



City of Saginaw
Meeting and/or Executive Session Agenda

Tuesday, September 2, 2025, 6:00 PM
Council Chamber
333 West McLeroy Boulevard
Saginaw, Texas 76179

**** Revised ****

In accordance with Section 551.043 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation. The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

1. Call To Order

- 1.A. Call To Order -- Todd Flippo, Mayor
- 1.B. Pledges--Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas--
"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"
- 1.C. Invocation
- 1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comment

2. Consent Agenda

All items listed are part of the Consent Agenda. Public hearing and review are held collectively unless opposition is presented, in which case the contested item will be heard separately.

- 2.A. Action Regarding Minutes, August 12, 2025, meeting--Vicky Vega, City Secretary
- 2.B. Action Regarding Minutes, August 19, 2025, meeting--Vicky Vega, City Secretary
- 2.C. Action Regarding an Ordinance of the City Council of the City of Saginaw, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest--Bryn Meredith, City Attorney
- 2.D. Consideration and Action Regarding the Keep Saginaw Beautiful Photo Area at the 2025 Train & Grain Festival -- Pedro Zambrano -- Director of Economic & Community Engagement

3. Proclamations-Presentations

- 3.A. Recognitions/Presentations--Gabe Reaume, City Manager
- 3.B. Discussion Regarding Drone Awareness, Safety, Privacy Rights & Freedom to Pursue Justice--
Obediah Thomas, Saginaw Resident
- 3.C. Discussion Regarding Traffic Light Design Located at Bailey Boswell & Jarvis Rd--Kelly Schilling,
Saginaw Resident
- 3.D. Discussion Regarding Shade Structure for the Animal Recreation Yard-Valerie Junkersfeld,
Councilmember Place No. 3

4. Executive Session

The City Council may take action on any Executive Session item posted.

- 4.A. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:
- 4.B. Any Posted Item
- 4.C. 551.087. Texas Government Code. Deliberation regarding Economic Development Negotiations. The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City, and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including:
- 4.D. Building Improvement Grant Application for 681 N. Saginaw Blvd.
- 4.E. 1005 N. Saginaw Blvd

5. Business from Executive Session

- 5.A. Consideration and Action Regarding a Building Improvement Grant Application for 681 N. Saginaw Blvd.

6. Adjournment

- 6.A. Adjournment--Todd Flipppo, Mayor

Date Posted: _____ Time: _____ By: _____

Date Retrieved: _____ Time: _____ By: _____



City Council Memorandum

A. Action Regarding Minutes, August 12, 2025, meeting--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Consent Agenda Item: 2A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft minutes of the August 12, 2025, special called city council meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes--8-12-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

August 12, 2025

Present at the Meeting:

- Todd Flippo, Mayor
- Paul Felegy, Mayor Pro-Tem, Place 1
- Nick Lawson, Place 2
- Valerie Junkersfeld, Place 3
- Brack St. Clair, Place 4
- Shawn Morrison, Place 5
- Mary Copeland, Place 6
- Gabe Reaume, City Manager
- Lee Howell, Asst. City Manager
- Kim Quin, Finance Director
- Elizabeth Thorp, Finance Manager
- Russell Ragsdale, Police Chief
- Doug Spears, Fire Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary

Absent from the Meeting:

- Bryn Meredith, City Attorney
- Trenton Tidwell, City Engineer

Visitors at the Meeting:

- Benjamin Guttery
- Diana Hansen
- David Hansen

1. Call To Order

1.A. Call To Order -- Todd Flippo, Mayor

Mayor Flippo called the meeting to order at 6:00 p.m.

1.B. Pledges--Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas--"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

1.C. Invocation

Councilmember Morrison gave the invocation.

1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comments.

2. Public Hearings

2.A. PUBLIC HEARING--Continuation of Public Hearing on the Fiscal Year 2025/2026 Proposed Budget--Gabe Reaume, City Manager & Kim Quin, Finance Director

Mayor Flippo declared the public hearing on the Fiscal Year 2025/2026 Proposed Budget opened and continued from the August 5, 2025, City Council meeting at 6:01 p.m. City Manager Reaume stated staff has nothing to add to the budget or additional presentations to present.

Council discussed concerns regarding the proposed budget item "Destination Marketing Organization" (DMO) program. Staff explained that the item represents a minor portion of the budget and is restricted in its use. Staff suggested that if Council wished to review the program further, invite "DMO" to return and present additional information. Until that time, staff recommended holding off on moving forward with the program and moving forwarding and approving the budget.

Staff clarified "DMO" would assist with marketing Saginaw events and the funds for hotel occupancy tax may only be used for advertising out the city limits, which is typically done through radio ads. This practice has been in place for a several years, including for the Train & Grain festival.

Mayor Flippo called for public input. Mr. Benjamin Guttery, a Saginaw resident, spoke in opposition to the "DMO" program. He expressed his concerns with the program, referenced some

of the research he has conducted, and stated that in his opinion, Saginaw is not ready to implement such a program at this time.

Councilmember Copeland stated that she would like to make a motion to remove the program from the budget and requested a vote to determine how other members of the Council perceive the proposed budget item.

Mayor Flippo highlighted notable budget items of the current budget year, including special projects, staff achievements, and personnel updates, special services, sale of bonds, new Library & Senior Center, and street improvements.

Mr. Guttery addressed the Council again. He stated that he noticed that the overtime budget for Code Enforcement was reduced. He emphasized the importance of the department, noting it helps maintain property value and order in the community. Chief Spears provided clarification, regarding the overtime budget for Code Enforcement and stated the reason for the reduced cost was because historic data supported the reduction and the department is fully staffed.

Councilmember Morrison noted that the new "Door-Hanger Program" implemented has made it more efficient for staff to communicate with residents.

Ms. Diana Hansen, a Saginaw resident, addressed the Council regarding the Short-Term-Rental Program (STR). She commented that she would like for the city to provide education regarding the (STR) program.

There being no additional input Mayor Flippo closed the public hearing at 6:55 p.m.

2.B. PUBLIC HEARING--Public Hearing on the Proposed 2025 Property Tax Rate for Fiscal Year 2025/2026--Gabe Reaume, City Manager & Kim Quin, Finance Director

Mayor Flippo declared the public hearing on the proposed 2025 Property Tax Rate for Fiscal Year 2025/2026 open at 6:55 p.m. City Manager Reaume stated that staff has nothing to add to the previous tax rate presentations. Mayor Flippo called for public input. There was none. Mayor Flippo declared the public hearing closed at 6:58 p.m.

3. Business

3.A. Consideration and Action regarding Resolution No. 2025-15, Adoption of the Fiscal Year 2025/2026 Budget--Gabe Reaume, City Manager & Kim Quin, Finance Director

Motion was made by Councilmember Copeland and seconded by Councilmember Junkersfeld to remove budget item Destination Marketing Organization from the Fiscal Year 2025/2026 budget. Motion failed. 3-4-0-0 (Yea: Councilmember Copeland, Councilmember Junkersfeld and Councilmember Morrison) (Nay: Mayor Flippo, Mayor Pro-Tem Felegy, Councilmember Lawson, and Councilmember St. Clair)

Motion was made by Councilmember Morrison and seconded by Councilmember Lawson to put a restriction on the "DMO" funds not to be spent until a new presentation is made to Council and approved by Council. Motion passed unanimously. 7-0-0-0

3.B. Consideration and Action to ratify the property tax rate increase reflected in the Fiscal Year 2025/2026 Budget--Gabe Reaume, City Manager & Kim Quin, Finance Director

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember St. Clair to ratify the property tax rate increase for Fiscal Year 2025/2026. Motion passed unanimously. 7-0-0-0

3.C. Consideration and Action regarding Ordinance No. 2025-15, Adopting and Setting the Property Tax Rate for the 2025 Tax Year--Gabe Reaume, City Manager & Kim Quin, Finance Director

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Copeland that the property tax rate be increased by the adoption of a tax rate of 0.529649, which is effectively a 6.23 percent increase in the tax rate. Motion passed unanimously. 7-0-0-0.

3.D. Consideration and Action regarding Ordinance No. 2025-16, Water and Wastewater (Sewer) Service Rates--Gabe Reaume, City Manager & Kim Quin, Finance Director

Motion was made by Councilmember Lawson and seconded by Councilmember Junkersfeld to approve Ordinance No. 2025-16 revising the water and wastewater service rates. Motion passed unanimously. 7-0-0-0.

3.E. Consideration and Action regarding Ordinance No. 2025-17, Amending the Master Fee Schedule by amending the Aquatic Center Fees and Senior Center Membership Fees--Vicky Vega, City Secretary

Council discussed the Aquatic Center fees and agreed to revisit the item during the mid-year budget revisions.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Morrison to approve Ordinance No. 2025-17 and to include in the "Master Fee Schedule" a line item for free

employee membership for the Aquatic Center. Motion passed unanimously 7-0-0-0.

4. Executive Session

No Executive Session.

4.A. 551.071. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:-

4.B. Any Posted Item.-

5. Adjournment

5.A. Adjournment--Todd Flippo, Mayor

Motion was made by Councilmember Junkersfeld and seconded by Mayor Pro-Tem Felegy to adjourn the meeting. Motion passed unanimously. 7-0-0-0.

Mayor Flippo adjourned the meeting at 7:11 p.m.



City Council Memorandum

B. Action Regarding Minutes, August 19, 2025, meeting--Vicky Vega, City Secretary

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Consent Agenda Item: 2B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Draft minutes of August 19, 2025, city council meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Draft Minutes--8-19-2025.pdf](#)

**** The following document is a draft of the minutes and the not the official approved minutes ****

City of Saginaw

Minutes for the City Council

333 West McLeroy Boulevard, Saginaw, Texas 76179

August 19, 2025

Present at the Meeting:

- Todd Flippo, Mayor
- Paul Felegy, Mayor Pro-Tem, Place 1
- Nick Lawson, Place 2
- Valerie Junkersfeld, Place 3
- Brack St. Clair, Place 4
- Mary Copeland, Place 6
- Bryn Meredith, City Attorney
- Gabe Reaume, City Manager
- Lee Howell, Asst. City Manager
- Kim Quin, Finance Director
- Elizabeth Thorp, Finance Manager
- Russell Ragsdale, Police Chief
- Scott Craver, Asst. Fire Chief
- Randy Newsom, Director of Public Works
- Pedro Zambrano, Director of Economic Development & Community Engagement
- Melanie McManus, Director of Human Resources
- Ellen Ritchie, Library Director
- Vicky Vega, City Secretary
- Jose Wheeland, Animal Services Supervisor

Absent from the Meeting:

- Shawn Morrison, Place 5
- Trenton Tidwell, City Engineer
- Doug Spears, Fire Chief

Visitors at the Meeting:

- Ronda Nyberg
- Tom Whitworth

- Vickie Weldon
- Aleena Davis
- Judy Deller
- Shawn Garety
- Kim Birkneu
- Taylor Guardian
- Kelly Henderson
- Breanna Farley
- Julie Jacobson
- Michelle Schaeffer
- Edwin Santiago
- Mark Towns
- Karen Metzler
- Renee Willis-Davis
- Preston Wall
- Benjamin Guttery
- John Dreese
- Cindy Ferguson
- Sylvia Nations
- Jennifer Ragsdale
- Ronnie Horton
- Diana Hanson
- David Hanson
- Drew Hanlon
- Joe Stout
- Connie Stout

1. Call To Order

1.A. Call To Order -- Todd Flippo, Mayor

Mayor Flippo called the meeting to order at 6:00 p.m.

1.B. Pledges--Pledge of Allegiance to the United States; Pledge of Allegiance to the State of Texas--"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

1.C. Invocation--Dr. Mark Towns, First Baptist Church

Dr. Mark Towns gave the invocation

1.D. Audience Participation--Anyone wishing to speak during the discussion of an item listed on the agenda must complete an audience participation form. These forms are located by the Police Chief. After completing the form, give it to the City Secretary. She will give it to the Mayor. The Mayor will call on you when that item is discussed. You will have three (3) minutes to make your comment

2. Consent Agenda

Motion was made by Mayor Pro-Tem Felegy and seconded by Councilmember Junkersfeld to approve all items in the consent agenda as presented. Motion passed unanimously. 6-0-0-1.
(Absent: Councilmember Morrison)

2.A. Action Regarding Minutes July 29, 2025, Meeting--Vicky Vega, City Secretary

2.B. Action Regarding Minutes August 5, 2025, meeting--Vicky Vega, City Secretary

2.C. Action Regarding the Multi-Year Drone Show Contract--Vickie Weldon, Recreation Services Manager

Council approved awarding the multi-year drone show contract to Sky Element LLC. Sky Element's proposal received the highest score out of the four proposals submitted. The approved three-year contract is in the amount of \$69,900.

2.D. Action Regarding an Ordinance No. 2025-11 that provides an Exception to the Prohibition on the Sale or Consumption of Alcoholic Beverages on City Property, for Properly Permitted Special Events--Paul Felegy, Mayor Pro-Tem

Council approved Ordinance No. 2025-11, that provides an exception to the prohibition on the sale or consumption of alcoholic beverages on City property, for properly permitted special events.

3. Proclamations-Presentations

3.A. Recognitions/Presentations--Gabe Reaume, City Manager

Superintendent of Water Utilities Ronnie Martinez recognized new team members from the Public Works Department.

3.B. Laws Governing Public Information Request--Bryn Meredith, City Attorney

Presentation by Alicia Kreh from Taylor, Olson, Adkins, Sralla, Elam (TOASE) Attorneys & Counselors. Ms. Kreh covered the governing laws of the Public Information Act, including requirements and compliance.

3.C. Update on Animal Services, Operations and Facilities--Jose Wheeland, Animal Services Supervisor

Animal Services Supervisor Jose Wheeland introduced Joe Stout. Mr. Stout is chairman of the Animal Shelter Advisory Board and also, affiliated with an organization named "Mid-Cities Community Cats". Mr. Stout provided the Council with an update on the Trap-Neuter-Vaccinate-Return (TNVR) program. He explained the processes involved in the program, including the humane trapping of cats, temporary housing in kennels, transport for spay or neuter procedures, vaccination, and the safe return of the animal into their colonies. He also discussed how colonies are organized and monitored, the importance of dedicated caretakers to provide food, observe health conditions, and maintain records, as well as the role of local partnerships and community involvement in ensuring the program's success. Mr. Stout emphasized that the TNVR program helps reduce the stray cat population, control over breeding, and support public health in the community.

Animal Services Staff highlighted statistics since the implementation of the program and funding that has been approved through the budget. Staff reported on the number of traps currently in use, noting that the existing amount is appropriate and functions effectively within the available space at the Animal Shelter. Mr. Stout noted that with time the TNVR program will show reduction in population in cats over breeding.

Council asked the department if there were areas, they could assist in streamlining processes. The department responded that support with enforcement, municipal court follow-through and staffing needs would be helpful.

Mr. Stout noted that in the audience were some of the Animal Shelter Advisory Board members.

There was public input from Rhonda Nyberg, Judy Deller, Connie Stout, Michelle Schaeffer, Cindy Ferguson, Tom Whitworth, and Benjamin Guttery. All expressed their support of the TNVR program.

Council requested that the Animal Shelter Advisory Committee work toward developing a strategy to increase the number of caretakers within the city. In addition to exploring recruitment

opportunities, Council emphasized the importance of including deterrent information that could assist in addressing ongoing challenges and strengthening the overall effectiveness of the program.

Mayor Flippo highlighted the urgent need for a new animal shelter, encouraged residents to visit the current facility, and urged community members to contact Council to express support despite the anticipated financial cost.

This update was for informational purposes. No action was taken.

4. Business

4.A. 4.A. Consideration and Action Regarding Amending the "Buildings and Building Regulations" Ordinance of the City of Saginaw, Texas to Incorporate Short Term Rental Regulations--Larry Little, Chief Building Official"

Council approved Ordinance No. 2025-18, which amends the "Building and Building Regulations" ordinance of the City of Saginaw to incorporate Short Term Rental regulations. There are currently single family residential short-term rentals operating within the City without applicable ordinances or regulations. In order to maintain neighborhood health and safety and address noise and parking issues that are common to residential short term rental businesses, the City's Rental Inspection Program Ordinance has been amended to include regulation of single family residential short term rental properties. The intent is to have a single rental ordinance in lieu of two independent ordinances with similar and overlapping provisions.

Motion was made by Councilmember Junkersfeld and seconded by Councilmember Lawson to approve Ordinance 2025-18 as presented. Motion passed. 6-0-0-1. (Absent: Councilmember Morrison)

5. Executive Session

Mayor Flippo declared meeting into executive session at 7:25 p.m.

5.A. 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the following items:-

5.B. Any Item Posted-

5.C. 551.072.Texas Government Code. Deliberations Regarding Real Property. The City Council may convene in executive session to 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 City of negotiations with a third person, including the following matters:

5.D. 2.86 Acres of vacant industrial land located at 616 S Blue Mound Rd., Saginaw, Tarrant County, Texas. -

6. Business from Executive Session

Mayor Flippo called the meeting back into regular session at 8:03 p.m.

6.A. Consideration and Action Regarding Bid Award for the 2.86 Acres of Vacant Industrial and Located at 616 S. Blue Mound Road Saginaw, Tarrant County, Texas--Randy Newsom, Director of Public Works

Motion was made Councilmember Junkersfeld and seconded by Councilmember Lawson to table item 6A. Motion passed unanimously. 6-0-0-1. (Absent: Councilmember Morrison)

7. Adjournment

7.A. Adjournment--Todd Flippo, Mayor

Motion was made by Councilmember St. Clair and seconded by Councilmember Junkersfeld to adjourn the meeting. Motion passed. 6-0-0-1 (Absent: Councilmember Morrison)

Mayor Flippo adjourned the meeting at 8:04 p.m.



City Council Memorandum

C. Action Regarding an Ordinance of the City Council of the City of Saginaw, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest--Bryn Meredith, City Attorney

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Consent Agenda Item: 2C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2025, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2024, entitled it to additional system-wide revenues of \$245.2 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$225.6 million, \$163.5 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$185.6 million instead of the claimed \$245.2 million.

After several settlement meetings, the parties have agreed to settle the case for \$205.6 million. This is a reduction of \$20 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2025. ACSC members should take action approving the Resolution/Ordinance before October 1, 2025.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$205.6 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos’ Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis, or 9.27%. The increase for average commercial usage will be \$25.73 or 6.56%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC’S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or allow recovery of Cities’ rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2025, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

<u>Average Bill</u>	<u>Compared to RRM Cities</u>	
RRM Cities:	\$54.68	-
DARR:	\$58.57	\$3.89
ATM Cities:	\$57.39	\$2.71
Environs:	\$55.96	\$1.28

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$205.6 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.

7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$245.2 million in additional system-wide revenues, the RRM settlement at \$205.6 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$205.6 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2025. New rates become effective October 1, 2025.

Attachments

[Attachment#1 CY24 MTX RRM – Tariffs.pdf](#)

[Attachment#2 CY24 MTX RRM – Pension Benchmark.pdf](#)

[CY24 MTX RRM – Average Bill.pdf](#)

[Ordinance No. 2025-19.pdf](#)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 23.65 per month
Rider CEE Surcharge	\$ 0.03 per month ¹
Total Customer Charge	\$ 23.68 per month
Commodity Charge – All <u>Ccf</u>	\$ 0.74748 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 94.00 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 94.01 per month
Commodity Charge – All Ccf	\$ 0.22261 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2025.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service

Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,848.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.7678 per MMBtu
Next 3,500 MMBtu	\$ 0.5623 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1206 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest “midpoint” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” during such month, for the MMBtu of Customer’s monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer’s receipt quantities for the month.

Overpull Fee

Upon notification by Company of an event of interruption of Customer’s deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled “Daily Price Survey.”

Replacement Index

In the event the “midpoint” or “common” price for the Katy point listed in *Platts Gas Daily* in the table entitled “Daily Price Survey” is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company’s Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	SUR – SURCHARGES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	\$ (0.12)
Rate C – Commercial Sales	\$ (0.41)
Rate I – Industrial Sales	\$ (8.68)
Rate T – Transportation	\$ (8.68)

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

Application

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T, except for exempt State Agency Customers, to the extent of state gross receipts taxes only.

1. State Gross Receipts Taxes

Applicability - Entire Division except for Unincorporated Areas

Each monthly bill shall be adjusted for Miscellaneous state gross receipts taxes imposed by Sections 182-021 - 182-025 of the Texas Tax Code.

Entire Division

Each monthly bill shall also be adjusted by an amount equivalent to the amount of all applicable taxes and any other governmental impositions, rentals, fees, or charges (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed upon or allocated to Company with respect to the Gas Service provided to Customer by Company, and any associated facilities involved in the performance of such Gas Service. Each monthly bill shall also be adjusted by an amount equivalent to the proportionate part of any increase or decrease of any tax and any other governmental imposition, rental, fee, or charge (except state, county, city, and special district ad valorem taxes and taxes on net income) levied, assessed, or imposed subsequent to the effective date of this tariff, upon or allocated to Company's operations, by any new or amended law, ordinance, or contract.

2. Federal or State Tax Law or Rate Changes:

Applicability – All Customers in the Mid-Tex Division (“MTX”) Under the RRM Tariff

Applicable to Customers taking service under Rate R, Rate C, Rate I, and Rate T.

To ensure that gas utility customers receive the benefits or costs associated with the changes in tax rates at a federal or state level, MTX shall establish and accrue on its books and records, as of the effective date of the federal or state tax law or rate change: 1) regulatory liabilities to reflect the impact of a decrease in federal corporate income tax rates or state margin tax rates; or, 2) regulatory assets to reflect the impact of an increase in federal corporate income tax rates or state margin tax rates.

The gas utility may not change rates to give effect to a change in Federal or State Tax law or rates through the Rider TAX unless and until the city issues final authorization, an Accounting Order, or other express guidance authorizing such recovery through the RRM process.

Company may also not change rates to capture the impacts associated with the effects of Public Law 117-169, 136 STAT. 1818 of August 16, 2022 (“Tax Act 2022”) and certain other tax-related costs that will change from the amounts included in the most recent base revenue requirement established through an RRM filing unless and until the city issues a final authorization, an Accounting Order, or other express guidance authorizing such recovery.

Upon receipt of authorization from the city through an Accounting Order, final authorization or other express guidance, the calculation applicable to the aforementioned federal or state tax rate or law changes are as follows; however, to the extent there is a conflict between the calculation or methodology

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

prescribed by an Accounting Order, final authorization, or other express guidance, and those contained in this rate schedule, the Accounting Order, final authorization, or other express guidance controls:

Calculations

1. With regard to changes in the tax rates at a federal or state level, the increase or decrease shall be calculated as follows:
 - a. A portion of the gas utility's revenue representing the difference between: 1) the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding, and 2) the cost of service that would have resulted had the rates been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change;
 - b. If applicable, the portion of the gas utility's revenue representing the difference between: 1) each Interim Rate Adjustment surcharge approved by the regulatory authority since the gas utility's most recent statement of intent or other rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the surcharges been based on the new federal income tax rate (increase or decrease) or state margin taxes (increase or decrease), as of the effective date of the change; and
 - c. The excess or deficient deferred tax reserve, including any associated gross up in taxes, caused by the reduction or increase in the federal corporate income tax rate or state related tax increases, as of the effective date of the change.

Upon the receipt of authorization from the Commission or applicable regulatory authority, the gas utility shall separately refund to customers based on a decrease in federal or state tax rates or separately collect from customers based on an increase in federal or state tax rates within twelve (12) months or, pursuant to applicable Internal Revenue Code ("IRC") rules and regulations, as follows:

- d. The amount collected/refunded by the gas utility that reflects the difference in base rates between: 1) the cost of service approved by the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- e. If applicable, the amount collected/refunded by the gas utility that reflects the difference between: 1) each Interim Rate Adjustment surcharge approved by the Commission or the regulatory authority since the gas utility's most recent statement of intent rate proceeding, and 2) each Interim Rate Adjustment surcharge that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes.
- f. The amount collected/refunded by the gas utility that reflects the difference in the excess or deficient deferred tax reserve included in base rates between: 1) the cost of service approved by the Commission or the regulatory authority in the gas utility's most recent statement of intent rate proceeding, and 2) the cost of service that would have resulted had the rates been based upon the new federal or state tax rates, between the effective date of this order and the effective date of the changes. These amounts shall be refunded or collected from customers based upon IRC rules and regulations if applicable.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

2. With regard to the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement established through an RRM filing, any change in rates shall be calculated as follows:

- (a) The amount shall be calculated as the product of Company's grossed-up rate of return authorized in the cost of service as approved by the Commission or the applicable regulatory authority in the gas utility's most recent statement of intent or other rate proceeding times the Corporate Alternative Minimum Tax deferred tax asset ("CAMT DTA") estimated at September 30 of the fiscal year or applicable quarter-end within a fiscal year prior to the annual change in the rates pursuant to this tariff, less the income tax credits received in accordance with IRC requirements applicable to the Tax Act 2022 grossed-up for income taxes to a revenue equivalent.
- (b) The estimated CAMT DTA and the related effects on the rider revenue requirements shall be trued up to the actual effects in the following year and the over/under recovery amortized over the twelve months that each year's recalculated tariff rates are in effect. The over/under recovery shall include a grossed-up rate of return as authorized in Company's most recent statement of intent or other rate proceeding.
- (c) The methodology for computing Company's CAMT is as follows:
 - i. Confirm when Atmos Energy Corporation and its affiliates are subject to CAMT as an "applicable corporation" as defined the Tax Act 2022, then there will be MTX's CAMT DTA in the tariff.
 - ii. Calculate the Mid-Tex Division's (MTX) contribution to Adjusted Financial Statement Income ("AFSI") on a stand-alone basis. MTX's AFSI is calculated by adjusting MTX's applicable financial statement income by adjustments to depreciation, pension costs and federal income tax to arrive at AFSI. AFSI is intended to be computed consistent with applicable IRC requirements.
 - iii. Compare MTX's CAMT stand-alone amount with MTX's regular stand-alone tax liability. If the stand alone CAMT is in excess of the stand-alone regular tax, the CAMT DTA is recorded to MTX.

If the Internal Revenue Service issues new guidance related to the Tax Act 2022, Company shall have the right to make additional filings to recognize such adjustments.

Any Commission filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change with the Commission's Oversight and Safety Division or as part of a Statement of Intent.

Any city filing made to give effect to Federal or State Tax Law or Rate Changes shall be filed within 12-months following the enactment of a tax rate change and addressed to the city official at the address of record with the Mid-Tex Division.

With the exception of the authorization required from the Commission to allow the gas utility to recognize the new federal income tax rate (increase or decrease) or state taxes (increase or decrease) or the impacts associated with the effects of the Tax Act 2022 and certain other tax-related costs that will change from the amounts included in the base revenue requirement in the last approved RRM Tariff filing, no action on the part of the regulatory authority is required to give effect to the amount to be refunded or

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	TAX – TAX ADJUSTMENT	
APPLICABLE TO:	Entire Division as Set Forth Below	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	PAGE:

collected from customers. However, any amount refunded or collected from customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding, and if applicable, the gas utility shall be required to reconcile any discrepancies.

Regulatory orders issued pursuant to this mechanism are ratemaking orders and shall be subject to appeal under Sections 102.001(b) and 103.021, et seq., of the Texas Utilities Code (Vernon 2007). Rate changes subject to the provisions of this tariff may be implemented upon the filing of an appeal to the relevant authority.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2025	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.61	0.1476	91.65	0.7406
Austin	8.19	0.1394	183.99	1.1581
Dallas	12.74	0.2017	193.53	1.1001
Waco	9.23	0.1277	148.26	0.7631
Wichita Falls	10.43	0.1387	122.94	0.7038

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2025 Willis Towers Watson Report as adjusted	\$ 572,372	\$ (649,253)	\$ 882,931	\$ (3,920,499)	\$ 65,943	
2	Allocation Factor	46.27%	46.27%	84.14%	84.14%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 264,856	\$ (300,432)	\$ 742,888	\$ (3,298,664)	\$ 65,943	\$ (2,525,408)
6							
7	O&M Expense Factor	76.41%	76.41%	39.54%	39.54%	10.97%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	\$ 202,374		\$ 293,727			\$ 496,101
11	Total Post-Employment Benefit Plan		\$ (229,557)		\$ (1,304,242)		(1,533,799)
12	Total Supplemental Executive Benefit Plan					\$ 7,231	7,231
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 202,374	\$ (229,557)	\$ 293,727	\$ (1,304,242)	\$ 7,231	\$ (1,030,467)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	<u>Rate R @ 42.1 Ccf</u>							
2	Base Rates:							
3	Customer Charge		\$ 22.95	\$ 23.65	\$ 22.95	\$ 23.65	\$ 0.70	
4	Consumption Charge (Ccf)	42.1	\$ 0.58974	\$ 0.74748	24.80	31.44	6.64	
5	Total Base Rates				<u>\$ 47.75</u>	<u>\$ 55.09</u>	<u>\$ 7.34</u>	15.37%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	42.1	\$ 0.20875	\$ 0.20875	\$ 8.78	\$ 8.78	\$ -	
9	Rider GCR Part B (Ccf)	42.1	\$ 0.53838	\$ 0.53838	22.64	22.64	-	
10	Total Gas Cost				<u>\$ 31.42</u>	<u>\$ 31.42</u>	<u>\$ -</u>	0.00%
11								
12	Total Base with Gas Cost				\$ 79.17	\$ 86.51	\$ 7.34	
13	Rider FF & Rider TAX		0.06725	0.06725	5.32	5.82	0.49	9.27%
14								
15	Total Residential Average Bill				<u>\$ 84.49</u>	<u>\$ 92.33</u>	<u>\$ 7.83</u>	<u>9.27%</u>
16								
17	<u>Rate C @ 367.6 Ccf</u>							
18	Base Rates:							
19	Customer Charge		\$ 81.75	\$ 94.00	\$ 81.75	\$ 94.00	\$ 12.25	
20	Consumption Charge (Ccf)	367.6	\$ 0.19033	\$ 0.22261	69.97	81.83	11.86	
21	Total Base Rates				<u>\$ 151.72</u>	<u>\$ 175.83</u>	<u>\$ 24.11</u>	15.89%
22								
23	Gas Cost:							
24	Rider GCR Part A	367.6	\$ 0.20875	\$ 0.20875	\$ 76.74	\$ 76.74	\$ -	
25	Rider GCR Part B	367.6	\$ 0.37860	\$ 0.37860	139.18	139.18	-	
26	Total Gas Cost				<u>\$ 215.92</u>	<u>\$ 215.92</u>	<u>\$ -</u>	0.00%
27								
28	Total Base with Gas Cost				\$ 367.64	\$ 391.75	\$ 24.11	
29	Rider FF & Rider TAX		0.06725	0.06725	24.72	26.35	1.62	6.56%
30								
31	Total Commercial Average Bill				<u>\$ 392.36</u>	<u>\$ 418.10</u>	<u>\$ 25.73</u>	<u>6.56%</u>
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2024

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	<u>Rate I at 1277 MMBTU</u>							
34	Base Rates:							
35	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
36	Block 1 - Consumption Charge (MMBtu)	1,277	\$ 0.6553	\$ 0.7678	836.99	980.69	143.69	
37	Block 2 - Consumption Charge (MMBtu)	-	\$ 0.4799	\$ 0.5623	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
39	Total Base Rates	<u>1,277</u>			<u>\$ 2,424.74</u>	<u>\$ 2,829.44</u>	<u>\$ 404.69</u>	16.69%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,277	\$ 2.07711	\$ 2.07711	\$ 2,653.03	\$ 2,653.03	\$ -	
43	Rider GCR Part B (MMBtu)	1,277	\$ 0.88986	\$ 0.88986	1,136.59	1,136.59	-	
44	Total Gas Cost				<u>\$ 3,789.63</u>	<u>\$ 3,789.63</u>	<u>\$ -</u>	0.00%
45								
46	Total Base with Gas Cost				\$ 6,214.37	\$ 6,619.07	\$ 404.69	
47	Rider FF and Rider TAX		0.06725	0.06725	417.92	445.14	27.22	6.51%
48								
49	Total Industrial Average Bill				<u>\$ 6,632.29</u>	<u>\$ 7,064.20</u>	<u>\$ 431.91</u>	6.51%
50								
51	<u>Rate T at 4534 MMBTU</u>							
52	Base Rates:							
53	Customer Charge		\$1,587.75	\$ 1,848.75	\$ 1,587.75	\$ 1,848.75	\$ 261.00	
54	Block 1 - Consumption Charge (MMBtu)	1,500	\$ 0.6553	\$ 0.7678	982.95	1,151.70	168.75	
55	Block 2 - Consumption Charge (MMBtu)	3,034	\$ 0.4799	\$ 0.5623	1,456.19	1,706.22	250.03	
56	Block 3 - Consumption Charge (MMBtu)	-	\$ 0.1029	\$ 0.1206	-	-	-	
57	Total Base Rates	<u>4,534</u>			<u>\$ 4,026.89</u>	<u>\$ 4,706.67</u>	<u>\$ 679.78</u>	16.88%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,534	\$ 0.88986	\$ 0.88986	\$ 4,034.96	\$ 4,034.96	\$ -	
61	Total Gas Cost				<u>\$ 4,034.96</u>	<u>\$ 4,034.96</u>	<u>\$ -</u>	0.00%
62								
63	Total Base with Gas Cost				\$ 8,061.85	\$ 8,741.63	\$ 679.78	
64	Rider FF and Rider TAX		0.06725	0.06725	542.17	587.88	45.72	8.43%
65								
66	Total Transportation Average Bill				<u>\$ 8,604.01</u>	<u>\$ 9,329.51</u>	<u>\$ 725.50</u>	8.43%

ORDINANCE NO. 2025-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2025 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Saginaw Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2025 Atmos Mid-Tex filed its 2025 RRM rate request with ACSC Cities based on a test year ending December 31, 2024; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2025 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$205.6 million on a system-wide basis with an Effective Date of October 1, 2025; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$205.6 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2025 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$205.6 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2025 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2025.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SAGINAW, TEXAS, BY A VOTE OF _____ TO _____, ON THIS THE _____ DAY OF _____, 2025.

Todd Flippo, Mayor

ATTEST:

Vicky Vega, City Secretary

APPROVED AS TO FORM:

Bryn Meredith, City Attorney



City Council Memorandum

**D. Consideration and Action Regarding the Keep Saginaw Beautiful Photo Area at the 2025 Train & Grain Festival -
- Pedro Zambrano -- Director of Economic & Community Engagement**

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Consent Agenda Item: 2D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The 2025 Train & Grain Festival is scheduled for October 11, 2025. The Train & Grain Planning Team is requesting that the Keep Saginaw Beautiful Board sponsor a photo area at the festival. In addition, the Planning Team would like to invite Board representatives to attend and promote the Keep Saginaw Beautiful initiatives during the event.

Financial Impact

Keep Saginaw Beautiful Board unanimously voted to recommend the use of no more than \$850 from the KSB Donation Fund.



A. Recognitions/Presentations--Gabe Reaume, City Manager

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Proclamations-Presentations Item: 3A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Recognizing the Aquatic Center's lifeguard trainer--Vickie Weldon

Recognizing Camp Kids R Awesome director and assistant director-- Vickie Weldon

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

B. Discussion Regarding Drone Awareness, Safety, Privacy Rights & Freedom to Pursue Justice--Obediah Thomas, Saginaw Resident

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Proclamations-Presentations Item: 3B.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Obadiah Thomas Saginaw resident, submitted request to be placed on the September 2nd, City Council meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Request--O. Thomas.pdf](#)

Request to be Placed on City Council Agenda



Date August 17th 2025 (time stamp available upon request)

Name (please print): Obediah Thomas VIII

Phone #: [REDACTED] Email: [REDACTED]

Address: 705 Pelican Way Saginaw Tx. 76131

Requested Meeting Date: September 2nd 2025

Who Do You Represent: Faith & Justice

Who Will Attend the Meeting:

(Please provide name, address, and phone # of each person)

1. Obediah Thomas VIII

2. _____

3. _____

Will He/She/They Speak?

Yes or No

Yes

Subject to be Discussed: Drone Policy / Privacy / Safety / Prosecutor Conduct

How Long Will Your Presentation Take: 3-5 min.

Reason(s) for this Request: Drone Awareness / Safety / Privacy Rights / Freedom to Pursue Justice

Council Action Desired: Accommodate for Drone Tech. Advancements / Investigation / Education

FOR OFFICE USE ONLY

NOTICE: This request form must be submitted the City Secretary's office no later than 10:00 am the Monday prior to an upcoming council meeting. If any prepared presentation or video(s) will be part of the presentation, the materials must be included, with the request, to be placed on the agenda, by the aforementioned deadline. If you have further questions, call 817-232-4640, extension 2327.

Request received by: 8-18-2025 ☐ In person ☐ Mail ☒ Other Email
(explain)

Date: 9-2-25 Time: 6:00 p.m.



City Council Memorandum

C. Discussion Regarding Traffic Light Design Located at Bailey Boswell & Jarvis Rd--Kelly Schilling, Saginaw Resident

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Proclamations-Presentations Item: 3C.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Kelly Schilling Saginaw resident, submitted request to be placed on the September 2nd, Council meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A

Attachments

[Request-K. Schilling.pdf](#)

Request to be Placed on City Council Agenda



Date 8/24/2025 (time stamp available upon request)

Name (please print): Kelly Schilling

Phone #: [REDACTED]

Email: [REDACTED]

Address: 325 Sugar Creek Ln, Saginaw MI 48601

Requested Meeting Date: 9/2/2025

Who Do You Represent: Beir C Ranch (Saginaw) HOA Board

Who Will Attend the Meeting:

(Please provide name, address, and phone # of each person)

Will He/She/They Speak?
Yes or No

1. Self (see above)

No

2. Amy Huynh, 301 Sugar Creek, 48601, 254-495-7040

Yes

3. _____

Subject to be Discussed: Traffic Light Design Bailey Boswell / Jarvis

How Long Will Your Presentation Take: 5 minutes

Reason(s) for this Request: Would like to share neighbor concerns

Council Action Desired: Consideration of concerns when voting on plan.

FOR OFFICE USE ONLY

NOTICE: This request form must be submitted the City Secretary's office no later than 12:00 pm the Wednesday prior to an upcoming council meeting. If any prepared presentation or video(s) will be part of the presentation, the materials must be included, with the request, to be placed on the agenda, by the aforementioned deadline. If you have further questions, call 817-232-4640, extension 2327.

Request received by: 8-24-2025 ☐ In person ☐ Mail ☒ Other Email
(explain)

Date: 9-2-2025 Time: 6:00 pm



City Council Memorandum

D. Discussion Regarding Shade Structure for the Animal Recreation Yard-Valerie Junkersfeld, Councilmember Place No. 3

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Proclamations-Presentations Item: 3D.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

Councilmember Junkersfeld, requested discussion item to be placed on the agenda.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

N/A



City Council Memorandum

A. Consideration and Action Regarding a Building Improvement Grant Application for 681 N. Saginaw Blvd.

Meeting	Agenda Group
Tuesday, September 2, 2025, 6:00 PM	Business from Executive Session Item: 5A.
Reference File	
Community Goals	

BACKGROUND/DISCUSSION:

The Ashton Apartments have applied for a building improvement grant that includes multiple enhancements. According to the current program policy, only enhancements that have not yet been executed are eligible for reimbursement or funding.

Upon review, the following enhancements are considered eligible under the policy:

- Mural
- Lighting associated with the signage

The applicant has also included additional enhancements in the application that have already been completed. These enhancements would have met eligibility requirements had the applicant applied prior to undertaking the work. However, as they were completed before the application was submitted, they are considered ineligible under current guidelines. The applicant has requested that these completed enhancements still be considered for funding, acknowledging that funding decisions are ultimately at the discretion of the City Council.

FINANCIAL IMPACT:

The applicant is requesting \$43,628.00

RECOMMENDATION:

N/A

Attachments

[Ashton Apartments \(Big Application, Final Redacted\).pdf](#)

Project Information

Property Address: 681 N Saginaw Blvd

Applicant Name: Cassie Norcuth

Applicant E-Mail: [REDACTED]@com Applicant Phone: [REDACTED]

Date of Application: 8-18-25 Years in Business: 9 years

Application Request:

Project Start Date: 3/20/25 Project Completion Date: 9/30/25

Project Requirements and Priorities

Project Eligibility

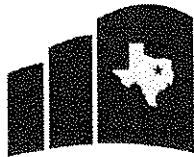
Within City Limits	Yes ☒	No ☐
Non-Residentially Zoned	Yes ☐	No ☐
Ad-Valorem Property Tax Paying Entity	Yes ☒	No ☐
Good Standing with City (Taxes/Monies)	Yes ☒	No ☐
Good Standing (Business Taxes)	Yes ☒	No ☐
No Existing City Liens	Yes ☒	No ☐
Proof of Ownership	Yes ☒	No ☐
Owner Authorization Granted	Yes ☒	No ☐
No Outstanding Code Violations	Yes ☒	No ☐
Permissible Frequency of Grants (Sec. 3.1.8)	Yes ☒	No ☐

Application Documentation

Ownership/Lease Documentation	Yes ☒	No ☐
Photos of Existing Conditions	Yes ☒	No ☐
Drawing, Renderings, & Plans of the Proposed Enhancements	Yes ☒	No ☐
Written Description of the Enhancements (i.e. building materials and color schemes)	Yes ☒	No ☐
Construction Cost Estimate	Yes ☒	No ☐
Owner Support of the Grant Application	Yes ☒	No ☐

Project Description

Our project brings a transformative beautification effort to one of Saginaw's most visible main road frontages. The improvements include a redesigned parking area that enhances both accessibility and safety, lush new landscaping that adds year-round color and vibrancy, and thoughtfully placed public art that reflects the spirit and pride of Saginaw. The building's exterior façade has been refreshed with modern finishes, and a striking new signage package creates a welcoming identity that strengthens visibility. Together, these enhancements have elevated the drive-by appeal of this corridor, turning it into a point of pride for the community and reinforcing Saginaw's image as a thriving and forward-looking city.



SAGINAW, TX
**ECONOMIC
DEVELOPMENT**



BIG Priorities

Located On: (Saginaw Blvd., Bailey
Boswell Rd., Old Decatur Rd., Blue Mound
Rd., or McLeroy Blvd.)

Yes ☒

No ☐

Located Within: "Downtown Areas"

Yes ☒

No ☐

Retail Business

Yes ☐

No ☒

Restaurant Business

Yes ☐

No ☒

Professional Office Business

Yes ☒

No ☐

Industrial and Manufacturing Business

Yes ☐

No ☒

Sales-Tax Generating Business

Yes ☒

No ☐

Enhancements

Please fill out the table below to identify enhancements and allocate your requested funding.

Section	Enhancement Type	Cost of Improvements	Policy Max %	Policy Max \$	Requested Amount	Approved Amount
4.3	Façade	\$17,700. ⁰⁰	50%	\$10,000.00	\$8650. ⁰⁰	
4.4	Interior Renovation	0	50%	\$10,000.00	0	
4.5	Landscaping	\$123,573. ⁰⁰	50%	\$10,000.00	\$10,000. ⁰⁰	
4.6	Lighting	\$4460. ⁰⁰	50%	\$10,000.00	\$2230. ⁰⁰	
4.7	Parking & Driveways	\$16,777. ⁰⁰	50%	\$10,000.00	\$8388. ⁰⁰	
4.8	Pedestrian Amenities	0	50%	\$10,000.00	0	
4.9	Signage	\$8680. ⁰⁰	50%	\$10,000.00	\$4340. ⁰⁰	
4.10	Code Compliance	0	50%	\$10,000.00	0	
4.11	Demolition	0	50%	\$10,000.00	0	
4.12	Public Art	\$19640. ⁰⁰	50%	\$10,000.00	\$9820. ⁰⁰	
Total Requested Amount:				\$43,628. ⁰⁰		
BIG Approved Amount:				\$		

Please identify and describe any additional enhancements not applicable for grant funding:

we included a beautiful perimeter fence.



SAGINAW, TX
**ECONOMIC
DEVELOPMENT**



Contractor Information

Contractor 1:

Company Name: Addison Legacy Contractors
Contractor Name: Edwin Sosa Contractor Title: General Contractor
Contractor Address: [REDACTED] Garland, TX 75042
Contractor E-Mail: [REDACTED]@Legacy Contractor Phone: [REDACTED]
Contractor Cell: [REDACTED] Company Website: [REDACTED].net

Contractor 2:

Company Name: Luxury Palace Landscape
Contractor Name: Jose Cortaneda Contractor Title: Director of operations
Contractor Address: [REDACTED] Dallas, TX 75229
Contractor E-Mail: [REDACTED] Contractor Phone: [REDACTED]
@gmail.com Contractor Cell: [REDACTED] Company Website: Don't have one

Contractor 3:

Company Name: Fast and Furious
Contractor Name: Mona Garcia Contractor Title: operation manager
Contractor Address: [REDACTED] Arlington, TX 76010
Contractor E-Mail: [REDACTED] Contractor Phone: [REDACTED]
@gmail.com Contractor Cell: [REDACTED] Company Website: [REDACTED].com

Contractor 4:

Company Name: GDC Tillman Gilley
Contractor Name: Tillman Gilley Contractor Title: Project manager
Contractor Address: [REDACTED] Azle, TX
Contractor E-Mail: [REDACTED] Contractor Phone: [REDACTED]
@gmail Contractor Cell: [REDACTED] Company Website: Don't have one



SAGINAW, TX
**ECONOMIC
DEVELOPMENT**



Contractor Information

Contractor 1:

Company Name: Woodland Graphics
Contractor Name: Jackie Green Contractor Title: Project Manager
Contractor Address: Woodland Graphics 3 [REDACTED] Garland, TX 75042
Contractor E-Mail: [REDACTED]@woodlandgraphics.com Contractor Phone: [REDACTED]
Contractor Cell: [REDACTED] Company Website: Woodlandgraphics.com

Contractor 2:

Company Name: _____
Contractor Name: _____ Contractor Title: _____
Contractor Address: _____
Contractor E-Mail: _____ Contractor Phone: _____
Contractor Cell: _____ Company Website: _____

Contractor 3:

Company Name: _____
Contractor Name: _____ Contractor Title: _____
Contractor Address: _____
Contractor E-Mail: _____ Contractor Phone: _____
Contractor Cell: _____ Company Website: _____

Contractor 4:

Company Name: _____
Contractor Name: _____ Contractor Title: _____
Contractor Address: _____
Contractor E-Mail: _____ Contractor Phone: _____
Contractor Cell: _____ Company Website: _____



Applicant/Owner Certification

In accordance with Resolution 2018-23 adopting the Building Improvement Grant Policy, the undersigned do hereby certify the following:

Section 7.1 – Application Accuracy:

The information 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.

Section 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 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.

Section 7.3 - Insurance

I (we) certify that I (we) maintain sufficient insurance coverage for property damage and personal injury liability relating to the project.

Section 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 City.

Section 7.5 - Discretionary Rights:

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.

Section 7.6 - Policy Promotion:

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.

Section 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 I 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 I or their agents, employees, officers, and I or directors from any claims or damages resulting from the project, including reasonable attorney fees.

I hereby acknowledge the above information

I do not acknowledge the above information

Owner Name:

Corey Morrow

Signature:

[Signature]

Date:

9/18/2025

Applicant Name:

Carrie Norcott

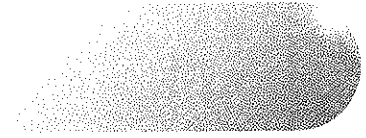
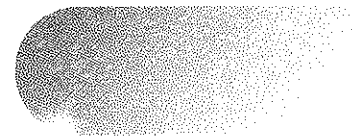
Signature:

[Signature]

Date:

9-18-2025

PROOF OF OWNERSHIP



**Fidelity National Title Agency, Inc.**

1125 Executive Circle, Suite 220

Irving, TX 75038

Phone: (972)650-6847 Fax: (972)637-7184

Buyer's Settlement Statement

Settlement Date: March 14, 2025
GF Number: 9001312400945
Escrow Officer: Amanda [REDACTED]
Buyer: MGC Ashton LLC, a Texas limited liability company
Seller: Ashton Apartments, LLC, a Delaware limited liability company
Lender: Colliers Mortgage LLC
Property: 681 N Saginaw Blvd
Saginaw, TX 76179
(Ashton Apartment Homes)

	Buyer	
	Debit	Credit
Total Consideration		
Purchase Price		
Principal Amount of New Loan		
Earnest Money Deposit		
Prorations/Adjustments		
2025 Property Tax Prorations (Estimate Based on 2024 Tax Bill) Annually		
72 days @ [REDACTED]		
01/01/25-03/13/25		
Rent Prorations Monthly		
18 days @ [REDACTED]		
03/14/25-03/31/25		
Prepaid Rents		
Security Deposits		
Make Ready Credit		
RUBS Credit		
Total Commissions		
Commission to Lifestyles Realty Dallas, Inc		
Loan Charges [REDACTED]		
Origination Fee to Colliers Mortgage LLC		
FNMA Delivery Fee to Colliers Mortgage LLC		
Insurance Escrow Deposit to Colliers Mortgage LLC		
Real Estate Tax Escrow Deposit to Colliers Mortgage LLC		
Loan Application Fee		
P.O.C. [REDACTED]		
Refundable Loan Application Fee		
Good Faith Deposit/Commitment Fee		
P.O.C. [REDACTED]		
Good Faith Deposit Refund		

Buyer's Settlement Statement

APPROVED AND ACCEPTED

The Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance prorations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller. In the event a Real Estate Agent negotiated the transaction such Agent may be furnished a copy of this statement.

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER

MGC Ashton LLC,
a Texas limited liability company

By: Capital by M Group LLC,
a Texas limited liability company
Its Manager

By: _____
Corey N. [REDACTED]
Manager

DocuSigned by:

By: _____
Candice [REDACTED]
Manager

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

BY: [REDACTED]
Fidelity National Title Agency, Inc.
Settlement Agent

Buyer's Settlement Statement

	Buyer	
	Debit	Credit
Balance Due FROM Buyer		
Totals		

See signature page to follow

PROOF OF PAID PROPERTY TAXES



RICK D. BARNES
TARRANT COUNTY
TAX ASSESSOR-COLLECTOR

100 E. Weatherford, Fort Worth, TX 76196
(817) 884-1100
e-mail: taxoffice@tarrantcountytx.gov
web: www.tarrantcountytx.gov
IN GOD WE TRUST

DATE: 08/26/2025

2024 TAX STATEMENT

ACCOUNT:

LEGAL: WILLIAMSBURG VLG APTS BLOCK 1 LOT 1

Facebook.com/TarrantCountyTAC
@TarrantCoTax



Visit our website for online credit card and eCheck payments.
Pay by phone at 817-884-1110

V5.4
1

OWNER: MGC ASHTON LLC

PARCEL ADDRESS: 0000681 N SAGINAW BLVD

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

TOTAL AMOUNT DUE*
*INCLUDES PAYMENT RECEIVED

0.00

*ADDITIONAL CITY SALES TAX REDUCED YOUR CITY AD VALOREM TAX BY \$13620.00.

****YOUR CHECK WILL BE CONVERTED INTO AN ELECTRONIC FUND TRANSFER****

MGC ASHTON LLC



RETURN WITH PAYMENT

**PAY THIS AMOUNT
DUE UPON RECEIPT**

\$0.00

Delinquent after: 1/31/2025

IF PAID IN	AMOUNT DUE
SEP	0.00
OCT	0.00

Make checks payable to:

RICK D. BARNES, TAX ASSESSOR-COLLECTOR



SCAN BARCODE
TO PAY NOW

MGC ASHTON LLC

THIS ACCOUNT IS NOT SUBJECT TO 5-YEAR COMPARISON

SCHOOL MAINTENANCE AND DEBT RATE INFORMATION

TAX YEAR	MAINTENANCE RATE	DEBT RATE		TAX YEAR	MAINTENANCE RATE	DEBT RATE
-------------	---------------------	--------------	--	-------------	---------------------	--------------

EAGLE MOUNTAIN/SAG

CONSTRUCTION BID & PROJECT DESCRIPTION

Addison Legacy Contractors

Garland, TX 75042

addisonlegacycontractors@hotmail.com

**Estimate****ADDRESS:**

Ashton Apartments

681 Saginaw Blvd

Saginaw, Tx 76179

ESTIMATE

10800

DATE:

03/17/2025

UNIT #/DESCRIPTION	QTY	RATE	AMOUNT
PROJECT:			
Exterior Paint	152	950.00	144,400.00
PATIO FENCES:	1	48,825.00	48,825.00
Install 45 LF of 4ft Cedar Fence with a gate and new hardware and 31 yard extensions			
Install new hardiplank and building roof facades with new trim	1	15,600.00	15,600.00
Prime all areas in 13 different locations			
*Install siding in front of the office with all new trim	1	2,100.00	2,100.00
Prime all areas			
*Partial Fence	1	37,950.00	37,950.00
Approx 932 LF of partial fence on both sides of the property			
*Permit fees will be determined if necessary after reviewing the city requirements			
PROJECT: Add 6 gates with metal and hardware	1	8,500.00	8,500.00
Gates to hold and close			
Open a side door for access			
Gates to be painted			
Trim the side access			
Repair all broken wood through all dumpster areas			
PROJECT: Paint Accent Walls through Office and any wall that needs paint	1	1,500.00	1,500.00
Carpentry throughout the property: securing loose siding, fascia, and trim	1	12,126.28	12,126.28
Draw 1 shall be for 33% of Contracted Amount due at Mobilization			
Draw 2 shall be for 33% of Contracted Amount due at 50% Completion			
Draw 3 shall be for 34% of Contracted Amount due at 100% Completion			

ANY WORK THAT IS NOT DEFINED IN THE SCOPE WILL BE CONSIDERED A CHANGE ORDER*

PROPOSAL IS GOOD FOR 30 DAYS*

ABOUT TIME: PROJECT Manager from Legacy Contractors will be assigned to this project. Project Manager will oversee all phases of the project and maintain contact with work crews and property personnel.
EMERGENCY NUMBERS: Legacy Contractors will provide the

SUBTOTAL 271,001.28

TOTAL \$271,001.28



Invoice

Paid

Luxury Palace Landscape

Dallas, Texas 75229

Mobile Phone: [REDACTED]@gmail.com

Invoice Number: LP-6826
Invoice Date: 03/21/2025
Payment Terms: Due On Receipt
Invoice Due Date: 03/21/2025
Invoice Amount: 23,116.50

Bill To

Ashton Apartments
 681 N. Saginaw Blvd
 Saginaw, Texas 76179

Property Address

Ashton Apartments
 681 N. Saginaw Blvd
 Saginaw, Texas 76179

Item #	Item Name	Quantity	Total
1080	General Project 1. Irrigation System • Repair of the existing irrigation system • Installation of 2 - 1 1/2 - valves - these valves are for the 15 crepe myrtles that will be installed. 2. Location: Areas on the property where there are no buildings • Installation of 345 - 3-gallon plants 3. Location: Office, inside of the pool, outside of the pool and island on the property • Refresh of the above mentioned areas and removal of all dead plants from these areas • Installation of new plants for all the areas mentioned above. Labor is included in the price	1.00	42,709.47
1012	50% down • Required to begin the entire project and purchase material	1.00	0.00
1082	Payment Hold this amount is on hold by ownership until project is completed.	-1.00	-23,116.50

Terms & Conditions:

The information contained in these documents are confidential, privileged and only for the information of the intended recipient and may not be used, published, or redistributed without the prior written consent of Luxury Palace LLC, including all images, designs, estimates and pricing.

Terms and Conditions:**Estimates:**

Estimates are only valid for 45-days from date issued. The estimate and price are subject to change after the 45-day period. Please contact the office for more details.

Warranty:

1. 8-day warranty for flowers installed only by Luxury Palace LLC from project completion date
2. A 30-day warranty for any new material(s), plants included and installed only by Luxury Palace LLC from project completion date
3. Irrigation Repair for parts replaced at the community only, the warranty is for 2 months from project completion date

Any Warranty provided with the following exceptions:

Damage from resident or a non-employee of Luxury Palace LLC to the specific area where work had been performed. Is not limited to and includes lack of watering, over watering, any unresolved irrigation issues, noncompliance on recommendations listed to specific project and or installation project. The warranty shall be null and void. Luxury Palace LLC will not assume responsibility of such damage as listed above. Replacement of any plant or material will be at the cost of the customer.

Payment Terms:

Once estimate(S) have been approved an invoice may be sent requesting the down payment. A second invoice if a down payment is required will be invoiced to the property and will be due upon receipt.



Invoice

Paid

Luxury Palace Landscape

[REDACTED]
Dallas, Texas 75229

Mobile Phone: [REDACTED]
[REDACTED]@gmail.com

Invoice Number: LP-6827
Invoice Date: 03/21/2025
Payment Terms: Due On Receipt
Invoice Due Date: 03/21/2025
Invoice Amount: 23,390.00

Bill To
Ashton Apartments
681 N. Saginaw Blvd
Saginaw, Texas 76179

Property Address
Ashton Apartments
681 N. Saginaw Blvd
Saginaw, Texas 76179

Item #	Item Name	Quantity	Total
1080	General Project 1. Location: Areas on the property where there are no buildings • Installation of 345 - 5 -gallon plants that included the following: Indian Hawthorn, Holly's, Photinia's, Yaupon Holly's, Lillianas, Maiden Grasses, Liriope, Loropetalums and sunshine ligustrum plants • Installation of 23 - yards of fine hardwood mulch • Installation of 2,385 feet of 4-inch metal edge • Installation of 8-15-gallon White Crepe Myrtles • Installation of 7-15-gallon Pink Crepe Myrtles 2. Location: Office, inside of the pool, outside of the pool and island on the property • Refresh of the above mentioned areas and removal of all dead plants from these areas • Installation of new plants for all the areas mentioned above. The plants will be Red and Glorious Yuccas, 2 Agaves and Cream de mint plants. • Refreshing of existing rocks/gravel at the leasing office Labor is included in the price	1.00	43,214.78

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Warranty:

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2. A 30-day warranty for any new material(s), plants included and installed only by Luxury Palace LLC from project completion date
3. Irrigation Repair for parts replaced at the community only, the warranty is for 2 months from project completion date

Any Warranty provided with the following exceptions:

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Payment Terms:

Once estimate(S) have been approved an invoice may be sent requesting the down payment. A second invoice if a down payment is required will be invoiced to the property and will be due upon receipt.



Invoice

Paid

Luxury Palace Landscape

Dallas, Texas 75229

Mobile Phone:

@gmail.com

Invoice Number: LP-7757

Invoice Date: 07/23/2025

Payment Terms: Due On Receipt

Invoice Due Date: 07/23/2025

Invoice Amount: 1,948.50

Bill To

Ashton Apartments

681 N. Saginaw Blvd

Saginaw, Texas 76179

Property Address

Ashton Apartments

681 N. Saginaw Blvd

Saginaw, Texas 76179

Item #	Item Name	Quantity	Total
1080	General Project • Removal of 13 large plants • Installation of 62 - 3-gallon plants for the areas the larger plants were removed from along with the office area. • Installation of 6 - 15-gallon Crepe Myrtles • Installation of 17 flats of Penta flowers. Labor is included in the price	1.00	3,600.00
1012	50% Down Payment • Required to begin the entire project and purchase material	1.00	0.00
1082	Payment Hold • This amount is on hold by ownership until project is completed.	-1.00	-1,948.50

Terms & Conditions:

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Terms and Conditions:**Estimates:**

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Warranty:

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2. A 30-day warranty for any new material(s), plants included and installed only by Luxury Palace LLC from project completion date
3. Irrigation Repair for parts replaced at the community only, the warranty is for 2 months from project completion date

Any Warranty provided with the following exceptions:

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Payment Terms:

Once estimate(S) have been approved an invoice may be sent requesting the down payment. A second invoice if a down payment is required will be invoiced to the property and will be due upon receipt.

**FAST
&
FURIOUS**
REMODELING & CLEANING SERVICES

MARIA GARCIA

Arlington, TX 76018

INVOICE 10182

**EXTERIOR LIGHTS
PART 2**

@gmail.com

TO: ASHTON

SENT: 7/2/2025

AREA	DESCRIPTION	AMOUNT
FRONT DOOR	REPLACE 88 LIGHTS \$20 EACH	\$1760
FRONT PATIO	REPLACE 24 FRONT/PATIO (CONCRETE PATIOS) LIGHTS \$20 EACH	\$480
PATIO	REPLACE 136 PATIO LIGHTS \$20 EACH	\$2720
BUILDING	REPLACE 72 BUILDING LIGHTS \$50 EACH	\$3600
	TOTAL	\$8560
	AMOUNT RECIEVED	\$4280
OFFICE	INSTALL 9 LIGHTS ON THE EXTERIOR OF OFFICE BUILDING	\$180
	TOTAL DUE	\$4460

INVOICE FOR THE SECOND HALF OF THE TOTAL AMOUNT

\$4460

INVOICE

GDC (Attn: Tillman Gilley)

Azle, TX 76020-3640

gmail.com



Bill to

Ken Barjam
US - Property Consultants
Tx United States

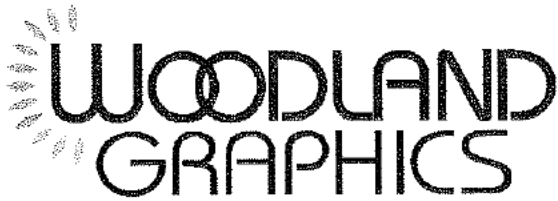
Ship to

Ken Barjam
US - BUSINESS Consultants
681 N Saginaw Blvd.
Saginaw, Tx 76179
United States

Invoice details

Invoice no.: 1001
Terms: Net 30
Invoice date: 06/11/2025
Due date: 07/11/2025

#	Product or service	Description	Qty	Rate	Amount
1.	CONCRETE	Concrete/Asphalt Work DEMO 40 L.F. CURB AND 100 S.F OF ISLAND INSTALL 20 L.F. OF CURB AND INSTALL NEW ASPHALT 3" FOR DRIVE LANE. CONSTRUCTION OF CONCRETE PARKING LOT- APPROX- 4,100S.F. WITH 315 L.F. OF CURB GRADE AND SLOPE FOR REQUIRED DRAINAGE EAST TOWARDS MAIN ST. TO ELIMINATE WATER DRAINING TO ADJACENT PROPERTY EXCAVATE NECESSARY SOIL , AND RELATED DEBRIS FROM JOBSITE. GRADE AND COMPACT SUBGRADE. FORM AS NEEDED PLACE #3 RE-BAR ON 18" INCH CENTERS BOTH WAYS INSTALL 5" 3500 PSI CONCRETE MACHINE OR HAND TROWEL WITH A BROOM FINISH.	0.5	\$33,555.00	\$16,777.50



SIGN DESIGN • FABRICATION • INSTALLATION

Garland, Tx 75042 •
landgraphics.com

Proposal

Date: 7/16/2025	Proposal #: 20302
Project	
Phone Number	Fax Number

Bill To:

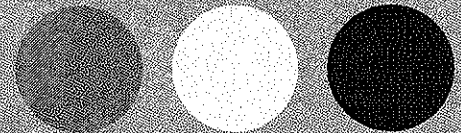
Ashton
681 Saginaw Blvd.
Saginaw, TX 76179

Item	Description	Qty	Rate	Total
I.D. Sign	Single-faced wall mount sign, Reverse lighted channel letters, led. (Halo lighting) Size: 42" x 84" x 3". Blue returns with Black faces, blue outline. Field verify prior to fabrication.	1	5,290.00	5,290.00T
Secondary	"Broker's" sign for back of property. Face size: 60" x 96", installs on 4" x 4" posts, painted with "rail crossing" detail. Double-faced. Printed DiBond with UV clear coat.	1	3,640.00	3,640.00T
Secondary	Monument sign. Double-faced. Size: 60" x 96". Routed 1/8" aluminum with graphics on Plexiglas, lighted with white led. Painted with 2 part poly paint, UV clear. Lights on 3 sides with address.	1	5,040.00	5,040.00T
Secondary <i>Public Art</i>	Mural. High resolution digital print on DiBond aluminum with UV clear coat. Customer to provide production file in 300dpi, vector format or high resolution png. 12 panels cut to size, 8' x 4'. 3 panels cut to size: 10' x 5'. Field verify exact sizes prior to fabrication.	1	7,000.00	7,000.00T
Secondary	Decals printed with new logo applied to existing signs: (3) Future Resident Parking, (1) Office Hours, (1) Pool Rules, (1) Outdoor Kitchen, (1) Dog Park	7	26.00	182.00T
Installation	Installation	1	7,350.00	7,350.00
Secondary	Permits (1) Wall sign, (1) monument sign, (1) "broker's" sign. Note: billed at cost.	3	500.00	1,500.00
Secondary	Permit Process and Inspections	3	Total 285.00	855.00T

Accepted By:	Title:	Date:
---------------------	---------------	--------------

The Ashton

Grant Presentation
www.us-pc.com



About us

US Property Consultants specialize in construction and rehabilitation management. Our experienced team oversees every aspect of commercial projects, ensuring they are completed on time, within budget, and to the highest standards. Trust us to transform spaces and deliver exceptional results.



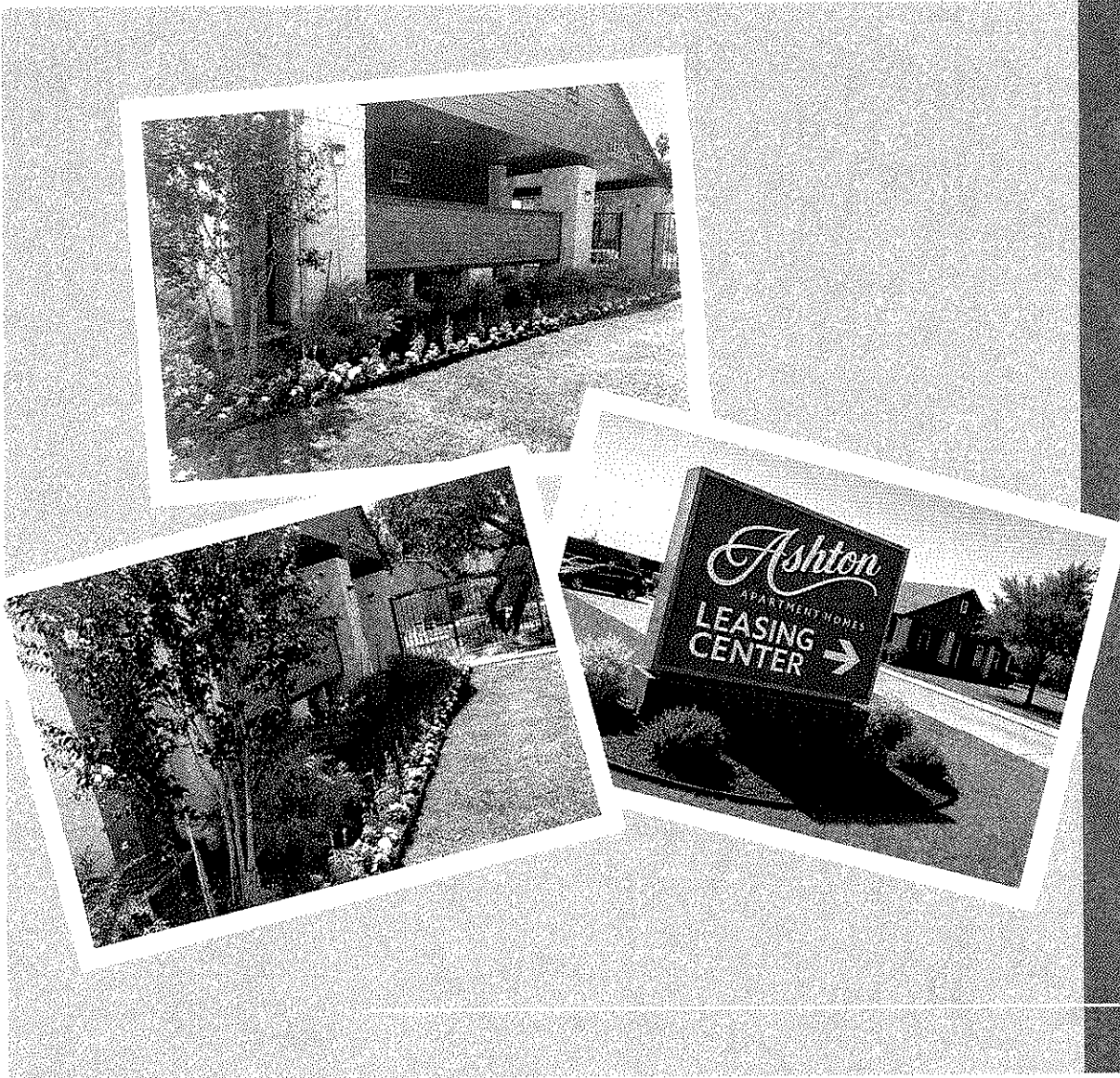
The Ashton Project

"Our goal is to create a powerful statement that reflects the pride of being a part of the Saginaw, Texas community. Once the mural is installed, it will serve as a vibrant, eye-catching landmark that captures attention and celebrates the beauty of our city every time you drive by."



Landscaping

"We are enhancing the road frontage with vibrant landscaping that will create an eye-catching entrance, elevate the community's appearance, and foster a stronger sense of pride and beautification for all who live here and visit."



New Look

The new signage will create a strong, positive statement along Saginaw Blvd., improving the road frontage while reflecting the pride and progress of our community."



The Facade

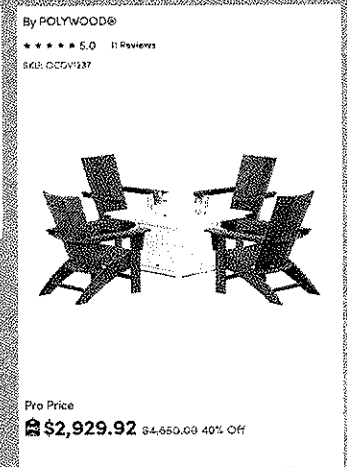
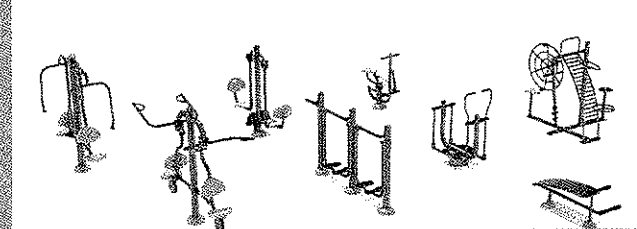


Curb Appeal

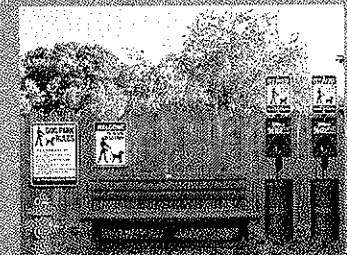
"The updated façade transforms the property with a fresh, welcoming look that enhances drive-by appeal and contributes to the overall vibrancy of Saginaw Blvd."

The Mission

Drive By Pride – Showcasing Saginaw, Texas with Beauty and Community Spirit."

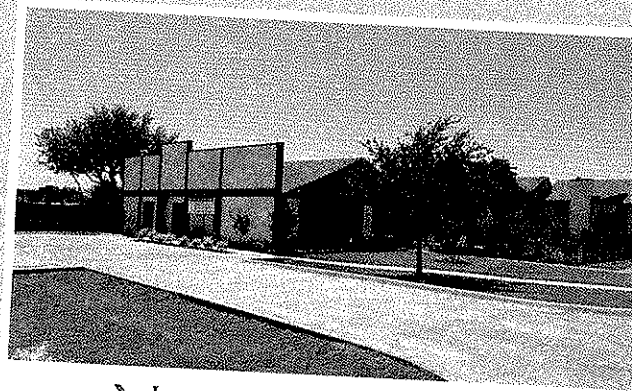


Pedestrian Amenities

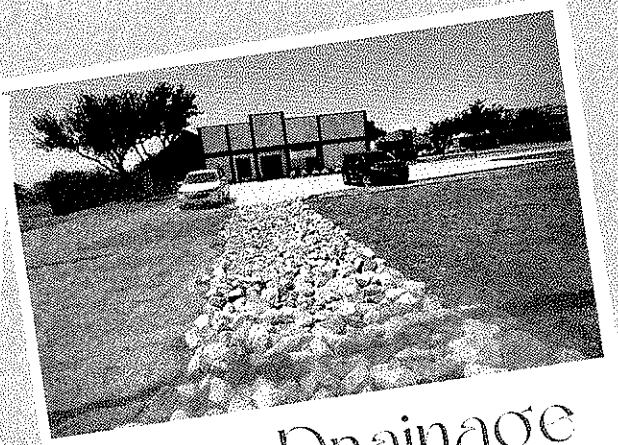




New Driveway



New Parking



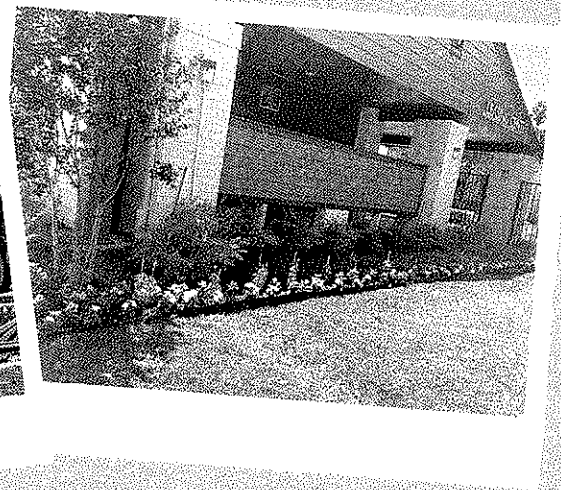
New Drainage

Parking and Driveways

"Paving the Way – A Fresh New Look for Our Leasing Office." The driveway transformed the road frontage with a fresher modern appeal.

New Lighting

Making Drive-by appeal
brighter



Public Art

What a beautiful statement

