

**CITY OF SANGER, TEXAS**

**MINUTES: CITY COUNCIL JOINT MEETING WITH 4A SANGER TEXAS INDUSTRIAL DEVELOPMENT CORPORATION AND 4B SANGER TEXAS DEVELOPMENT CORPORATION**

**June 17, 2019 – 4:30 PM**  
**502 Elm Street, Sanger, Texas**

**COUNCIL MEMBERS PRESENT:** Mayor Thomas Muir; Mayor Pro Tem Gary Bilyeu; Councilmember Marissa Barrett; Councilmember Dennis Dillon; Councilmember Allen Chick; Councilmember David Clark.

**COUNCIL MEMBERS ABSENT:** None.

**The Mayor and all five (5) Council Members were present constituting a quorum.**

**4A SANGER TEXAS INDUSTRIAL DEVELOPMENT CORPORATION MEMBERS PRESENT:** Board Member Victor Gann; Board Member Fred Yeatts.

**4A SANGER TEXAS INDUSTRIAL DEVELOPMENT CORPORATION MEMBERS ABSENT:** Board Member Elizabeth Springer; Board Member Don Gillum.

**A quorum was not met for the 4A Sanger Texas Industrial Development Corporation. Two (2) of four (4) Board Members were present. Three (3) Board Members are required for a quorum.**

**4B SANGER TEXAS DEVELOPMENT CORPORATION MEMBERS PRESENT:**

Board President John Payne; Board Vice President Barbara Martin; Board Secretary Beverly Branch; Board Member Jeff Springer; Board Member Beverly Howard; Board Member Carrie Bilyeu.

**4B SANGER TEXAS DEVELOPMENT CORPORATION MEMBERS ABSENT:** Board Member Will Dutton.

**A Quorum was met for the 4B Texas Development Corporation. Six (6) of Seven (7) Board Members were present. Four (4) Board Members are required for a quorum.**

**STAFF MEMBERS PRESENT:** City Manager Alina Ciocan; Director of Economic Development Shani Bradshaw; Director of Development Services Ramie Hammonds; City Engineer Tracy LaPiene; City Secretary Cheryl Price; Josh Bishop, Police Department.

**1. Call Meeting to Order, Invocation, Pledge of Allegiance.**

Mayor Muir called the Joint Meeting of the City Council on June 17, 2019 to order at 4:35 PM. 4B President John Payne called the 4B Board Meeting to order on Jun2 17, 2019 at 4:36 PM. There was not a quorum present for 4A Board. Members kept their seats in the meeting noting this was an open meeting and would be discussion only, and no action will be taken.

Mayor Pro Tem Bilyeu gave the Invocation and the Pledge of Allegiance was led by Councilmember Clark.

## **REGULAR AGENDA**

### **2. Discussion Regarding Economic Development Open Discussion Regarding Economic Development to Include Downtown Redevelopment and City-Wide Comprehensive Plan.**

Each of the Board Members introduced themselves. Director of Economic Development Shani Bradshaw provided a history and summarized her recent meetings with the 4A and 4B Board. She opened the discussion on economic development in Sanger and provided a presentation on how valuable a comprehensive plan is in the development of the City. The Cost of a comprehensive plan is estimated to be approximately \$100,000 and staff has requested \$40,000 from the 4A Board and \$40,000 from the 4B Board. It was noted that the comprehensive plan would also include the downtown area. There was discussion regarding the number of the properties owned by the City in the downtown area and that the plan would help with the determination of what to do with these properties in the best interest of the City and to help increase the tax base. It was noted that increasing the tax base would be of benefit to the Boards and increase their income. There was extensive discussion. Concern was expressed by 4B board members regarding the amount of the cost of the comprehensive plan. Mayor Muir and Councilmembers advised that all boards should be on the same page and contribute for the planned future economic development of the City. Different contribution amounts were discussed and 4B Board President John Payne asked if the pro-rata could be shared equally. It was noted that the 4B did not include this as part of their budget for 2018-2019. Mayor Muir noted that by the time the plan is bid that the City will be in the next budget period 2019-2020. Mayor Muir encouraged the boards to go back and meet to discuss this. The boards thanked the Council for the opportunity to meet and noted that it should be done more often.

### **3. ADJOURN.**

There being no further business, Mayor Muir adjourned the City Council Work Session at 6:02 PM.