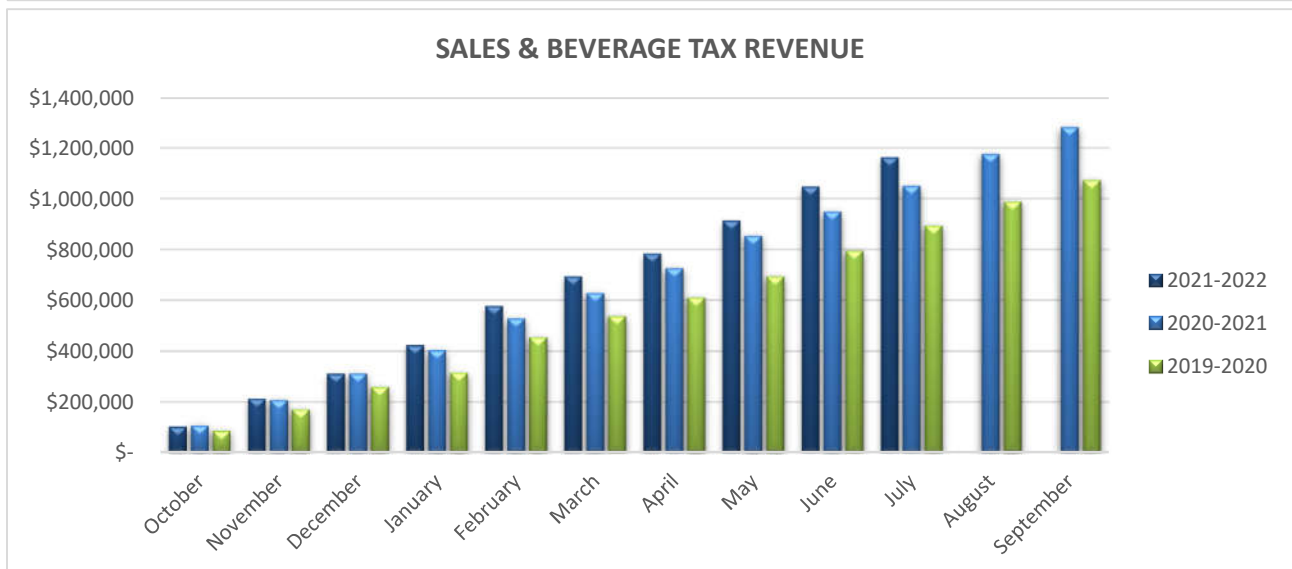
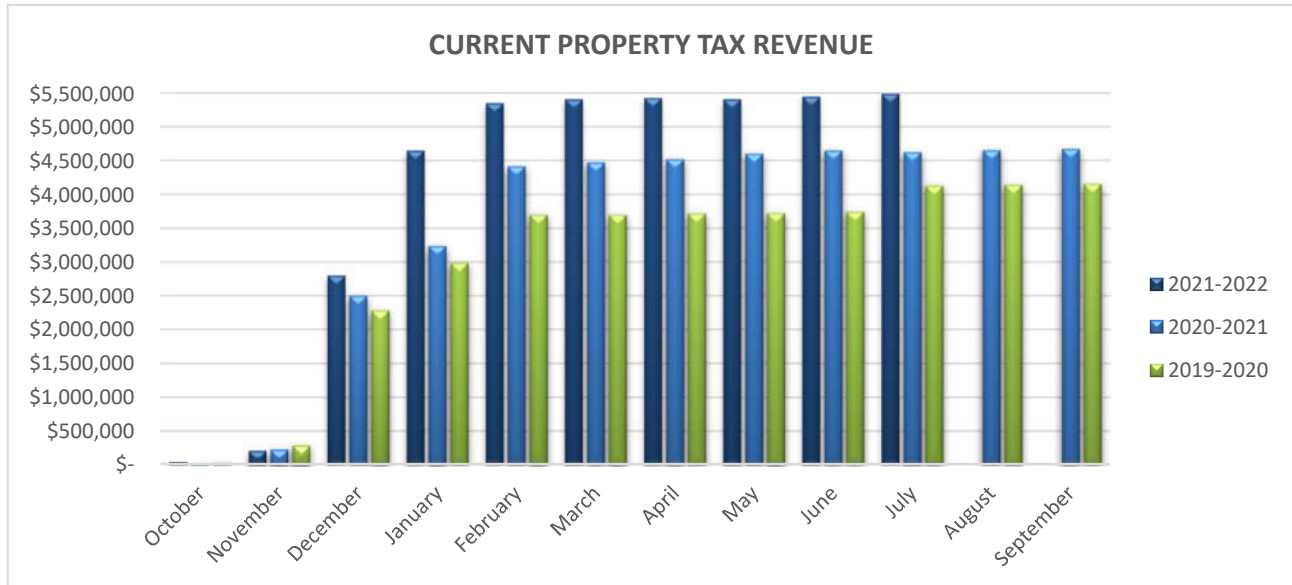
**CITY OF SANGER, TEXAS  
GENERAL FUND REVENUES  
July 31, 2022**

Item 16.



**CITY OF SANGER, TEXAS  
GENERAL FUND 3-YEAR REVENUE TRENDS  
July 31, 2022**

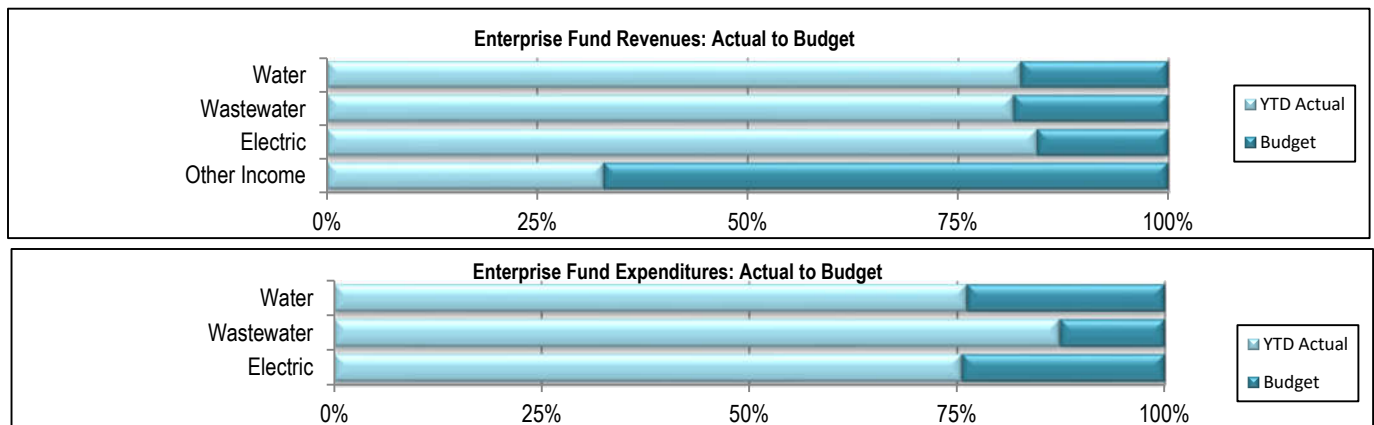
Item 16.



**CITY OF SANGER, TEXAS**  
**ENTERPRISE FUND REVENUE & EXPENDITURES**  
**July 31, 2022**

Item 16.

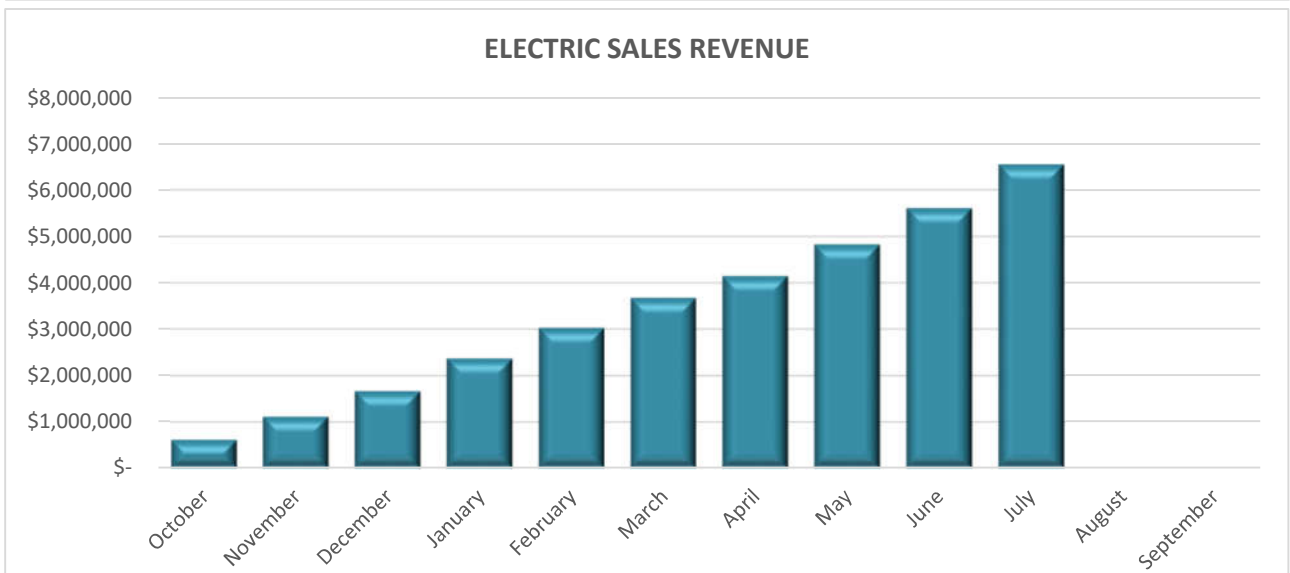
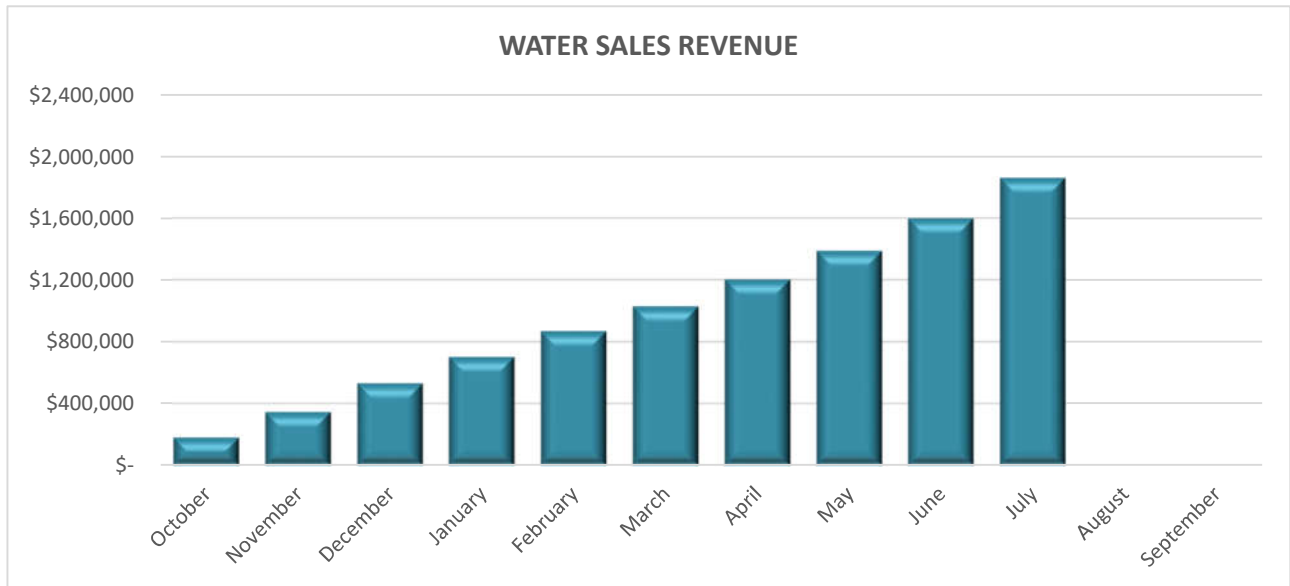
	Annual Budget	Year to Date Actual	Emcumbered	% of Budget	Budget Balance
Operating Revenues					
Water	\$ 2,256,187	\$ 1,859,837		82.4%	\$ 396,350
Wastewater	2,596,830	2,118,437		81.6%	478,393
Electric	7,752,500	6,540,624		84.4%	1,211,876
Penalties & Fees	220,000	148,518		67.5%	71,482
Interest	200,000	51,171		25.6%	148,829
Miscellaneous	101,500	(28,269)		-27.9%	129,769
Total Operating Revenues	13,127,017	10,690,318		81.4%	2,436,699
Operating Expenditures					
Water	1,530,646	1,151,226	15,402	76.2%	364,019
Wastewater	746,329	644,504	7,779	87.4%	94,046
Electric	7,466,482	5,262,606	380,889	75.6%	1,822,986
Total Operating Expenditures	9,743,457	7,058,336	404,070	76.6%	2,281,051
Revenues Over (Under) Expenditures	3,383,560	3,631,982	(404,070)		155,648
Transfers					
Transfer to Enterprise Debt Service	(1,900,000)	(1,583,333)		83.3%	(316,667)
Transfer to Enterprise CIP	(78,571)	(65,476)		83.3%	(13,095)
Transfers to Storm Recovery Fund	-	-		0.0%	-
Transfer to General Fund - PILOT	(95,000)	(79,167)		83.3%	(15,833)
Transfers to Internal Service Fund	(1,890,231)	(1,269,095)		67.1%	(621,136)
Total Transfers	(3,963,802)	(2,997,071)		75.6%	(966,731)
<b>Net Change in Fund Balance</b>	<b>\$ (580,242)</b>	<b>\$ 634,911</b>			<b>\$ (811,083)</b>
Fund Balance, Beginning of Year	7,844,707	7,844,707			-
Fund Balance, End of Year	\$ 7,264,465	\$ 8,479,618			\$ (811,083)





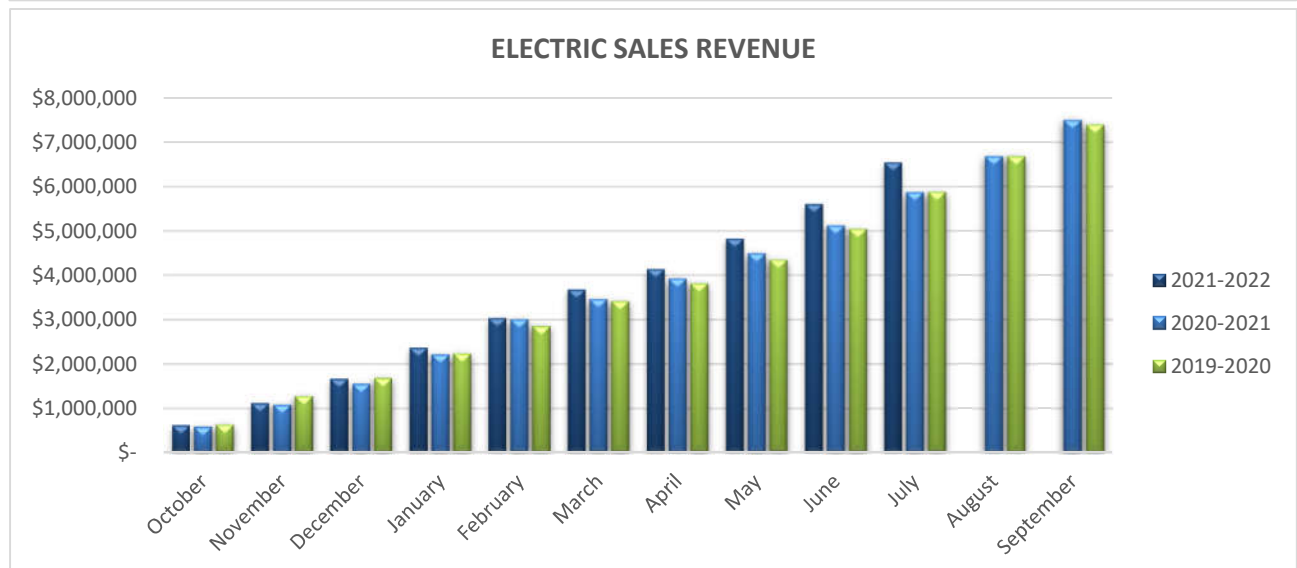
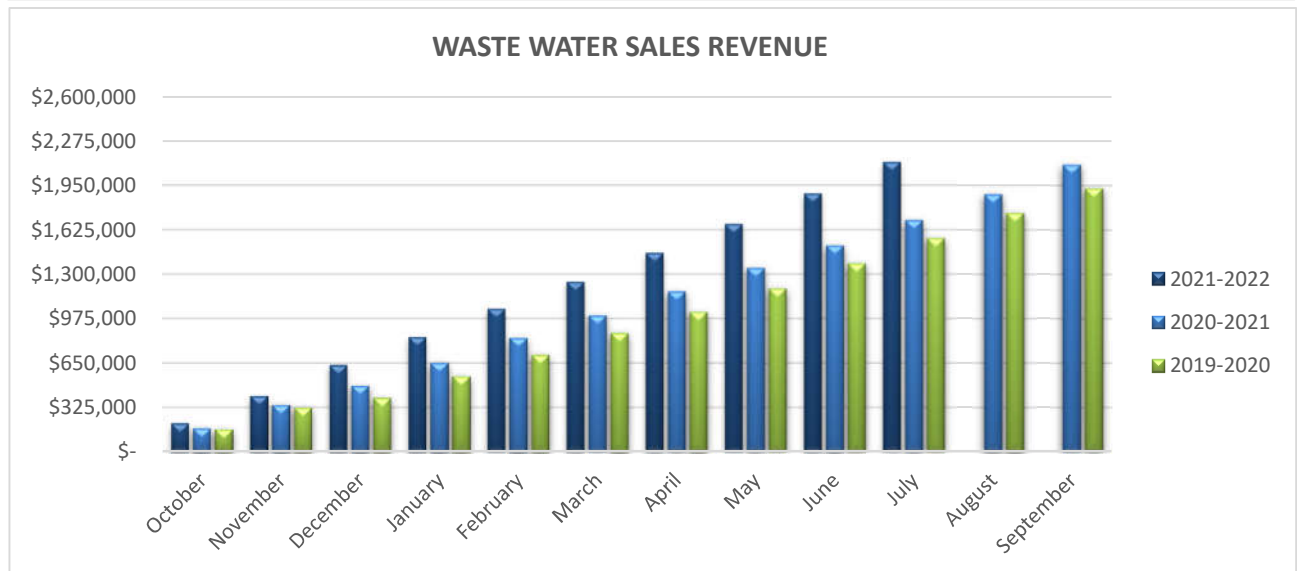
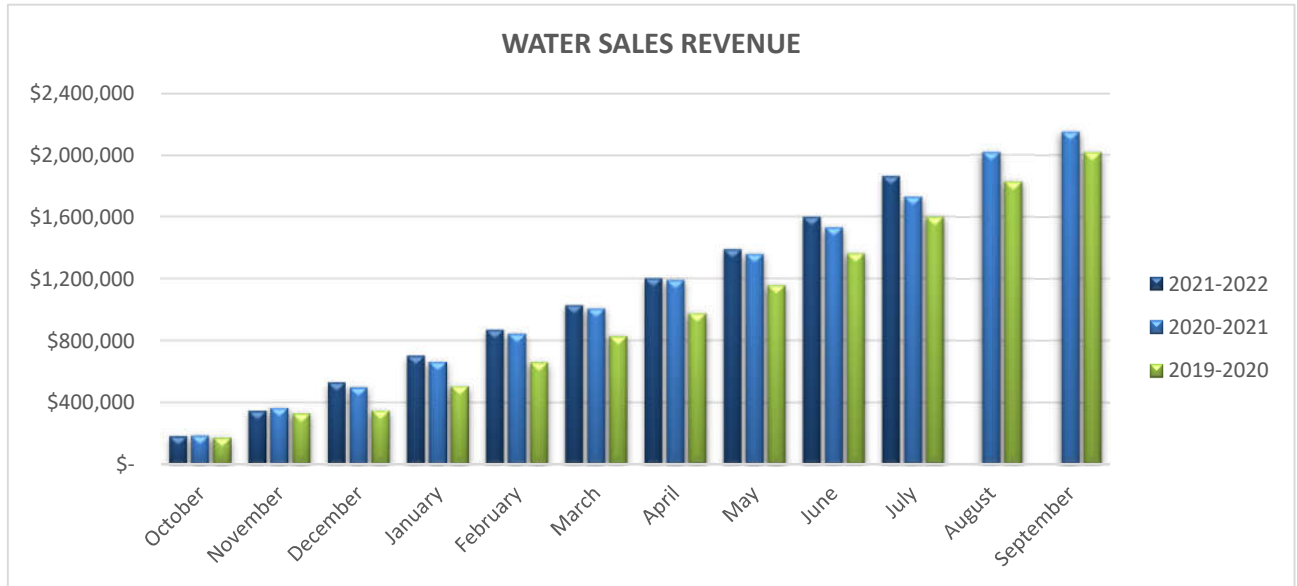
**CITY OF SANGER, TEXAS  
ENTERPRISE FUND REVENUES  
July 31, 2022**

Item 16.



**CITY OF SANGER, TEXAS  
ENTERPRISE FUND 3-YEAR REVENUE TRENDS  
July 31, 2022**

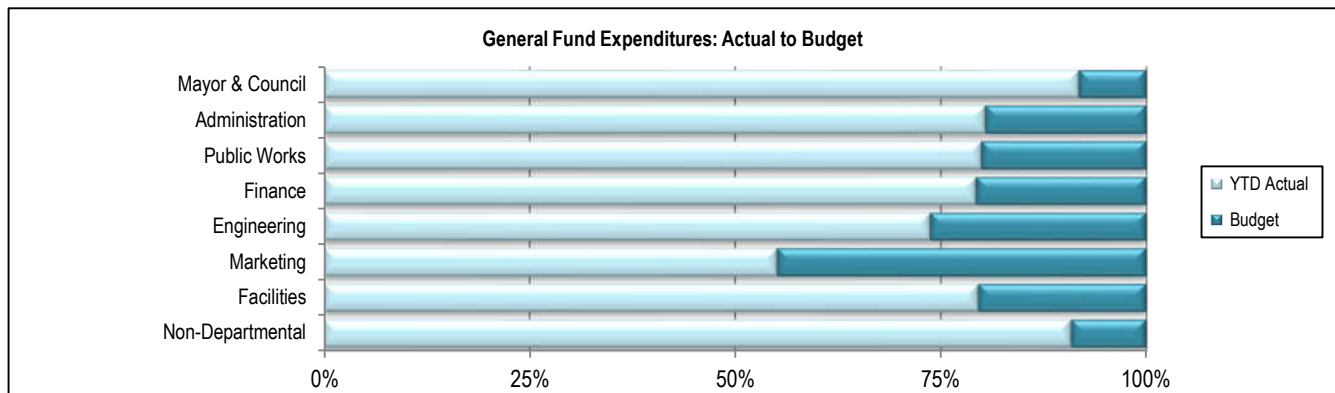
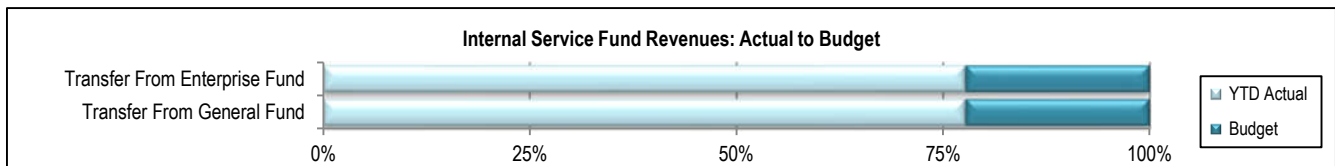
Item 16.



**CITY OF SANGER, TEXAS**  
**INTERNAL SERVICE FUND REVENUE & EXPENDITURES**  
**July 31, 2022**

Item 16.

	<b>Annual Budget</b>	<b>Year to Date Actual</b>	<b>Encumbered</b>	<b>% of Budget</b>	<b>Budget Balance</b>
Operating Expenditures					
Mayor & Council	193,800	178,036	(62)	91.8%	15,826
Administration	784,400	631,142	-	80.5%	153,258
Public Works	257,450	197,615	8,344	80.0%	51,490
Finance	634,600	520,542	(17,107)	79.3%	131,166
Engineering	130,048	99,293	(3,382)	73.8%	34,137
Marketing	465,500	253,861	2,709	55.1%	208,929
Fleet Services	3,488	3,488	-	100.0%	-
Facilities	253,900	182,794	19,307	79.6%	51,799
Non-Departmental	427,200	382,354	6,000	90.9%	38,846
<b>Total Operating Expenditures</b>	<b>3,150,386</b>	<b>2,449,125</b>	<b>15,809</b>	<b>78.2%</b>	<b>685,451</b>
Transfers					
Transfer From Enterprise Fund	1,890,231	1,469,474		77.7%	420,757
Transfer From General Fund	1,260,155	979,650		77.7%	280,505
<b>Total Transfers</b>	<b>3,150,386</b>	<b>2,449,124</b>		<b>77.7%</b>	<b>701,262</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (1)</b>	<b>\$ (15,809)</b>		<b>\$ 15,811</b>
Fund Balance, Beginning of Year	(107,059)				-
Fund Balance, End of Year	<u>\$ (107,059)</u>				<u>\$ 15,811</u>

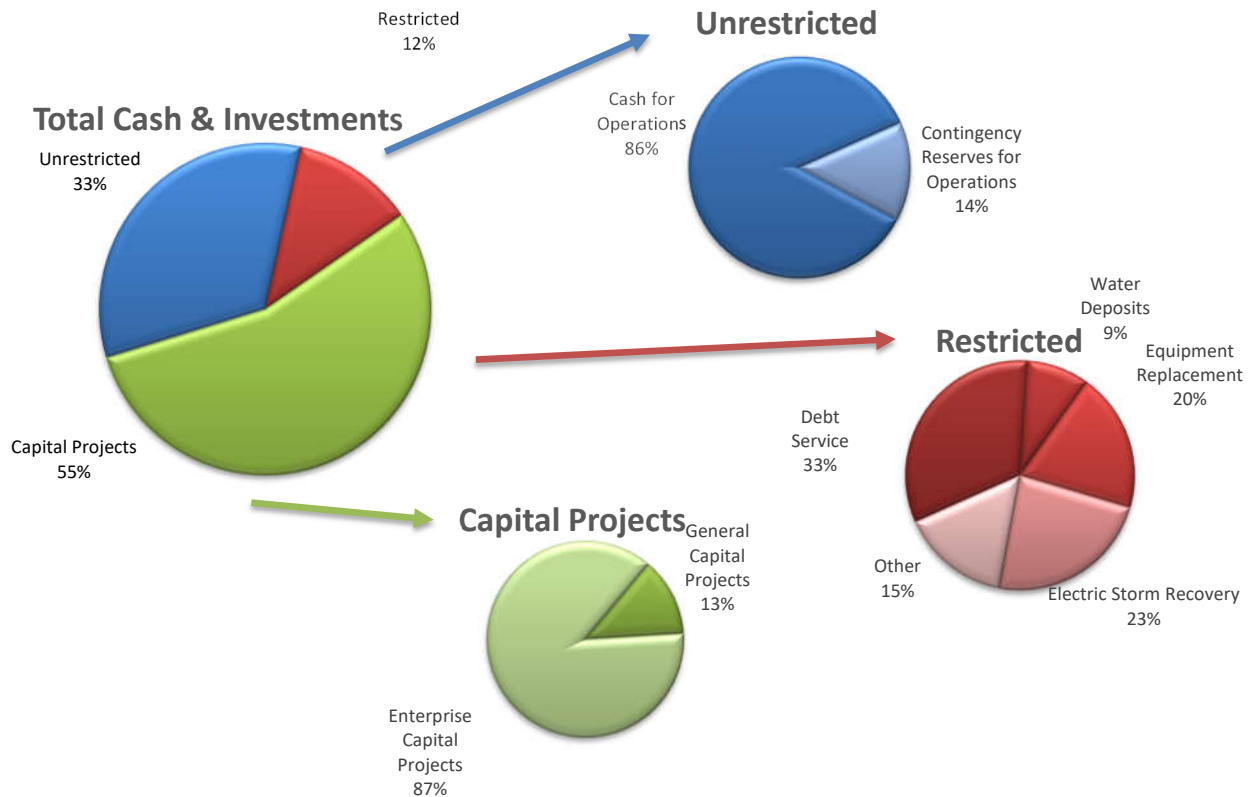




**CITY OF SANGER, TEXAS  
CASH AND INVESTMENTS  
July 31, 2022**

Item 16.

Name	General	Enterprise	Debt Service	Capital Projects	Total
<b>UNRESTRICTED</b>					
Cash for Operations	\$ 10,510,426	\$ 2,048,398	\$ -	\$ -	\$ 12,558,824
Contingency Reserves for Operations	1,061,873	1,055,584	-	-	2,117,457
<b>TOTAL UNRESTRICTED</b>	<b>\$ 11,572,299</b>	<b>\$ 3,103,982</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,676,281</b>
<b>RESTRICTED</b>					
Debt Service	\$ -	\$ 1,473,504	\$ 254,387	\$ -	\$ 1,727,891
Water Deposits	-	463,200	-	-	463,200
Equipment Replacement	896,260	139,455	-	-	1,035,715
Electric Storm Recovery	-	1,231,285	-	-	1,231,285
Hotel Occupancy Tax	1,083,021	-	-	-	1,083,021
Grant Funds	73,096	-	-	-	73,096
Keep Sanger Beautiful (KSB)	5,526	-	-	-	5,526
Library	98,578	-	-	-	98,578
Parkland Dedication	104,428	-	-	-	104,428
Roadway Impact	1,333,180	-	-	-	1,333,180
Court Security	15,904	-	-	-	15,904
Court Technology	(445)	-	-	-	(445)
Child Safety Fee	64,445	-	-	-	64,445
Forfeited Property	10,272	-	-	-	10,272
Donations	20,379	-	-	-	20,379
<b>TOTAL RESTRICTED</b>	<b>\$ 3,704,644</b>	<b>\$ 3,307,444</b>	<b>\$ 254,387</b>	<b>\$ -</b>	<b>\$ 7,266,475</b>
<b>CAPITAL PROJECTS</b>					
General Capital Projects	\$ -	\$ -	\$ -	\$ 3,138,595	\$ 3,138,595
Enterprise Capital Projects	-	-	-	21,134,815	21,134,815
<b>TOTAL CAPITAL PROJECTS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,273,410</b>	<b>\$ 24,273,410</b>
<b>TOTAL CASH AND INVESTMENTS</b>	<b>\$ 15,276,943</b>	<b>\$ 6,411,426</b>	<b>\$ 254,387</b>	<b>\$ 24,273,410</b>	<b>\$ 46,216,166</b>



**GENERAL FUND  
CASH AND INVESTMENTS  
July 31, 2022**

Item 16.

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	001-00-1000		0.05%	\$ 10,986,400	\$ 10,553,165
Employee Benefits Cash	110-00-1000		0.20%	81	768
Employee Benefits MM	110-00-1010		0.20%	116,440	121,038
Internal Service Fund	180-00-1000		0.05%	126,807	(164,545)
<b>OPERATING ACCOUNTS</b>				<b>\$ 11,229,728</b>	<b>\$ 10,510,426</b>
GF Contingency Reserve MM 2487969	001-00-1031		0.20%	\$ 628,878	\$ 629,786
GF Contingency Reserve CD Prosperity	001-00-1039	4/26/2023	0.55%	217,400	217,508
GF Contingency Reserve CD 674907	001-00-1043	7/13/2023	0.45%	214,553	214,579
<b>CONTINGENCY RESERVE</b>				<b>\$ 1,060,831</b>	<b>\$ 1,061,873</b>
* GF Equipment Replacement MM 2376237	001-00-1032		0.20%	\$ 181,090	\$ 181,776
* GF Equipment Replacement CD 719706	001-00-1033	7/6/2023	0.45%	\$ 64,476	\$ 64,484
* General Storm Recovery Pooled Cash	201-00-1000		0.05%	625,000	650,000
<b>EQUIPMENT REPLACEMENT RESERVES</b>				<b>\$ 870,566</b>	<b>\$ 896,260</b>
* A R P Funds Cash	001-00-1034			\$ 1,082,745	\$ 1,083,021
* Hotel Occupancy Tax	050-00-1000			\$ 119,566	\$ 125,897
* Police Grant Fund	320-00-1000			4,780	4,780
* Fire Grant Fund	324-00-1000			68,302	68,302
* Library Grant Fund	342-00-1000			14	14
* Beautification Board - KSB	432-00-1000			5,526	5,526
* Library Restricted for Building Expansion	442-00-1000			46,204	46,204
* Library Building Expansion CD 702994	442-00-1035	1/22/2023	0.45%	52,367	52,374
* Parkland Dedication Fund	450-00-1000			104,428	104,428
* Roadway Impact Fee Fund	451-00-1000			1,333,180	1,333,180
* Court Security Restricted Fund	470-00-1000			15,683	15,904
* Court Technology Restricted Fund	471-00-1000			487	(445)
* Child Safety Fee Fund	475-00-1000			64,445	64,445
* Forfeited Property Fund	480-00-1000			10,272	10,272
* Police Donations	620-00-1000			78	78
* Fire Donations	624-00-1000			7,038	7,038
* Banner Account for Parks	632-00-1000			6,311	6,311
* Library Donations	642-00-1000			6,942	6,952
* <b>OTHER</b>				<b>\$ 2,928,368</b>	<b>\$ 2,934,281</b>
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 16,089,493</b>	<b>\$ 15,402,840</b>
<b>TOTAL UNRESTRICTED</b>				<b>\$ 12,290,559</b>	<b>\$ 11,572,299</b>

\*Restricted Funds

**ENTERPRISE FUND  
CASH AND INVESTMENTS  
July 31, 2022**

Item 16.

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
Pooled Cash	008-00-1010		0.05%	\$ 1,718,692	\$ 2,048,398
<b>OPERATING ACCOUNTS</b>				<b>\$ 1,718,692</b>	<b>\$ 2,048,398</b>
* Pooled Cash	008-00-1010		0.05%	\$ 165,630	\$ 163,200
* Water Deposit CD 2375850	008-00-1041	1/3/2023	0.45%	300,000	300,000
<b>WATER DEPOSIT REFUND ACCOUNT</b>				<b>\$ 465,630</b>	<b>\$ 463,200</b>
* Combined EF Debt Service MM 2376113	008-00-1039		0.20%	804,597	647,470
<b>BOND FUNDS</b>				<b>\$ 804,597</b>	<b>\$ 647,470</b>
EF Contingency Reserve MM 2809753	008-00-1012		0.20%	\$ 627,323	\$ 628,229
EF Contingency Reserve CD 787860	008-00-1014	2/14/2023	0.45%	319,822	319,861
EF Reserve CD 642541	008-00-1040	9/25/2022	0.45%	107,481	107,494
<b>CONTINGENCY RESERVES</b>				<b>\$ 1,054,626</b>	<b>\$ 1,055,584</b>
* EF Storm Recovery MM	208-00-1033		0.20%	\$ 1,229,509	\$ 1,231,285
* EF Equipment Replacement MM 2376202	008-00-1034		0.20%	138,897	139,455
<b>OTHER</b>				<b>\$ 1,368,406</b>	<b>\$ 1,370,740</b>
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 5,411,951</b>	<b>\$ 5,585,392</b>
<b>TOTAL UNRESTRICTED</b>				<b>\$ 2,773,318</b>	<b>\$ 3,103,982</b>

\*Restricted Funds



**DEBT SERVICE & CAPITAL PROJECTS  
CASH AND INVESTMENTS  
July 31, 2022**

Item 16.

**General**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	003-00-1000		0.05%	\$ 500,642	\$ 193,935
* DSF Money Market 2376105	003-00-1010		0.20%	60,365	60,452
<b>TOTAL RESTRICTED</b>				<b>\$ 561,007</b>	<b>\$ 254,387</b>

**ENTERPRISE DEBT SERVICE FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	009-00-1000		0.05%	\$ 985,589	\$ 826,034
<b>TOTAL RESTRICTED</b>				<b>\$ 985,589</b>	<b>\$ 826,034</b>

**GENERAL CAPITAL PROJECTS FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Pooled Cash	004-00-1000		0.05%	\$ 3,069,843	\$ 3,138,595
<b>TOTAL RESTRICTED</b>				<b>\$ 3,069,843</b>	<b>\$ 3,138,595</b>

**ENTERPRISE CAPITAL PROJECTS FUND**

Name	Acct. #	Maturity	Yield	Prior Period	Current Balance
* Sewer Capital Improvements MM-10% Rev	840-00-1020		0.20%	\$ 1,599,515	\$ 1,608,370
* Sewer Capital Reserve MM 2380226 Tap Fees	840-00-1038		0.20%	2,501,157	2,537,759
* <b>SEWER CAPITAL RESERVE - TAP FEES</b>				<b>\$ 4,100,672</b>	<b>\$ 4,146,129</b>
* Water Capital Reserve MM 2376156 Tap Fees	840-00-1037		0.20%	\$ 1,984,467	\$ 2,012,078
* 2021 CO MM	840-00-1039		0.20%	\$ 14,689,443	\$ 14,693,415
* Pooled Cash	840-00-1000		0.05%	602,708	283,193
<b>TOTAL RESTRICTED</b>				<b>\$ 21,377,290</b>	<b>\$ 21,134,815</b>

\*Restricted Funds

**4A & 4B FUNDS**  
**CASH AND INVESTMENTS**  
**July 31, 2022**

Item 16.

**General**

<b>Name</b>	<b>Acct. #</b>	<b>Maturity</b>	<b>Yield</b>	<b>Prior Period</b>	<b>Current Balance</b>
* Pooled Cash	41-00-1000		0.05%	\$ 1,645,551	\$ 1,698,373
* Cash NOW 900020693 Prosperity	41-00-1010		0.05%	332,025	332,039
* 4A MM 902551273 Prosperity	41-00-1012		0.20%	480,083	480,243
* Sanger TX Ind Corp CD 486639	41-00-1013	11/2/2022	0.25%	95,827	95,835
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 2,553,486</b>	<b>\$ 2,606,490</b>

**4B FUND**

<b>Name</b>	<b>Acct. #</b>	<b>Maturity</b>	<b>Yield</b>	<b>Prior Period</b>	<b>Current Balance</b>
* Pooled Cash	42-00-1000		0.05%	\$ 1,888,311	\$ 1,942,289
* Cash MM 2379694	42-00-1010		0.05%	200,259	200,548
* 4B CD 653500	42-00-1013	4/3/2023	0.45%	22,152	22,155
* 4B CD 659924	42-00-1014	11/12/2022	0.45%	21,908	21,911
* 4B CD 664243	42-00-1015	6/5/2023	0.45%	22,004	22,007
* 4B CD 673277	42-00-1016	7/9/2023	0.45%	21,957	21,960
* 4B CD 686115	42-00-1017	8/4/2022	0.45%	21,976	21,979
* 4B CD 689521	42-00-1018	9/11/2022	0.45%	21,896	21,899
* 4B CD 694371	42-00-1019	11/14/2022	0.45%	21,981	21,984
* 4B CD 697230	42-00-1020	11/17/2022	0.45%	22,108	22,110
* 4B CD 699934	42-00-1021	12/18/2022	0.45%	22,031	22,033
* 4B CD 702285	42-00-1022	1/31/2023	0.45%	21,841	21,844
* 4B CD 706078	42-00-1023	2/19/2023	0.45%	21,752	21,755
* 4B CD 720097	42-00-1024	2/9/2023	0.45%	21,434	21,436
* 4B CD 720119	42-00-1025	11/9/2022	0.45%	21,469	21,472
<b>TOTAL CASH AND INVESTMENTS</b>				<b>\$ 2,373,079</b>	<b>\$ 2,427,382</b>

\*Restricted Funds

**CITY OF SANGER, TEXAS  
INVESTMENT REPORT  
July 31, 2022**

Item 16.

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*

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**Clayton Gray**  
Finance Director

*John Noblitt*

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**John Noblitt**  
City Manager



VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
28820	C-CHECK	VOID CHECK	V	8/02/2022		080952		
	C-CHECK	VOID CHECK	V	8/08/2022		080973		
	C-CHECK	VOID CHECK	V	8/08/2022		080983		
	C-CHECK	VOID CHECK	V	8/08/2022		080984		
	GLENN POLK AUTOPLEX INC							
	C-CHECK	GLENN POLK AUTOPLEX INC VOIDED	V	8/08/2022		081000		3,073.95CR
	C-CHECK	VOID CHECK	V	8/15/2022		081043		
	C-CHECK	VOID CHECK	V	8/23/2022		081091		
	C-CHECK	VOID CHECK	V	8/23/2022		081092		
	C-CHECK	VOID CHECK	V	8/30/2022		081169		
	C-CHECK	VOID CHECK	V	8/30/2022		081170		
	C-CHECK	VOID CHECK	V	8/30/2022		081178		

* * 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:	11 VOID DEBITS	0.00		
	VOID CREDITS	3,073.95CR	3,073.95CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: *	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			11	3,073.95CR	0.00	0.00
BANK: *		TOTALS:	11	3,073.95CR	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
30790	I-165371688	EYEMED VISION INSURANCE AUGUST 2022	R 8/02/2022	610.49		000740		610.49
36120	I-191137_070122A	LIFE INSURANCE COMPANY OF NORT JULY 2022 LIFE INSURANCE	R 8/02/2022	1,301.64		000741		
	I-191137_080122A	AUG 2022 LIFE INSURANCE	R 8/02/2022	1,245.01		000741		2,546.65
35860	I- 640927682372	UNITED HEALTHCARE INSURANCE CO AUG 2022 HEALTH/DENTAL PREMIUM	R 8/02/2022	59,131.24		000742		59,131.24
10610	I-128416	LEADERSLIFE INS. COMPANY AUGUST 2022 LIFE INSURANCE	R 8/23/2022	73.66		000743		73.66

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	4	62,362.04	0.00	62,362.04
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:	4	62,362.04	0.00	62,362.04
BANK: EMP B TOTALS:	4	62,362.04	0.00	62,362.04

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00100	TMRS							
I-RETPY 7.01.2022	TMRS	E	8/10/2022	27,262.19		000306		
I-RETPY 7.1.22 CO	TMRS	E	8/10/2022	19.76		000306		
I-RETPY 7.15.22	TMRS	E	8/10/2022	30,604.74		000306		
I-RETPY 7.29.22	TMRS	E	8/10/2022	29,095.38		000306		86,982.07
08120	ICMA-RC							
I-457PY 8.12.22	ICMA CITY OF SANGER 457 PLAN	E	8/12/2022	2,309.89		000307		2,309.89
00440	BRAZOS ELECTRIC							
I-47582-RI-001	JULY 2022	E	8/17/2022	10,310.07		000308		10,310.07
24050	AEP ENERGY PARTNERS, INC							
I-175-21383430	JULY 22 ELECTRIC PURCHASE	E	8/17/2022	529,748.56		000309		529,748.56
34490	HALFF ASSOC INC							
I-10077500	UTILITY RD	E	8/17/2022	278.65		000310		278.65
02910	UPPER TRINITY							
I-W272208	JULY 2022 WATER PURCHASE	E	8/24/2022	28,092.29		000311		28,092.29
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-49330	CLEANING OF CITY BUILDING	E	8/24/2022	3,273.00		000312		3,273.00
34490	HALFF ASSOC INC							
I-10075553	BLUESTAR	E	8/24/2022	3,331.50		000313		
I-10077502	BLUESTAR	E	8/24/2022	4,464.32		000313		
I-10078134	GENERAL ENGINEERING ASSTNCE	E	8/24/2022	6,328.59		000313		14,124.41
35680	TAKNEK LLC							
I-101968	FINE & BAR SCREEN RPLCMNT	E	8/24/2022	150,123.75		000314		150,123.75
08120	ICMA-RC							
I-457PY 8.26.22	ICMA CITY OF SANGER 457 PLAN	E	8/26/2022	2,309.89		000315		2,309.89
32030	GILLIAM INVESTMENTS: DBA: VANG							
I-49708	FY 2021 JANITORIAL SPPLS	E	8/31/2022	3,348.67		000322		3,348.67
37390	DEBTBOOK							
I-DB2000062	22 SUBSCRIPTION CHARGE	E	8/31/2022	6,500.00		000323		6,500.00
02580	TEXAS WORKFORCE COMMISSION							
I-08.01.2022	UNEMPLOYMENT	D	8/01/2022	69.84		000415		69.84



VENDOR SET: 99 City of Sanger  
 BANK: POOL POOLED CASH ACCOUNT  
 DATE RANGE: 8/01/2022 THRU 8/31/2022

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 8.12.22	CHILD SUPPORT	D	8/12/2022	419.54		000416		
I-CRWPY 8.12.22	CHILD SUPPORT AG#0013904686	D	8/12/2022	192.46		000416		
I-CSRYPY 8.12.22	CHILD SUPPORT #0013806050	D	8/12/2022	276.92		000416		
I-CTCPY 8.12.22	CHILD SUPPORT AG#20-3622-393	D	8/12/2022	415.38		000416		1,304.30
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 8.12.22	FEDERAL W/H	D	8/12/2022	15,192.18		000417		
I-T3 PY 8.12.22	FICA PAYABLE	D	8/12/2022	23,027.00		000417		
I-T4 PY 8.12.22	FICA PAYABLE	D	8/12/2022	5,385.28		000417		43,604.46
00600	CITY OF SANGER							
I-AUG 2022	CITY OF SANGER	D	8/15/2022	37,441.46		000418		37,441.46
30600	TASC							
C-TASC 8.12.2022	TASC - ROUNDING	D	8/12/2022	0.11CR		000419		
I-FSMPY 8.12.22	FLEX	D	8/12/2022	1,482.37		000419		1,482.26
11690	PITNEY BOWES - RESERVE ACCOUNT							
I-08.16.2022	REFILL POSTAGE METER	D	8/23/2022	300.00		000420		300.00
33770	WEX HEALTH, INC							
I-0001572029-IN	COBRA JULY 2022	D	8/25/2022	85.00		000421		85.00
14210	OFFICE OF THE ATTORNEY GENERAL							
I-CBWPY 8.26.22	CHILD SUPPORT	D	8/26/2022	419.54		000422		
I-CRWPY 8.26.22	CHILD SUPPORT AG#0013904686	D	8/26/2022	192.46		000422		
I-CSRYPY 8.26.22	CHILD SUPPORT #0013806050	D	8/26/2022	276.92		000422		
I-CTCPY 8.26.22	CHILD SUPPORT AG#20-3622-393	D	8/26/2022	415.38		000422		1,304.30
22640	INTERNAL REVENUE SERVICE							
I-T1 PY 8.26.22	FEDERAL W/H	D	8/26/2022	15,197.09		000423		
I-T3 PY 8.26.22	FICA PAYABLE	D	8/26/2022	23,158.06		000423		
I-T4 PY 8.26.22	FICA PAYABLE	D	8/26/2022	5,416.08		000423		43,771.23
26320	TRUST-CITY OF SANGER EMPLOYEE							
I-DC1PY 8.12.22	HEALTH INA	D	8/31/2022	676.90		000424		
I-DC1PY 8.26.22	HEALTH INA	D	8/31/2022	676.90		000424		
I-DE1PY 8.12.22	DENTAL INS	D	8/31/2022	938.88		000424		
I-DE1PY 8.26.22	DENTAL INS	D	8/31/2022	919.32		000424		
I-DF1PY 8.12.22	HEALTH INS	D	8/31/2022	652.86		000424		
I-DF1PY 8.26.22	HEALTH INS	D	8/31/2022	652.86		000424		
I-DS1PY 8.12.22	HEALTH INS	D	8/31/2022	156.44		000424		
I-DS1PY 8.26.22	HEALTH INS	D	8/31/2022	156.44		000424		
I-GLIPY 8.12.22	GROUP LIFE \$25K	D	8/31/2022	175.16		000424		
I-GLIPY 8.26.22	GROUP LIFE \$25K	D	8/31/2022	173.03		000424		
I-HC1PY 8.12.22	HEALTH INS	D	8/31/2022	530.18		000424		
I-HC1PY 8.26.22	HEALTH INS	D	8/31/2022	530.18		000424		

Item 17.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
I-HC2PY 8.12.22	HEALTH INS	D	8/31/2022	3,448.76		000424		
I-HC2PY 8.26.22	HEALTH INS	D	8/31/2022	3,448.76		000424		
I-HC3PY 8.12.22	HEALTH INS	D	8/31/2022	1,766.08		000424		
I-HC3PY 8.26.22	HEALTH INS	D	8/31/2022	1,766.08		000424		
I-HC5PY 8.12.22	HEALTH INS	D	8/31/2022	2,338.12		000424		
I-HC5PY 8.26.22	HEALTH INS	D	8/31/2022	2,338.12		000424		
I-HE1PY 8.12.22	HEALTH INS	D	8/31/2022	3,175.48		000424		
I-HE1PY 8.26.22	HEALTH INS	D	8/31/2022	3,175.48		000424		
I-HE2PY 8.12.22	HEALTH INS	D	8/31/2022	4,560.42		000424		
I-HE2PY 8.26.22	HEALTH INS	D	8/31/2022	4,560.42		000424		
I-HE3PY 8.12.22	HEALTH IN	D	8/31/2022	3,365.74		000424		
I-HE3PY 8.26.22	HEALTH IN	D	8/31/2022	3,125.33		000424		
I-HE5PY 8.12.22	HEALTH INS	D	8/31/2022	3,500.97		000424		
I-HE5PY 8.26.22	HEALTH INS	D	8/31/2022	3,500.97		000424		
I-HF1PY 8.12.22	HEALTH IN	D	8/31/2022	1,497.50		000424		
I-HF1PY 8.26.22	HEALTH IN	D	8/31/2022	1,497.50		000424		
I-HF2PY 8.12.22	HEALTH IN	D	8/31/2022	1,719.86		000424		
I-HF2PY 8.26.22	HEALTH IN	D	8/31/2022	1,719.86		000424		
I-HF5PY 8.12.22	HEALTH INS	D	8/31/2022	769.29		000424		
I-HF5PY 8.26.22	HEALTH INS	D	8/31/2022	769.29		000424		
I-HS2PY 8.12.22	HEALTH INS	D	8/31/2022	590.17		000424		
I-HS2PY 8.26.22	HEALTH INS	D	8/31/2022	590.17		000424		
I-HS3PY 8.12.22	HEALTH INS	D	8/31/2022	1,057.76		000424		
I-HS3PY 8.26.22	HEALTH INS	D	8/31/2022	1,057.76		000424		
I-LLIPY 8.12.22	LIFE INSURANCE	D	8/31/2022	36.84		000424		
I-LLIPY 8.26.22	LIFE INSURANCE	D	8/31/2022	36.84		000424		
I-VC1PY 8.12.22	HEALTH INS	D	8/31/2022	71.61		000424		
I-VC1PY 8.26.22	HEALTH INS	D	8/31/2022	71.61		000424		
I-VE1PY 8.12.22	VISION INS	D	8/31/2022	107.22		000424		
I-VE1PY 8.26.22	VISION INS	D	8/31/2022	107.22		000424		
I-VF1PY 8.12.22	HEALTH INS	D	8/31/2022	95.70		000424		
I-VF1PY 8.26.22	HEALTH INS	D	8/31/2022	95.70		000424		
I-VLIPY 8.12.22	EMPLOYEE VOLUNTARY LIFE	D	8/31/2022	470.64		000424		
I-VLIPY 8.26.22	EMPLOYEE VOLUNTARY LIFE	D	8/31/2022	470.64		000424		
I-VS1PY 8.12.22	HEALTH INS	D	8/31/2022	37.08		000424		
I-VS1PY 8.26.22	HEALTH INS	D	8/31/2022	37.08		000424		63,217.22
28710	AFFORD-IT TIRES							
I-0000891	TIRE PATCH	V	5/09/2022	20.00		080320		20.00
28710	AFFORD-IT TIRES							
M-CHECK	AFFORD-IT TIRES	UNPOST	V	8/26/2022		080320		20.00CR

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	I-000202207289487	MURRAY, JOSHUA L US REFUND	R	8/02/2022	12.26	080920		12.26
1	I-000202207289489	OPENDOOR US REFUND	R	8/02/2022	178.61	080921		178.61
1	I-000202207289488	OPENDOOR LABS INC. US REFUND	R	8/02/2022	54.03	080922		54.03
28710	I-0001038	AFFORD-IT TIRES NEW TIRES	R	8/02/2022	380.00	080923		380.00
09600	C-145805	AFLAC	R	8/02/2022	0.12CR	080924		
	I-AFKPY 7.01.2022	AFLAC - ROUNDING	R	8/02/2022	242.71	080924		
	I-AFKPY 7.15.22	INSURANCE	R	8/02/2022	242.71	080924		
	I-AFLPY 7.01.2022	INSURANCE	R	8/02/2022	742.18	080924		
	I-AFLPY 7.15.22	INSURANCE	R	8/02/2022	742.18	080924		1,969.66
1	I-7.18.2022	ARTHUR QUINTANAR PLAT DEPOSIT	R	8/02/2022	2,144.01	080925		2,144.01
33050	I-74147	BLUE MOON SPORTSWEAR INC	R	8/02/2022	965.64	080926		
	I-74148	UNIFORMS, PATCHES, LOGOS	R	8/02/2022	1,231.54	080926		2,197.18
31670	I-07.16.2022	BOOT BARN C. DAVIS BOOT ALLOWANCE	R	8/02/2022	150.00	080927		150.00
26350	I-40514	C & G ELECTRIC, INC WWTP REPAIR BLOWER AT UV CLEAN	R	8/02/2022	300.00	080928		300.00
17820	I-06.30.2022	C & K PAINT & BODY REPAIR TO UNIT #8	R	8/02/2022	1,080.00	080929		1,080.00
22300	C-AMZN 07.13.2022	CARD SERVICE CENTER	R	8/02/2022	44.99CR	080930		
	C-SM 07.15.2022	RETURN COPY PAPER	R	8/02/2022	409.34CR	080930		
	I-AMZN 06.27.2022	SURVEY MONKEY REFUND	R	8/02/2022	44.99	080930		
	I-AMZN 07.18.2022	COPY PAPER	R	8/02/2022	31.98	080930		
	I-AMZN 7.21.2022	DISC REPAIR POLISH COMPOUND	R	8/02/2022	49.15	080930		
	I-CE 07.18.2022	23 PLANNER, DSK LMP, HGHLGHTRS	R	8/02/2022	7.85	080930		
	I-DCC 07.11.2022	TEA FOR COUNCIL	R	8/02/2022	350.00	080930		
	I-DMNOS 07.18.2022	MICROENTERPRISE MEMBERSHIP	R	8/02/2022	65.48	080930		
	I-PASPID 07.19.2022	FOOD FOR COUNCIL	R	8/02/2022	32.58	080930		
	I-TIFFS 07.20.2022	POLICE ID D. ALLEN & M. PEASE	R	8/02/2022	48.04	080930		
	I-TXDMV 07.20.2022	GET WELL FOR D. LIPSCOMB	R	8/02/2022	9.50	080930		
	I-ZOOM 07.21.2022	VEHICLE REGISTRATION 21-30	R	8/02/2022	15.98	080930		201.22
		ZOOM PRO MONTHLY	R	8/02/2022				



VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00520 I-240851	CASCO INDUSTRIES, INC. BUNKER GEAR	R	8/02/2022	19,733.04		080931		19,733.04
02490 I-06/10-07/09/2022	CENTURYLINK PHONES 06/10-07/09/2022	R	8/02/2022	2,094.30		080932		2,094.30
07850 I-CLTPY 7.01.2022 I-CLTPY 7.15.22	CLEAT ASSOCIATION DUES EMPLOYEE ASSOCIATION DUES EMPLOYEE	R R	8/02/2022 8/02/2022	13.85 13.85		080933 080933		27.70
08460 I-10595254680	DELL COMPUTERS, LLP DELL LATITUDE 3520	R	8/02/2022	1,665.75		080934		1,665.75
18790 I-NP62588048	FUELMAN FUEL 07/25-07/31/2022	R	8/02/2022	3,958.83		080935		3,958.83
07350 I-71922	GENTLE'S OIL AND TIRE TIRE REPAIR UNIT 10	R	8/02/2022	10.00		080936		10.00
16860 I-9332842963	GRAINGER SOLENOID VALVE	R	8/02/2022	517.24		080937		517.24
01240 I-IN-1171357	INLAND TRUCK PARTS, INC. POWER STEERING GEAR BOX	R	8/02/2022	2,082.19		080938		2,082.19
36460 I-061322300-0622	KIMLEY-HORN & ASSOCIATES I-35 UTILITY REOCATIONS	R	8/02/2022	9,845.48		080939		9,845.48
08210 I-8101-0005400 I-8101-0005492	KWIK KAR RSCE 671 OIL CHNG & FUEL FLTR OIL CHANGE COMMAND TRUCK	R R	8/02/2022 8/02/2022	385.64 69.72		080940 080940		455.36
36120 I-191137-080122 I-191137_070122	LIFE INSURANCE COMPANY OF NORT AUG 2022 LTD JULY 2022 LTD	R R	8/02/2022 8/02/2022	973.20 969.12		080941 080941		1,942.32
32640 I-97533293 I-97533294	LLOYD GOSSELINK ROCHELLE & TOW LEGAL SERVICES LEGAL SERVICES	R R	8/02/2022 8/02/2022	708.50 2,850.00		080942 080942		3,558.50
29030 I-255223	MCCREARY, VESELKA, BRAGG & ALL MAY WARRANT COLLECTION	R	8/02/2022	392.70		080943		392.70

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
04140	I-8281414226	MOTOROLA SOLUTIONS RADIO	R 8/02/2022	2,250.18		080944		2,250.18
08690	I-1959-397193	O'REILLY AUTO PARTS BATTERY UNIT #9	R 8/02/2022	144.12	2.88CR	080945		
	I-1959-397326	WIRES FOR PARKS TRAILERS	R 8/02/2022	129.59	2.59CR	080945		
	I-1959-397422	AIR FILTERS FOR B671	R 8/02/2022	30.08	0.60CR	080945		
	I-1959-397567	AIR FILTERS	R 8/02/2022	57.75	1.16CR	080945		
	I-1959-397574	HYD/FUEL/OIL FILTERS/MICRO V	R 8/02/2022	252.07	5.04CR	080945		
	I-1959-397732	25 APRM PRO-PA FUSE	R 8/02/2022	8.49	0.17CR	080945		
	I-1959-398698	BATTERY FOR UNIT 15	R 8/02/2022	114.32	2.29CR	080945		
	I-1959-398801	RUST PNTRNT, DEF, HYD FLUID	R 8/02/2022	105.96	2.12CR	080945		825.53
02970	I-252396682001	OFFICE DEPOT PAPER, PENS, TONER, STAPLER	R 8/02/2022	298.59		080946		
	I-253073845001	BINDERS & PAPER	R 8/02/2022	202.08		080946		
	I-253077523001	COFFEE	R 8/02/2022	20.55		080946		521.22
23290	I-22070206	OXIDOR LABORATORIES, LLC AMMNA TSTNG, CBOD, SUSP SOLIDS	R 8/02/2022	290.40		080947		
	I-22070291	AMMNA TSTNG, CBOD, SUSP SLDS	R 8/02/2022	290.40		080947		580.80
35740	I-6556	PATTERSON PROFESSIONAL SERVICE REPAIR 3 WATER LINES	R 8/02/2022	5,000.00		080948		5,000.00
31880	I-22-06027	RANDY'S TOWING AND RECOVERY SE TOW SILVERADO 3500	R 8/02/2022	145.00		080949		
	I-22-06035	MEDIC 671 TOW TO GLEN POLK	R 8/02/2022	315.00		080949		460.00
32870	I-07.13.2022	SAM'S CLUB/SYNCHRONY BANK COFFEE, PPR TWLS, KLNK, WATER	R 8/02/2022	193.44		080950		193.44
25020	I-A105605	SANGER HARDWARE WINDEX, BLEACH, CLEANER	R 8/02/2022	17.17		080951		
	I-A106489	PIN FOR THE CHAIN SAW	R 8/02/2022	1.99		080951		
	I-A106811	KEYS FOR PARKS DEPT	R 8/02/2022	23.92		080951		
	I-A107462	HULA HOE	R 8/02/2022	51.98		080951		
	I-A107727	YELLOW CAUTION PAINT	R 8/02/2022	6.99		080951		
	I-B255596	TRASH GRABBERS	R 8/02/2022	161.94		080951		
	I-B255713	TOOLS & SUPPLIES	R 8/02/2022	14.20		080951		
	I-B255837	CHAIN SAW FUEL MIX	R 8/02/2022	18.99		080951		
	I-B255843	SCREWS	R 8/02/2022	6.77		080951		
	I-B255851	TORX SCREWDRIVER SET PORTER	R 8/02/2022	13.99		080951		
	I-B255905	NEW KEY, MARKING PAINT	R 8/02/2022	96.84		080951		
	I-B255985	REPAIRS TO SMALL CHAIN SAW	R 8/02/2022	45.00		080951		
	I-B255992	TAPE & UTILITY KNIFE	R 8/02/2022	32.98		080951		492.76

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35000	SECRETARY OF STATE OF TEXAS							
I-07.12.2022	WILLOWWOOD HOA SEARCH	R	8/02/2022	1.00		080953		
I-07.13.2022	STC 2WG LLC SEARCH	R	8/02/2022	1.00		080953		2.00
24830	SEXTON, SARA							
I-07/20-07/21/2022	PER DIEM ANIMAL CRUELTY CLASS	R	8/02/2022	50.00		080954		50.00
26340	STOLZ TELECOM							
I-INV-002464	REPAIR VIKING POLICE RADIO	R	8/02/2022	510.00		080955		510.00
02690	TECHLINE, INC.							
I-1500607-06	RESTOCK SUPPLIES	R	8/02/2022	869.16		080956		
I-1508444-03	TRNSFRMERS, MTR BASES	R	8/02/2022	41,300.00		080956		
I-1558800-01	TAPES, WASP & HORNET SPRA	R	8/02/2022	87.00		080956		
I-1559111-00	BRNZE TRNSFRMR GRND LUG	R	8/02/2022	349.50		080956		42,605.66
19260	TYLER TECHNOLOGIES							
I-025-387065	EXECUTIME ANNUAL FEES	R	8/02/2022	3,640.00		080957		
I-025-387065A	EXECUTIME ANNUAL FEES	R	8/02/2022	2,006.00		080957		5,646.00
34220	UNIFIRST CORPORATION							
I-838 1426764	MATS CITY HALL	R	8/02/2022	12.49		080958		
I-838 1426765	UNIFORMS	R	8/02/2022	20.76		080958		
I-838 1426766	MATS	R	8/02/2022	7.85		080958		
I-838 1426767	MATS	R	8/02/2022	4.92		080958		
I-838 1426768	UNIFORMS	R	8/02/2022	24.12		080958		
I-838 1426769	UNIFORMS	R	8/02/2022	13.56		080958		83.70
36380	ZERO9 SOLUTIONS LTD							
I-4427	MAG, HNDCFF, BDYCM, RADIO 780	R	8/02/2022	202.10		080959		
I-4522	MAG, HNDCFF, BDYCM, RADIO 781	R	8/02/2022	191.70		080959		393.80
1	4928-4930 VILLAS DR							
I-000202208049491	US REFUND	R	8/08/2022	197.04		080960		197.04
1	JUMPER, LYNN M							
I-000202208049496	US REFUND	R	8/08/2022	89.03		080961		89.03
1	MANTILLA, MELISSA C							
I-000202208049500	US REFUND	R	8/08/2022	55.17		080962		55.17
1	MARTIN, LETICIA R							
I-000202208049490	US REFUND	R	8/08/2022	95.88		080963		95.88



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1	I-000202208049492	MCCLINTOCK HOMES LLC US REFUND	R	8/08/2022	328.82	080964		328.82
1	I-000202208049493	MCKISSOCK, CHARLES US REFUND	R	8/08/2022	65.49	080965		65.49
1	I-000202208049495	MOORE, DONALD BYRON US REFUND	R	8/08/2022	41.74	080966		41.74
1	I-000202208049498	OPENDOOR US REFUND	R	8/08/2022	90.27	080967		90.27
1	I-000202208049497	SHOCKLEY, ANGELES US REFUND	R	8/08/2022	25.95	080968		25.95
1	I-000202208049494	STAFFORD, DAVID US REFUND	R	8/08/2022	0.70	080969		0.70
1	I-000202208049499	WITT, ALYCIA A US REFUND	R	8/08/2022	68.20	080970		68.20
30420	I-INV-ACC56124	ACCELA INC PAYOFF FOR FULL RELEASE	R	8/08/2022	16,937.79	080971		16,937.79
00200	I-958928	ADAMS EXTERMINATING CO. PEST CONTROL SERVICES	R	8/08/2022	75.00	080972		
	I-958929	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958930	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958931	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958932	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958933	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958934	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958935	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958936	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958937	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958939	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958940	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958941	PEST CONTROL SERVICES	R	8/08/2022	75.00	080972		
	I-958942	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		
	I-958943	PEST CONTROL SERVICES	R	8/08/2022	55.00	080972		865.00
28710	I-0001072	AFFORD-IT TIRES PATCH TIRE FOR FLATBED	R	8/08/2022	20.00	080974		20.00

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25070	ALL AMERICAN DOGS INC							
I-4795	AUGUST SHELTER SERVICE	R	8/08/2022	4,080.00		080975		4,080.00
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-164499	JULY 2022 NETWORK/MAINTENANCE	R	8/08/2022	10,371.75		080976		
I-164499A	CNFGRE & INSTLL PRCSN7760	R	8/08/2022	450.00		080976		
I-164499B	INSTALL DELL LATITUDE3520	R	8/08/2022	450.00		080976		11,271.75
37300	BARTHOLD TIRE COMPANY							
I-1-47950	MNT 4 NEW TIRES ON BRUSH 1	R	8/08/2022	160.00		080977		160.00
31670	BOOT BARN							
I-07.26.2022	BOOT ALLOWANCE L. MCMANUS	R	8/08/2022	112.49		080978		112.49
00420	BOUND TREE MEDICAL, LLC							
I-84586577	EMS SUPPLIES FY 2022	R	8/08/2022	1,066.85		080979		
I-84609257	EMS SUPPLIES FY 2022	R	8/08/2022	147.50		080979		
I-84611410	EMS SUPPLIES FY 2022	R	8/08/2022	59.81		080979		
I-84611411	EMS SUPPLIES FY 2022	R	8/08/2022	181.38		080979		1,455.54
17820	C & K PAINT & BODY							
I-07.28.2022	REPLACE DRIVER SIDE MIRROR	R	8/08/2022	112.50		080980		112.50
36650	CAMPBELL ELECTRIC TX LLC							
I-221296.01	STANDBY MOTOR FOR BLOWER	R	8/08/2022	5,554.14		080981		5,554.14
22300	CARD SERVICE CENTER							
C-AMZN 07.27.2022	GATE REMOTES REFUND	R	8/08/2022	77.40CR		080982		
I-AMZN 07.22.2022	CLEANING SUPPLIES	R	8/08/2022	20.43		080982		
I-AMZN 07.22.22	LYSOL, TIDE PODS, DISH SOAP	R	8/08/2022	138.99		080982		
I-AMZN 07.25.2022	NEW & REPLACEMENT DVDS	R	8/08/2022	97.43		080982		
I-AMZN 07.25.22	STUFFED ANIMALS	R	8/08/2022	54.82		080982		
I-AMZN 07.27.2022	SIDE STEP RAIL	R	8/08/2022	242.95		080982		
I-AMZN 08.01.2022	MSTR BATTERY DISCONNECT SWITCH	R	8/08/2022	15.19		080982		
I-AMZN 08.03.2022	NOTE PADS, TISSUE, PUSH PINS	R	8/08/2022	43.42		080982		
I-AMZN 7.21.22	GATE REMOTES	R	8/08/2022	77.40		080982		
I-AMZN 7.25.2022	NEW & REPLACEMENT DVDS	R	8/08/2022	6.73		080982		
I-CE 08.01.2022	DRINKS FOR COUNCIL	R	8/08/2022	7.85		080982		
I-CTE 08.02.2022	RPRS TO LIFT REELING CYLINDER	R	8/08/2022	215.06		080982		
I-DCC 07.26.2022	PLAT FILING	R	8/08/2022	54.25		080982		
I-DMNOS 08.01.2022	FOOD FOR COUNCIL	R	8/08/2022	65.48		080982		
I-HPB 07.23.2022	NEW & REPLACEMENT DVDS	R	8/08/2022	42.99		080982		
I-KONA 08.01.2022	SNOW CONES	R	8/08/2022	150.00		080982		
I-KRGR 07.30.2022	WATER FOR SUMMER PARTY	R	8/08/2022	14.95		080982		
I-LOWES 06.16.2022	TRAY FOR WINDOW UNIT	R	8/08/2022	14.47		080982		
I-MTC 07.23.2022	NEW & REPLACEMENT DVDS	R	8/08/2022	12.95		080982		
I-PASPID 08.02.2022	POLICE ID BUTTRAM 785	R	8/08/2022	17.55		080982		
I-SCC 07.27.2022	LUNCHEON FEE	R	8/08/2022	15.00		080982		

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	I-TBPE 08.02.2022	INSPECTOR RENEWAL	R	8/08/2022	55.00	080982		
	I-TRU 07.22.2022	J. LEWIS DEPLOYMENT HOTEL	R	8/08/2022	871.99	080982		
	I-TXDMV 08.02.2022	VEHICLE REGISTRATION	R	8/08/2022	10.25	080982		
	I-WW 07.29.2022	JUNE CAR WASH	R	8/08/2022	84.00	080982		
	I-ZOOM 07.24.2022	ZOOM	R	8/08/2022	114.99	080982		2,366.74
00590	I-06/15-07/11/2022	CITY OF DENTON WATER BACTERIOLOGICAL TESTING	R	8/08/2022	160.00	080985		160.00
00800	I-06/27-07/26/2022	COSERV ELECTRIC JULY ELECTRIC	R	8/08/2022	3,774.74	080986		3,774.74
28180	I-30411	D&D COMMERICAL LANDSCAPE MANAG ANNUAL MOWING CONTRACT	R	8/08/2022	10,657.22	080987		10,657.22
00710	I-124577	DATA BUSINESS FORMS INC. ENVELOPES	R	8/08/2022	182.65	080988		182.65
25730	I-DP2202802	DATAPROSE, LLC LATE JULY BILLS & AUG BILLS	R	8/08/2022	2,247.36	080989		2,247.36
03800	I-7157700	DEMCO MATERIAL PROCESSING SUPPLIES	R	8/08/2022	476.39	080990		476.39
00850	I-07224016	DENTON RECORD-CHRONICLE PUBLIC HEARING NOTICES	R	8/08/2022	121.00	080991		121.00
18190	I-22061011N	DEPARTMENT OF INFORMATION RESO JUNE LONG DISTANCE	R	8/08/2022	27.53	080992		27.53
21660	I-I1149253	DUNBAR DEPOSIT BAGS	R	8/08/2022	175.63	080993		175.63
23820	I-1312073	FERGUSON ENTERPRISES, LLC 2" BACKFLOW DEVICE	R	8/08/2022	1,128.22	080994		1,128.22
13825	I-397213	FINDAWAY WORLD LLC LAUNCH PAD RPLCMNT LAND & SEA	R	8/08/2022	69.99	080995		
	I-397539	LAUNCH PAD RPLCMNTS-BIG MNDS	R	8/08/2022	69.99	080995		139.98
34670	I-2022-2112	FREEDOM COMMERCIAL SERVICES, L MOW 800 BLK STEMMONS	R	8/08/2022	105.00	080996		
	I-2022-2113	MOW 700 BLK OF STEMMONS	R	8/08/2022	105.00	080996		
	I-2022-2114	MOW 1000 BLK AUSTIN ST	R	8/08/2022	105.00	080996		315.00



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18790	FUELMAN							
I-NP62681584	FUEL 08/01-08/07/2022	R	8/08/2022	3,164.52		080997		3,164.52
01070	GALLS INC.							
I-021559024	PANTS 773	R	8/08/2022	106.48		080998		
I-021559025	VELCRO TIE	R	8/08/2022	5.28		080998		
I-021561364	SERVING SINCE PIN 773	R	8/08/2022	26.55		080998		
I-021561365	SERVICE SINCE PIN 772	R	8/08/2022	26.55		080998		
I-021607205	LIFE SAVING CMMNDTN BAR 774	R	8/08/2022	21.16		080998		
I-021650062	PANTS 776	R	8/08/2022	159.80		080998		
I-021662990	SHIRT 773	R	8/08/2022	105.80		080998		
I-021663003	PANTS/BELT/RAINCOAT 784	R	8/08/2022	278.38		080998		
I-021663004	BELT 781	R	8/08/2022	193.38		080998		
I-021666588	PANTS 782	R	8/08/2022	79.20		080998		1,002.58
07350	GENTLE'S OIL AND TIRE							
I-72622	OIL & FILTER CHANGE 771	R	8/08/2022	67.00		080999		67.00
28820	GLENN POLK AUTOPLEX INC							
I-DOCS541624	WIRING HARNESS RPLCMNT	V	8/08/2022	3,073.95		081000		3,073.95
28820	GLENN POLK AUTOPLEX INC							
M-CHECK	GLENN POLK AUTOPLEX INC VOIDED	V	8/08/2022			081000		3,073.95CR
29620	GOODYEAR COMMERCIAL TIRE							
I-233-1024548	TIRES 772 UNIT	R	8/08/2022	489.56		081001		489.56
16860	GRAINGER							
I-9380370057	STINGER FLASH LIGHT	R	8/08/2022	232.10		081002		232.10
33410	JACK HOOTEN							
I-IDNTGO 08.01.2022	FINGER PRINTING	R	8/08/2022	39.05		081003		39.05
24970	HUB INTERNATIONAL TEXAS, INC.							
I-2488498	ANNUAL BENEFITS CNSLTNG	R	8/08/2022	2,000.00		081004		2,000.00
31840	HUNTER'S PLUMBING							
I-0000901	REPAIR LEAK AT PORTER	R	8/08/2022	1,700.00		081005		1,700.00
20220	INGRAM LIBRARY SERVICES							
I-70524446	STORM REPLACEMENTS	R	8/08/2022	881.44		081006		
I-70551677	FICTION-YA JULY 22	R	8/08/2022	312.92		081006		
I-70551678	STORM REPLACEMENTS	R	8/08/2022	902.12		081006		
I-70580418	FICTION-YA JULY 22	R	8/08/2022	65.19		081006		2,161.67

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37150	I-1836	INSTANT INSPECTOR HEALTH INSPECTIONS	R	8/08/2022	2,500.00	081007		2,500.00
37290	I-1001522896	INTERNATIONAL CODE COUNCIL, IN IBC BOOKS	R	8/08/2022	263.55	081008		263.55
23760	I-INVLUS-08553	KEEPITSAFE, INC.-LIVEVAULT SERVER BACKUP - CITY HALL	R	8/08/2022	1,380.00	081009		1,380.00
08210	I-8101-0005863	KWIK KAR INSPECTION 21-30	R	8/08/2022	7.00	081010		7.00
33270	I-2283	LEVEL ONE PAVING INC WATER LEAK REPAIRS	R	8/08/2022	15,000.00	081011		15,000.00
29030	I-256446	MCCREARY, VESELKA, BRAGG & ALL JUNE WARRANT COLLECTION	R	8/08/2022	297.63	081012		297.63
24940	I-1237196487 I-1237586344	NTTA SAMPLES TO OXIDOR SAMPLES TO OXIDOR	R R	8/08/2022 8/08/2022	7.25 8.66	081013 081013		15.91
08690	C-1959-399985 C-1959-400403 C-1959-402082 I-1959-399301 I-1959-399960 I-1959-400175 I-1959-400401 I-1959-400638	O'REILLY AUTO PARTS CORE RETURN BATT, CORE CHRG, CORE EXCHNG RETURN DISC PAD SET OIL, GEAR LUBE FUNNEL, AIR/HYD BATTERIES FOR ENGINE 1 V-BELT- ALTEC BKYRD MACHINE BATTERY, CORE CHRG, CORE EXCHN OIL/FUEL/AIR FILTERS MINI SKID	R R R R R R R R	8/08/2022 8/08/2022 8/08/2022 8/08/2022 8/08/2022 8/08/2022 8/08/2022 8/08/2022	66.00CR 129.30CR 113.64CR 113.91 464.85 12.95 129.30 51.95	081014 081014 081014 081014 081014 081014 081014 081014		448.55
02970	I-255152853001 I-255318038001	OFFICE DEPOT SUPER GLUE COPY PAPER	R R	8/08/2022 8/08/2022	2.24 38.99	081015 081015		41.23
23290	I-22070453	OXIDOR LABORATORIES, LLC AMMNA TSTNG, CBOD, SUSP SOLIDS	R	8/08/2022	290.40	081016		290.40
36920	I-03815622.00-1	PARKHILL SMITH & COOPER, INC. RENOVATIONS TO PORTER	R	8/08/2022	9,250.00	081017		9,250.00
14980	I-1659548	POLYDYNE, INC. POLYMER FOR WWTP	R	8/08/2022	2,362.50	081018		2,362.50

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30260	RICOH USA							
I-106379489	LEASE & MAINTENANCE	R	8/08/2022	138.00		081019		
I-106388380	LEASE & MAINTENANCE	R	8/08/2022	1,017.20		081019		1,155.20
32870	SAM'S CLUB/SYNCHRONY BANK							
I-07.19.2022	WATER	R	8/08/2022	203.52		081020		203.52
25020	SANGER HARDWARE							
I-A108077	CHAINSAW BLADE	R	8/08/2022	43.99		081021		
I-A108689	PVC PIPE COUPLING	R	8/08/2022	18.98		081021		
I-A108836	DRILL BITS	R	8/08/2022	21.98		081021		
I-A109105	BOLTS	R	8/08/2022	3.48		081021		88.43
01800	SANGER INSURANCE							
I-82297	NOTARY RENEWAL S. REYNOLDS	R	8/08/2022	100.56		081022		100.56
29190	STITCHIN' AND MORE CUSTOM GRAP							
I-1945	14 RTIC COOLERS	R	8/08/2022	570.00		081023		
I-1946	SHIRTS W/ LOGO	R	8/08/2022	200.00		081023		
I-1948	WORK HATS	R	8/08/2022	75.00		081023		
I-1949	HATS W LOGO	R	8/08/2022	140.00		081023		985.00
02670	TML - INTERGOVERNMENTAL RISK P							
I-08.01.2022	DAMAGE CLAIM LIABILITY- LP	R	8/08/2022	389.00		081024		389.00
37280	TRIPLE C BOUNCE RENTALS, LLC							
I-312358-000167	WATER SLIDE END OF SUMMER EVNT	R	8/08/2022	375.00		081025		375.00
19260	TYLER TECHNOLOGIES							
I-025-386400	UB NOTIFICATION CALLS & TEXTS	R	8/08/2022	115.50		081026		
I-025-388590	CUSTOM BILL FORM SERVICES	R	8/08/2022	625.00		081026		
I-025-388598	CUSTOM BILL FORM SERVICES	R	8/08/2022	1,375.00		081026		2,115.50
34220	UNIFIRST CORPORATION							
I-838 1427867	MATS CITY HALL	R	8/08/2022	12.49		081027		
I-838 1427868	UNIFORMS	R	8/08/2022	37.04		081027		
I-838 1427869	MATS	R	8/08/2022	7.85		081027		
I-838 1427870	MATS	R	8/08/2022	4.92		081027		
I-838 1427871	UNIFORMS	R	8/08/2022	25.12		081027		
I-838 1427872	UNIFORMS	R	8/08/2022	13.56		081027		100.98
37250	URBAN CREATIVE TX LLC							
I-000360	PROMOTIONAL VIDEOS	R	8/08/2022	3,200.00		081028		3,200.00



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05510 I-1582130V190	WASTE CONNECTIONS SLUDGE REMOVAL	R	8/08/2022	4,992.96		081029		4,992.96
36780 I-107	WIMMER CONCRETE LLC 5 SACK CONCRETE	R	8/08/2022	600.00		081030		600.00
37210 I-6731	X TEAM, INC. LIBRARY ATTIC INSULATION	R	8/08/2022	5,000.00		081031		5,000.00
27960 I-10284	YOUNG GUNS AUTO INC WATER PUMP, COOLANT/ANTIFREEZE	R	8/08/2022	573.59		081032		573.59
36380 I-4520	ZERO9 SOLUTIONS LTD TASER CASE, KEY FOB 780 PRUETT	R	8/08/2022	80.85		081033		80.85
35020 I-08.01.2022	GREEN TREE FARM, LC WWTP PIPELINE	R	8/10/2022	81,250.00		081034		81,250.00
14470 I-UN PY 8.12.22	UNITED WAY DONATIONS	R	8/12/2022	5.00		081035		5.00
15830 I-SGFPY 8.12.22	SANGER EDUCATION FOUNDATION IN FOUNDATION-ISD	R	8/12/2022	2.50		081036		2.50
33300 I-HSAPY 8.12.22	HSA BANK HSA	R	8/12/2022	1,681.99		081037		1,681.99
28710 I-0001078	AFFORD-IT TIRES NEW TIRES	R	8/15/2022	185.00		081038		185.00
35980 I-6398	ALAGOOD CARTWRIGHT BURKE PC, A LEGAL SERVICES	R	8/15/2022	1,500.00		081039		1,500.00
00420 I-84617234 I-84617235 I-84618939 I-84620486	BOUND TREE MEDICAL, LLC EMS SUPPLIES FY 2022 EMS SUPPLIES FY 2022 EMS SUPPLIES FY 2022 EMS SUPPLIES FY 2022	R R R R	8/15/2022 8/15/2022 8/15/2022 8/15/2022	92.00 25.10 29.00 482.63		081040 081040 081040 081040		   628.73
23790 I-050620704 I-050620721	TERRY WEST NEW ROOF FOR STREET SHOP REPLACE SKYLIGHTS AT SWITZER	R R	8/15/2022 8/15/2022	2,300.00 415.00		081041 081041		 2,715.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
23880	BUREAU VERITAS NORTH AMERICA, BACK UP INSPECTIONS	R	8/15/2022	913.44		081042		
I-RI 22046851	RES PLAN REVIEW 4205 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046852	RES PLAN REVIEW 4201 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046853	RES PLAN REVIEW 4206 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046854	RES PLAN REVIEW 4203 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046855	RES PLAN REVIEW 4202 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046856	RES PLAN REVIEW 4207 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046857	RES PLAN REVIEW 4209 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046858	RES PLAN REVIEW 4204 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046859	RES PLAN REVIEW 4208 ZINO LANE	R	8/15/2022	150.00		081042		
I-RI 22046860	FIRE REVIEW 700 ACKER ST	R	8/15/2022	250.00		081042		
I-RI 22046861	FIRE REVIEW 1002 COWLING RD	R	8/15/2022	250.00		081042		
I-RI 22046862	RES PLAN REVIEW 4803 ENCLAVE	R	8/15/2022	150.00		081042		
I-RI 22046863	RES PLAN REVIEW 4708 ELITE DR	R	8/15/2022	150.00		081042		
I-RI 22046864	A & W PRODUCTION PLAN REVIEW	R	8/15/2022	2,311.59		081042		
I-RI 22046865	RES PLAN REVIEW 4213 KRISTOFF	R	8/15/2022	150.00		081042		
I-RI 22046866	BELLA MANSION PLAN REVIEW	R	8/15/2022	3,863.85		081042		9,388.88
28180	D&D COMMERICAL LANDSCAPE MANAG ANNUAL MOWING CONTRACT	R	8/15/2022	1,138.20		081044		
I-30431	ANNUAL MOWING CONTRACT	R	8/15/2022	2,679.24		081044		
I-30451	ANNUAL MOWING CONTRACT	R	8/15/2022	1,081.72		081044		4,899.16
18790	FUELMAN FUEL 08/08-08/14/2022	R	8/15/2022	3,250.34		081045		3,250.34
01070	GALLS INC. NAME TAG 780 PRUETT	R	8/15/2022	22.51		081046		
I-021728087	1WORD HEAT PRESS 781 & 780	R	8/15/2022	21.12		081046		43.63
07350	GENTLE'S OIL AND TIRE 8 QT OIL & FILTER UNIT #06	R	8/15/2022	67.00		081047		67.00
31840	HUNTER'S PLUMBING URINAL REPAIRS AT THE PD	R	8/15/2022	241.50		081048		
I-0000906	CLEAR SINK DRAIN/REPLCE FNTN	R	8/15/2022	670.00		081048		911.50
37260	KLEMENT FORD OF MUENSTER BRUSH TRUCK REPAIRS	R	8/15/2022	5,333.66		081049		5,333.66
01480	LAURA'S LOCKSMITH KEYS FOR PARKS	R	8/15/2022	238.75		081050		238.75

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35590	I-29901	LONE STAR FOUNTAINS SERVICE CALL PORTER PARK FNTN	R 8/15/2022	145.00		081051		145.00
01570	C-06.16.2022 I-67013	LOWE'S COMPANIES, INC. CREDIT FOR INCORRECT CHARGE BOSCH MASONRY DRILL	R 8/15/2022 R 8/15/2022	14.47CR 42.74		081052 081052		28.27
32980	I-14553 I-14588	MCCAIN'S OVERHEAD DOOR & GATE PURCHASE AND INSTALL PARKS GATE REPAIRS	R 8/15/2022 R 8/15/2022	1,036.00 691.25		081053 081053		1,727.25
37320	I-17155 I-17156	MESSER, FORT & MCDONALD, PLLC STC PID RILEY RANCH PID	R 8/15/2022 R 8/15/2022	402.00 228.00		081054 081054		630.00
08690	C-1959-391468 I-1959-391462	O'REILLY AUTO PARTS PRORATED BATT, CORE RETURN BATTEREIES, CORE CHARGE, FEE	R 8/15/2022 R 8/15/2022	300.46CR 332.24	6.64CR	081055 081055		25.14
02970	I-255892429001 I-255901751001 I-255920736001	OFFICE DEPOT PLANNER COPY PAPER, CUPS, CLIPS, WATER BINDERS	R 8/15/2022 R 8/15/2022 R 8/15/2022	19.99 91.83 30.35		081056 081056 081056		142.17
23290	I-22070532	OXIDOR LABORATORIES, LLC AMMNA TSTNG, CBOD, SUSP SOLIDS	R 8/15/2022	290.40		081057		290.40
34500	I-006461 I-006462	P3WORKS LLC STEPHENS TOWNE CROSSING PID RILEY RANCH PID	R 8/15/2022 R 8/15/2022	2,726.25 1,408.75		081058 081058		4,135.00
02050	I-3316057910	PITNEY BOWES, INC. POSTAGE MACHINE LEASE	R 8/15/2022	433.02		081059		433.02
33820	I-2212	POWER-D UTILITY SERVICES, LLC DESIGN & ASSOCIATED SRVCS	R 8/15/2022	2,150.00		081060		2,150.00
33640	I-1013182	PRECISION PUMP SYSTEMS UNCLOG PUMP	R 8/15/2022	420.00		081061		420.00
32910	I-02G0127279800	READY REFRESH BY NESTLE WATER/DELIVERY SERVICE	R 8/15/2022	105.80		081062		105.80



VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
36840	I-0615-001400284	REPUBLIC SERVICES, INC. BRUSH COLLECTION SERVICE	R 8/15/2022	3,938.75		081063		3,938.75
29190	I-1952	STITCHIN' AND MORE CUSTOM GRAP SHIRTS & RTIC JUGS	R 8/15/2022	249.00		081064		
	I-1966	HATS & SHIRTS	R 8/15/2022	628.00		081064		877.00
31970	I-67	DAVID STONEKING GIS UPDATES SUP	R 8/15/2022	340.00		081065		340.00
35620	I-PSI002591	SUNBELT POOLS, INC. ANNUAL MNTNCE FOR SPLASH PAD	R 8/15/2022	315.00		081066		315.00
24620	I-356216	SUPERION, LLC DIGITAL DISPATCH SYSTEM	R 8/15/2022	4,231.44		081067		4,231.44
36690	I-08.11.2022	SYLVIA VEGA MILEAGE FOR TYLER USER GRP MTG	R 8/15/2022	63.30		081068		63.30
02690	I-1559630-00	TECHLINE, INC. SMALL MESH BUSHING COVER	R 8/15/2022	579.84		081069		
	I-1753481-00	795 ACSR & 477 ACSR WIRE	R 8/15/2022	1,355.28		081069		1,935.12
36040	I-1693	TEXAS BACKGROUND INVESTIGATORS BCKGRND INVSTGTN S. GREEN	R 8/15/2022	500.00		081070		
	I-1694	BCKGRND INVSTGTN T. MORTON	R 8/15/2022	500.00		081070		1,000.00
36830	I-166103	THE POLICE AND SHERIFF'S PRESS RETIRED POLICE ID T. TULLOS	R 8/15/2022	17.58		081071		17.58
19260	I-025-389315	TYLER TECHNOLOGIES CUSTOM BILL FORM SERVICES	R 8/15/2022	3,500.00		081072		3,500.00
31750	I-30792485	UNDERWOOD'S HEATING & AIR CHK SYSTEMS OPERATING PROPERLY	R 8/15/2022	75.00		081073		75.00
37270	I-70128	UNHINGED COMMERCIAL DOORS & HA FIXED DOOR AT PORTER MEN'S RR	R 8/15/2022	947.96		081074		947.96
34220	I-838 1428965	UNIFIRST CORPORATION MATS CITY HALL	R 8/15/2022	12.49		081075		
	I-838 1428966	UNIFORMS	R 8/15/2022	26.04		081075		
	I-838 1428967	MATS	R 8/15/2022	7.85		081075		
	I-838 1428968	MATS	R 8/15/2022	4.92		081075		
	I-838 1428969	UNIFORMS	R 8/15/2022	24.12		081075		
	I-838 1428970	UNIFORMS	R 8/15/2022	13.56		081075		88.98

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16550	UNIQUE PAVING MATERIALS							
I-68279	1 TRUCK LOAD OF COLDMIX	R	8/15/2022	2,801.21		081076		2,801.21
1	BILLY, EMILY D							
I-000202208189503	US REFUND	R	8/23/2022	52.71		081077		52.71
1	CHISUM TRAIL							
I-000202208189506	US REFUND	R	8/23/2022	32.04		081078		32.04
1	DALTEX INVESTMENTS L							
I-000202208189504	US REFUND	R	8/23/2022	237.53		081079		237.53
1	KENNEDY, EMILY A							
I-000202208189501	US REFUND	R	8/23/2022	3.89		081080		3.89
1	LOWE, TROY D							
I-000202208189507	US REFUND	R	8/23/2022	128.60		081081		128.60
1	MCLAIN, CHRIS							
I-000202208189502	US REFUND	R	8/23/2022	11.05		081082		11.05
1	MCLANE, STEPHANIE D							
I-000202208189508	US REFUND	R	8/23/2022	253.24		081083		253.24
1	MENDOZA-DIAZ, NATALI							
I-000202208189505	US REFUND	R	8/23/2022	83.47		081084		83.47
ALTEC	ALTEC INDUSTRIES, INC							
I-12028842	HYDRAULIC OIL BCKYRD MACHINE	R	8/23/2022	424.94		081085		
I-12040497	REMOTE CONTROL BATTERY	R	8/23/2022	197.62		081085		622.56
01550	ATMOS							
I-3050384241AUG2022	GAS 07/02/22-08/01/22	R	8/23/2022	984.19		081086		984.19
23310	BATTERIES PLUS							
I-P54183539	12V LEAD DURA BATTERY	R	8/23/2022	22.50		081087		22.50
00420	BOUND TREE MEDICAL, LLC							
I-84625402	EMS SUPPLIES FY 2022	R	8/23/2022	564.03		081088		
I-84627348	EMS SUPPLIES FY 2022	R	8/23/2022	8.70		081088		
I-84629530	EMS SUPPLIES FY 2022	R	8/23/2022	35.40		081088		
I-84631696	EMS SUPPLIES FY 2022	R	8/23/2022	357.97		081088		966.10

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23790	TERRY WEST							
I-050620726	APPLY NEW SILICONE FOR WINDOWS	R	8/23/2022	500.00		081089		500.00
22300	CARD SERVICE CENTER							
C-CPRS 6.25.2022	INCORRECT CHARGE	R	8/23/2022	51.25CR		081090		
C-KS 07.06.2022	CORRECT AMOUNT	R	8/23/2022	1.23CR		081090		
C-LMC 06.16.2022	INCORRECT CHARGE	R	8/23/2022	689.50CR		081090		
I-AMZN 08.04.2022	BOOK ENDS	R	8/23/2022	35.97		081090		
I-AMZN 08.11.2022	BATTERIES	R	8/23/2022	7.99		081090		
I-AMZN 08.12.2022	REPLACEMENT BOOK	R	8/23/2022	18.49		081090		
I-AMZN 08.15.2022	SHOP VAC FILTER	R	8/23/2022	27.99		081090		
I-AMZN 08.18.2022	PENS	R	8/23/2022	25.66		081090		
I-AMZN 7.18.2022	PELLETS FOR GRILL	R	8/23/2022	53.97		081090		
I-AMZN 8.15.2022	VICTORIAN SANTA SLEIGH	R	8/23/2022	2,195.00		081090		
I-DG 08.17.2022	2 CASES OF DRINKING WATER	R	8/23/2022	8.00		081090		
I-FCBK 06.27.2022	ADS	R	8/23/2022	400.29		081090		
I-FOXIT 06.15.2022	FOXIT READER	R	8/23/2022	193.76		081090		
I-LE 6.6.2022	LANDS END STAFF SHIRTS	R	8/23/2022	930.14		081090		
I-PASPID 08.17.2022	POLICE ID CARD FOR NEW HIRE	R	8/23/2022	17.58		081090		
I-PDF 07.20.2022	WATER FOUNTAIN FOR LIBRARY	R	8/23/2022	474.98		081090		
I-PKRBROS 07.06.2022	LUNCH FOR SENTINEL MEETING	R	8/23/2022	36.60		081090		
I-ROT 06.14.2022	FREEDOM FEST SHIRTS	R	8/23/2022	196.60		081090		
I-SHRTN 08.12.2022	HOTEL FOR BOAT CONFERENCE	R	8/23/2022	542.79		081090		
I-SHTRSTCK 07.18.202	MONTHLY SUBSCRIPTION	R	8/23/2022	49.00		081090		
I-SHTRSTCK 08.18.22	MONTHLY SUBSCRIPTION	R	8/23/2022	49.00		081090		
I-SM 06.15.2022	SURVEY SUBSCRIPTION ANNUAL	R	8/23/2022	409.34		081090		
I-STRSTCK 06.18.22	MONTHLY SUBSCRIPTION	R	8/23/2022	49.00		081090		
I-TWUA 08.12.2022	ACTIVATED SLUDGE- R. WELLBORN	R	8/23/2022	495.00		081090		
I-TXDMV 08.11.2022	REGISTRATION 01-27	R	8/23/2022	10.25		081090		
I-WIX 06.14.2022	EXPLORE SANGER WEBSITE	R	8/23/2022	164.64		081090		
I-WW 08.13.2022	JULY CAR WASH	R	8/23/2022	56.00		081090		
I-ZAZZLE 07.27.2022	LIFE SAVING AWARD J. STAMPS	R	8/23/2022	82.49		081090		
I-ZAZZLE 08.17.2022	CORRECT LIFE SAVING AWARD	R	8/23/2022	66.31		081090		4,960.63
20410	CARE NOW CORPORATE							
I-CN3096-4133490	DS FOR B. SCOTT, B. BUTTRAM, L	R	8/23/2022	465.00		081093		
I-MT5596-4039674	DS FOR D. ALLEN	R	8/23/2022	110.00		081093		575.00
36760	COMPASS 1 CONTRACTING							
I-1039	COURT WINDOW REPAIR	R	8/23/2022	1,050.00		081094		1,050.00
00710	DATA BUSINESS FORMS INC.							
I-124665	ENVELOPES W/ WINDOWS	R	8/23/2022	188.90		081095		188.90



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37340	DELEESE ALLEN							
I-08.11.2022	PER DIEM SFST REFRESHER	R	8/23/2022	25.00		081096		25.00
22740	DENTON COUNTY AUDITOR							
I-AUGUST 2022	AUGUST 2022 DISPATCH	R	8/23/2022	4,648.91		081097		4,648.91
36340	FAMILY FIRST AUTO CARE							
I-1954	OIL CHANGE, INSPECTION	R	8/23/2022	58.32		081098		58.32
31340	FIRST CHECK APPLICANT SCREENIN							
I-21270	BGC FOR L. MCMANUS, B. SCOTT,	R	8/23/2022	123.00		081099		123.00
34770	FIRST STOP HEALTH, LLC							
I-INV-22452	VRTL MNTL HLTH/TLMDCNE ADJ	R	8/23/2022	574.00		081100		574.00
36370	FOSSIL POINTE SPORTING GROUNDS							
I-100478	RANGE FEE HARLAN & ALLEN	R	8/23/2022	90.00		081101		90.00
34670	FREEDOM COMMERCIAL SERVICES, L							
I-2022-2154	MOW 3900 4000 BLK MONTECRISTO	R	8/23/2022	328.75		081102		328.75
18790	FUELMAN							
I-NP62735508	FUEL 08/15-08/21/2022	R	8/23/2022	3,066.34		081103		3,066.34
01070	GALLS INC.							
I-021775876	SHIRT, TIE, PANTS 785 BUTTRAM	R	8/23/2022	141.62		081104		
I-021819497	SHIRTS 781	R	8/23/2022	382.80		081104		524.42
28820	GLENN POLK AUTOPLEX INC							
I-C4CS864057	AC REPAIRS FOR 56-58	R	8/23/2022	465.47		081105		
I-C4CS864164	RPLC STARTER, RESEALED OIL PAN	R	8/23/2022	914.70		081105		1,380.17
33060	RAMIE HAMMONDS							
I-08.09-08.12.2022	PER DIEM AND MILEAGE BOAT CONF	R	8/23/2022	345.70		081106		345.70
31840	HUNTER'S PLUMBING							
I-0000908	REPLACED TANK, FILL VALVE, FLP	R	8/23/2022	232.49		081107		232.49
19620	INTERNATIONAL CODE COUNCIL INC							
I-3338108	MEMBERSHIP R. HAMMONDS	R	8/23/2022	145.00		081108		145.00
36610	JACOB W LEWIS							
I-07.14-07.29.2022	TRU HOTEL FOR DEPLOYMENT	R	8/23/2022	672.00		081109		
I-7.14-7.29.2022	PER DIEM FOR DEPLOYMENT	R	8/23/2022	725.00		081109		
I-NAPA 07.26.2022	RMBRSE BRUSH 1 FUEL PUMP	R	8/23/2022	50.55		081109		1,447.55

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03530	I-TCCS896347	JAMES WOOD AUTOPARK, INC. REPLACE DRVR SEAT ADJ SWITCH	R	8/23/2022	364.00		081110	364.00
08210	I-8101-0006504	KWIK KAR OIL & TRNSMSSN FLUID CHANGE	R	8/23/2022	446.78		081111	
	I-8101-0006512	RADIATOR FLUSH & RPLCE FLUIDS	R	8/23/2022	111.29		081111	
	I-8101-0006542	INSPECTION	R	8/23/2022	25.50		081111	583.57
37350	I-227001	LEGAL AND LIABILITY RISK MANAG HOMICIDE & DEATH INV J. LEWIS	R	8/23/2022	550.00		081112	
	I-227002	HOMICIDE & DEATH INV B. WILSON	R	8/23/2022	550.00		081112	1,100.00
25060	I-10535	LEMONS PUBLICATIONS INC FULL PAGE AD 5 WKS IN JULY	R	8/23/2022	750.00		081113	750.00
01570	I-12638	LOWE'S COMPANIES, INC. PVC FITTINGS, ROLLER FOR GATE	R	8/23/2022	394.89		081114	394.89
34480	I-1608	MAGUIRE IRON, INC FULL SERVICE WATER STRGE	R	8/23/2022	3,655.51		081115	
	I-1609	FULL SERVICE WATER STRGE	R	8/23/2022	3,237.25		081115	
	I-1610	FULL SERVICE WATER STRGE	R	8/23/2022	2,687.00		081115	9,579.76
32980	I-14765	MCCAIN'S OVERHEAD DOOR & GATE REMOVED/ADDED STOPS ON 2 DOORS	R	8/23/2022	135.00		081116	135.00
29030	I-257089	MCCREARY, VESELKA, BRAGG & ALL UB COLLECTION FEES	R	8/23/2022	7.33		081117	
	I-257652	UB COLLECTION FEES	R	8/23/2022	20.72		081117	28.05
32430	I-59054241	MODERN LEASING INC. OF IOWA EMS VENDING MACHINE	R	8/23/2022	348.42		081118	348.42
30490	I-CW019907-TDQ	NATIONAL BUSINESS FURNITURE, L DESK	R	8/23/2022	1,248.00		081119	1,248.00
25580	I-INV-17640	NORTH TEXAS GROUNDWATER CONSER 2ND QTR CONSUMPTION OF ALL WEL	R	8/23/2022	8,022.88		081120	8,022.88
02970	I-257625470001	OFFICE DEPOT BINDERS & COPY PAPER	R	8/23/2022	153.21		081121	153.21
23290	I-22080084	OXIDOR LABORATORIES, LLC AMMNA TSTNG, CBOD, SUSP SOLIDS	R	8/23/2022	290.40		081122	290.40

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14980 I-1636969	POLYDYNE, INC. POLYMER FOR WWTP	R	8/23/2022	1,575.00		081123		1,575.00
36520 I-485322	POWER ENGINEERS, INC. MEETINGS WITH SANGER/COSERV	R	8/23/2022	597.00		081124		597.00
33820 I-2213	POWER-D UTILITY SERVICES, LLC PROF SERVICES JULY 2022	R	8/23/2022	1,000.00		081125		1,000.00
36080 I-9	QUALITY EXCAVATION, LLC UTILITY RELOCATION	R	8/23/2022	236,769.46		081126		236,769.46
37120 I-39305	SAMUEL'S TREE SERVICE TREE LIMB REMOVAL, HAUL OFF	R	8/23/2022	600.00		081127		600.00
16240 I-142938 I-143227 I-214109	SCHAD & PULTE OXYGEN OXYGEN OXYGEN	R R R	8/23/2022 8/23/2022 8/23/2022	240.00 24.00 26.00		081128 081128 081128		290.00
25590 I-000000062499	SCHNEIDER ENGINEERING, LLC ERCOT TO DESIGNATION	R	8/23/2022	3,404.77		081129		3,404.77
34980 I-6177	SHAMROCK EQUIPMENT SERVICES, L 1000HR SERVICE	R	8/23/2022	1,100.00		081130		1,100.00
18620 I-4011099609	STERICYCLE MEDICAL WASTE	R	8/23/2022	241.26		081131		241.26
37330 I-08.11.2022	STEVEN PRUETT PER DIEM SFST REFRESHER	R	8/23/2022	25.00		081132		25.00
29190 I-1967	STITCHIN' AND MORE CUSTOM GRAP SHIRT LOGO	R	8/23/2022	18.00		081133		18.00
02690 I-1508444-04 I-1753823-00 I-1754054-00	TECHLINE, INC. TRNSFRMERS, MTR BASES TRNSFRMERS, MTR BASES CABLE LUBRICANT	R R R	8/23/2022 8/23/2022 8/23/2022	8,850.00 4,499.40 206.40		081134 081134 081134		13,555.80
05350 I-22-12660	TEXAS EXCAVATION SAFETY SYST MESSAGE FEES FOR JULY	R	8/23/2022	162.45		081135		162.45



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36830	I-166462	THE POLICE AND SHERIFF'S PRESS POLICE ID FOR T. MORTON 777	R 8/23/2022	17.58		081136		17.58
19260	I-025-388148	TYLER TECHNOLOGIES COURT WEB MAINTENANCE	R 8/23/2022	125.00		081137		125.00
31750	I-30923431	UNDERWOOD'S HEATING & AIR RMVD TAPE, MASTICS, SEALED DCT	R 8/23/2022	425.00		081138		425.00
34220	I-838 1430065	UNIFIRST CORPORATION MATS CITY HALL	R 8/23/2022	12.49		081139		
	I-838 1430066	UNIFORMS	R 8/23/2022	26.04		081139		
	I-838 1430067	MATS	R 8/23/2022	7.85		081139		
	I-838 1430068	MATS	R 8/23/2022	4.92		081139		
	I-838 1430069	UNIFORMS	R 8/23/2022	24.12		081139		
	I-838 1430070	UNIFORMS	R 8/23/2022	13.56		081139		88.98
11430	I-064823	USA BLUEBOOK, INC. BUFFER PACKS, GLOVES	R 8/23/2022	587.97		081140		587.97
05510	I-1610623V190	WASTE CONNECTIONS SLUDGE REMOVAL	R 8/23/2022	2,357.18		081141		2,357.18
05510	I-JUL-22	WASTE CONNECTIONS SOLID WASTE JULY 2022	R 8/23/2022	81,264.93		081142		81,264.93
36380	I-4652	ZERO9 SOLUTIONS LTD TRPL MAG, RADIO, HNDCFF CASE	R 8/23/2022	271.45		081143		
	I-4653	DBL MAG, RADIO, HNDCFF, CASE	R 8/23/2022	299.55		081143		571.00
14470	I-UN PY 8.26.22	UNITED WAY DONATIONS	R 8/26/2022	5.00		081145		5.00
15830	I-SGFPY 8.26.22	SANGER EDUCATION FOUNDATION IN FOUNDATION-ISD	R 8/26/2022	2.50		081146		2.50
33300	I-HSAPY 8.26.22	HSA BANK HSA	R 8/26/2022	1,681.99		081147		1,681.99
28710	I-0000891	AFFORD-IT TIRES TIRE PATCH	R 8/30/2022	Reissue		081148		20.00
00240	I-000131410	AMERICAN PUBLIC POWER MEMBERSHIP DUES	R 8/30/2022	4,452.18		081149		4,452.18

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02460	AT&T MOBILITY							
I-08152022	CELL PHONE 07/08-08/07/2022	R	8/30/2022	1,072.82		081150		1,072.82
25610	AUSTIN LANE TECHNOLOGIES, INC							
I-200130	JULY 2022 NETWORK/MAINTENANCE	R	8/30/2022	10,296.75		081151		10,296.75
37300	BARTHOLD TIRE COMPANY							
I-1-48411	MOUNT & BALANCE TIRE	R	8/30/2022	40.00		081152		40.00
33050	BLUE MOON SPORTSWEAR INC							
I-74320	UNIFORMS	R	8/30/2022	235.98		081153		
I-74321	UNIFORMS	R	8/30/2022	540.80		081153		
I-74322	UNIFORMS	R	8/30/2022	261.90		081153		
I-74323	UNIFORMS	R	8/30/2022	117.99		081153		1,156.67
31670	BOOT BARN							
I-INV00188198	BOOT ALLOWANCE L. MCMANUS	R	8/30/2022	150.00		081154		150.00
00420	BOUND TREE MEDICAL, LLC							
I-86437768	EMS SUPPLIES FY 2022	R	8/30/2022	89.52		081155		89.52
02490	CENTURYLINK							
I-07/10-08/09/2022	PHONE 07/10-08/09/2022	R	8/30/2022	2,026.60		081156		2,026.60
02490	CENTURYLINK							
I-08/10-09/09/2022	PHONE 08/10-09/09/2022	R	8/30/2022	2,058.10		081157		2,058.10
35730	FLYER VIEW GROUP, LLC							
I-1799	BROCHURES & MAP	R	8/30/2022	3,625.00		081158		3,625.00
18790	FUELMAN							
I-NP62765896	FUELMAN 8/22-8/28/2022	R	8/30/2022	3,113.44		081159		3,113.44
01070	GALLS INC.							
I-021831949	PANTS 781	R	8/30/2022	74.80		081160		
I-021831950	NAME PLATE PRUETT 780	R	8/30/2022	7.74		081160		
I-021831951	PANTS 784	R	8/30/2022	237.60		081160		
I-021841810	PNTS, SHRTS, BLTS, KPRS, 785	R	8/30/2022	383.13		081160		
I-021841830	PANTS 784	R	8/30/2022	61.60		081160		
I-021845754	HAWK LAPEL MIC 785	R	8/30/2022	99.33		081160		
I-021861455	CSTM BRSS LTTR CLLR 772 & 773	R	8/30/2022	58.16		081160		
I-021863963	PATCH APPLICATION 781 ALLEN	R	8/30/2022	38.95		081160		961.31

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07350	GENTLE'S OIL AND TIRE							
I-82222	8QT OIL & FILTER/TIRE RTTE #5	R	8/30/2022	87.00		081161		
I-82222-2	OIL & FILTER UNIT ACO TRUCK	R	8/30/2022	55.00		081161		142.00
28820	GLENN POLK AUTOPLEX INC							
I-C4CS864347	RPLCE BRK LIGHT/STATE INSPCTN	R	8/30/2022	323.69		081162		323.69
29620	GOODYEAR COMMERCIAL TIRE							
I-233-1024640	4 TIRES UNIT 12	R	8/30/2022	489.56		081163		489.56
20220	INGRAM LIBRARY SERVICES							
I-70732546	STORM REPLACEMENT BOOKS	R	8/30/2022	173.76		081164		
I-70829065	STORM REPLACEMENT BOOKS	R	8/30/2022	859.88		081164		
I-70846667	STORM REPLACEMENT BOOKS	R	8/30/2022	159.87		081164		
I-70918133	STORM REPLACEMENT BOOKS	R	8/30/2022	216.76		081164		
I-70925651	STORM REPLACEMENT BOOKS	R	8/30/2022	29.97		081164		
I-70925652	STORM REPLACEMENT BOOKS	R	8/30/2022	672.59		081164		2,112.83
08210	KWIK KAR							
I-8101-0007056	STATE INSPECTION UNIT 11	R	8/30/2022	25.50		081165		
I-8101-0007062	STATE INSPECTION UNIT 10	R	8/30/2022	25.50		081165		
I-8101-0007075	STATE INSPECTION UNIT 12	R	8/30/2022	25.50		081165		76.50
32980	MCCAIN'S OVERHEAD DOOR & GATE							
I-12824	GATE OFF ROLLERS & FUSE BLOWN	R	8/30/2022	135.00		081166		135.00
29030	MCCREARY, VESELKA, BRAGG & ALL							
I-257366	UB COLLECTION FEES	R	8/30/2022	30.75		081167		
I-257442	JULY WARRANT COLLECTION	R	8/30/2022	211.80		081167		242.55
08690	O'REILLY AUTO PARTS							
C-1959-404407	RETURNED MICRO V BELT	R	8/30/2022	17.42CR		081168		
I-1959-401797	AIR/HYD/OIL/FUEL FILTERS, FUNN	R	8/30/2022	74.07	1.48CR	081168		
I-1959-401829	BRAKE PADS	R	8/30/2022	46.80	0.94CR	081168		
I-1959-401886	BRACLEEN SOCKET	R	8/30/2022	12.98	0.26CR	081168		
I-1959-402012	SILICON	R	8/30/2022	5.84	0.12CR	081168		
I-1959-402149	TRANSMISSION FLUID	R	8/30/2022	25.99	0.52CR	081168		
I-1959-402172	AXLE BRG, WHL BRG, WHL SEAL	R	8/30/2022	131.43	2.63CR	081168		
I-1959-402296	BLUEDEF	R	8/30/2022	35.98	0.72CR	081168		
I-1959-402327	BRACLEEN	R	8/30/2022	14.97	0.30CR	081168		
I-1959-402562	MOTOR OIL, ANTIFREZ, FILTERS	R	8/30/2022	188.70	3.77CR	081168		
I-1959-402634	TAPE FOR TRIM ON MEDIC 672	R	8/30/2022	5.47	0.11CR	081168		
I-1959-402808	TRU FUEL, WIPER FLUID, & LIGHT	R	8/30/2022	65.79	1.32CR	081168		
I-1959-403572	OIL FILTER, SYNTH OIL BCK HOE	R	8/30/2022	27.27	0.55CR	081168		
I-1959-403709	FILTERS (OIL, AIR, FUEL, HYD)	R	8/30/2022	227.31	4.55CR	081168		
I-1959-403994	WIPER BLADES	R	8/30/2022	72.18	1.44CR	081168		
I-1959-404017	V-BELT, MICRO V-BELT	R	8/30/2022	49.23	0.98CR	081168		
I-1959-404254	RETURN BELT, ULTRA BLACK, GEAR	R	8/30/2022	39.50	0.79CR	081168		



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I-1959-404747	LAMP, TIRE WET, 11PC SKT SET	R	8/30/2022	46.91	0.94CR	081168		
I-1959-405096	BRCKT CAL, BRKE RTR, BRKE FLUI	R	8/30/2022	385.09	7.70CR	081168		
I-1959-405122	BRAKE FLUID	R	8/30/2022	13.48	0.27CR	081168		
I-1959-405672	SOLENOID, BATTERY CABLE	R	8/30/2022	45.98	0.92CR	081168		
I-1959-405733	CAR POLISH, POLISHER	R	8/30/2022	45.48	0.91CR	081168		
I-1959-405761	CAB LIGHT	R	8/30/2022	8.86	0.18CR	081168		
I-1959-405768	BATTERY TENDER, ADD A CIRCUIT	R	8/30/2022	77.21	1.54CR	081168		
I-1959-405901	TAPE, AND NON BRKT CAL	R	8/30/2022	120.33	2.41CR	081168		
I-1959-406205	WIPER BLADES 785	R	8/30/2022	46.38	0.93CR	081168		
I-1959-407398	WIPER RSVR, WIPER FLUID, BULB	R	8/30/2022	14.29	0.29CR	081168		
I-1959-407434	BATTERY, CORE CHRG/EXCHNG FEE	R	8/30/2022	251.72	5.03CR	081168		2,020.22
23290	OXIDOR LABORATORIES, LLC							
I-22080205	AMMNA TSTNG, CBOD, SUSP SLDS	R	8/30/2022	290.40		081171		290.40
19200	PATHMARK TRAFFIC PRODUCTS OF T							
I-13850	NO PRKNG, CNTR TURN LANE, SCHL	R	8/30/2022	350.40		081172		350.40
35740	PATTERSON PROFESSIONAL SERVICE							
I-7341	3RD ST REPAIR W/ ASPHALT	R	8/30/2022	674.88		081173		674.88
21140	R & T ELECTRIC, LLC							
I-20235	CHANGE BULBS TO LED	R	8/30/2022	2,200.00		081174		2,200.00
36950	RMI							
I-22-0806	INSTALLATION OF SURGELOGI	R	8/30/2022	13,150.80		081175		13,150.80
22660	S&J PHARMACY							
I-06.27.2022	50 - FETANYL	R	8/30/2022	45.00		081176		45.00
25020	SANGER HARDWARE							
C-81	BATTERIES & CREDIT	R	8/30/2022	2.01CR		081177		
I-105	SNAP BOLT	R	8/30/2022	24.95		081177		
I-120	PVC BUSHING	R	8/30/2022	27.57		081177		
I-132	FLARE CAP	R	8/30/2022	3.59		081177		
I-134	PIPE CAP	R	8/30/2022	4.99		081177		
I-138	CABLE TIES	R	8/30/2022	17.97		081177		
I-150	STIHL PRODUCT	R	8/30/2022	7.98		081177		
I-161	SCREW DRIVER	R	8/30/2022	19.98		081177		
I-21	CONCRETE FASTENERS	R	8/30/2022	8.59		081177		
I-23	STIHL PROD, REPAIR EQUIPMENT	R	8/30/2022	146.98		081177		
I-24	KEYS FOR STILETTO KITCHEN	R	8/30/2022	11.96		081177		
I-29	DAP BONDING, PAINT BRUSH	R	8/30/2022	14.98		081177		
I-52	BOLT CUTTER FOR BRUSH 672	R	8/30/2022	28.99		081177		
I-53	3 AIR FILTERS	R	8/30/2022	16.77		081177		
I-80	BLUE SHOP TOWELS/GOO GONE	R	8/30/2022	10.98		081177		
I-84	DRILL BIT	R	8/30/2022	18.99		081177		363.26

Item 17.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
30600	TASC							
I-IN2480931	FSA ADMIN & RENEWAL FEES	R	8/30/2022	905.66		081179		905.66
02690	TECHLINE, INC.							
I-1558805-00	5-POSITION SUB-SURFACE CNNCTRS	R	8/30/2022	889.12		081180		
I-1559550-00	4/0 ACSR PRIMARY OH WIRE	R	8/30/2022	5,945.42		081180		
I-1559675-00	15KV ELBOW ARRESTOR TERMI	R	8/30/2022	1,447.20		081180		
I-1559763-00	SABLE CREEK PHASE 5	R	8/30/2022	10,434.00		081180		18,715.74
26220	TEXAS COMMISSION ON LAW ENFORCE							
I-08.24.2022	S. PRUETT MNTL HLTH APP CERT	R	8/30/2022	35.00		081181		35.00
35510	TITAN UTILITY SERVICES, LLC							
I-12807	GLOVE TESTING AND DELIVERY	R	8/30/2022	180.00		081182		
I-12810	SLEEVE TESTING	R	8/30/2022	72.00		081182		252.00
34220	UNIFIRST CORPORATION							
I-838 1431158	MATS CITY HALL	R	8/30/2022	12.49		081183		
I-838 1431159	UNIFORMS	R	8/30/2022	26.04		081183		
I-838 1431160	MATS	R	8/30/2022	7.85		081183		
I-838 1431162	UNIFORMS	R	8/30/2022	126.14		081183		
I-838 1431163	UNIFORMS	R	8/30/2022	13.56		081183		186.08
36940	UNITED SITE SERVICES OF TEXAS,							
I-114-13277093	PORTABLE RESTROOMS & SINK	R	8/30/2022	2,708.80		081184		2,708.80
1	MYRE, JANICE							
I-000202208259519	US REFUND	R	8/30/2022	234.37		081185		234.37

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	254	854,975.78	80.56CR	850,947.04
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	10	192,580.07	0.00	192,580.07
EFT:	12	837,401.25	0.00	837,401.25
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	2 VOID DEBITS	20.00		
	VOID CREDITS	3,093.95CR	3,073.95CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: POOL	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			278	1,881,903.15	80.56CR	1,880,928.36
BANK: POOL	TOTALS:		278	1,881,903.15	80.56CR	1,880,928.36
REPORT TOTALS:			282	1,944,265.19	80.56CR	1,943,290.40

## SELECTION CRITERIA

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

Item 17.

## CHECK SELECTION

CHECK RANGE: 000000 THRU 999999  
DATE RANGE: 8/01/2022 THRU 8/31/2022  
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





## CAPITAL PROJECTS RECAP

September 21, 2022

### CURRENT PROJECTS

PROJECT			ENGINEERING					CONSTRUCTION					OTHER		TOTALS		
Project Number	Project Description	% Complete	Contract	Change Orders	Preliminary Estimate	Total Budget	Actual to Date	Contract	Change Orders	Preliminary Estimate	Total Budget	Actual to Date	Budget	Actual to Date	Budget	Actual to Date	%
C005	Technology Upgrade Program	5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ 500,000	\$ 175,279	\$ 500,000	\$ 175,279	35.1%
E012	455 Relocation of Utilities-Water & Sewer	TBD	\$ 230,707	\$ 644,846	\$ -	\$ 875,553	\$ 747,056	\$ 4,546,550	\$ 66,788	\$ -	\$ 4,613,338	\$ 4,187,474	\$ -	\$ 694	\$ 5,488,891	\$ 4,935,224	89.9%
E013	455 Relocation of Utilities-Electric	TBD	\$ -	\$ -	\$ -	\$ -	\$ 46,280	\$ 1,410,274	\$ -	\$ -	\$ 1,410,274	\$ 1,223,862	\$ -	\$ 1,083	\$ 1,410,274	\$ 1,271,225	90.1%
Total Projects Under Contract			\$ 230,707	\$ 644,846	\$ -	\$ 875,553	\$ 793,336	\$ 5,956,824	\$ 66,788	\$ -	\$ 6,023,612	\$ 5,411,336	\$ 500,000	\$ 177,056	\$ 7,399,165	\$ 6,381,728	86.2%

### UPCOMING PROJECTS

PROJECT			ENGINEERING					CONSTRUCTION					OTHER		TOTALS		
Project Number	Project Description	% Complete	Contract	Change Orders	Preliminary Estimate	Total Budget	Actual to Date	Contract	Change Orders	Preliminary Estimate	Total Budget	Actual to Date	Budget	Actual to Date	Budget	Actual to Date	%
E006	Railroad Lift Station	TBD	\$ 312,266	\$ 589,300	\$ -	\$ 901,566	\$ 771,375	TBD	\$ -	\$ 4,498,500	\$ 4,498,500	\$ -	\$ 58,011	\$ 2,747	\$ 5,458,077	\$ 774,122	14.2%
E009	Outfall Pipelines/Stream Restoration	TBD	\$ 342,300	\$ -	\$ -	\$ 342,300	\$ 314,140	TBD	\$ -	\$ 3,908,000	\$ 3,908,000	\$ 1,668	\$ 210,993	\$ 210,993	\$ 4,461,293	\$ 526,801	11.8%
E015	WWTP Bar Screen	TBD	\$ -	\$ -	\$ -	\$ -	\$ -	TBD	\$ -	\$ 215,000	\$ 215,000	\$ -	\$ -	\$ -	\$ 215,000	\$ -	0.0%
E016	I-35 Relocation of Utilities-Water & Sewer	TBD	\$ 499,600	\$ -	\$ -	\$ 499,600	\$ 131,122	TBD	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 499,600	\$ 131,122	26.2%
Total Extinted Projects			\$ 1,154,166	\$ 589,300	\$ -	\$ 1,743,466	\$ 1,216,637	\$ -	\$ -	\$ 8,621,500	\$ 8,621,500	\$ 1,668	\$ 269,004	\$ 213,740	\$ 10,633,970	\$ 1,432,045	13.5%

### ALL PROJECTS

PROJECT			ENGINEERING					CONSTRUCTION					OTHER		TOTALS		
Project Number	Project Description	% Complete	Contract	Change Orders		Total Budget	Actual to Date	Contract	Change Orders	Preliminary Estimate	Total Budget	Actual to Date	Budget	Actual to Date	Budget	Actual to Date	%
Grand Totals			\$ 1,384,873	\$ 1,234,146	\$ -	\$ 2,619,019	\$ 2,009,973	\$ 5,956,824	\$ 66,788	\$ 8,621,500	\$ 14,645,112	\$ 5,413,004	\$ 769,004	\$ 390,796	\$ 18,033,135	\$ 7,813,773	43.3%