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Sanger News

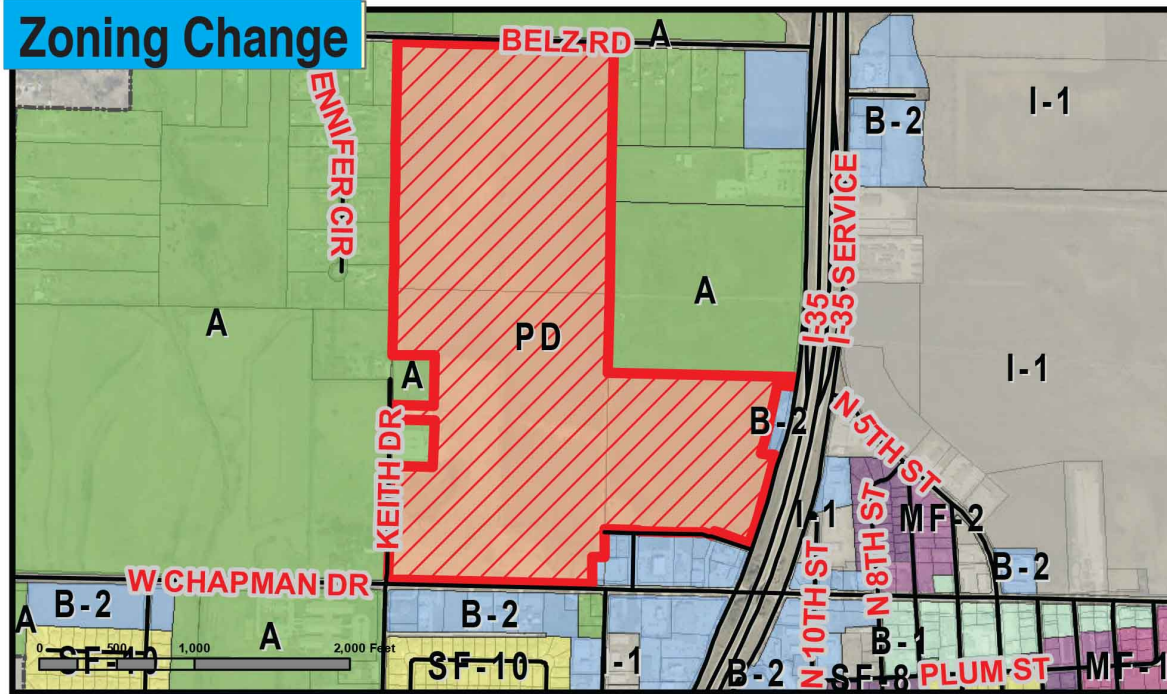
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VOLUME 11, NO. 4 400 Bolivar Street, Suite 311 in Historic Wilfong Building - Sanger, TX 76266 January 6, 2023

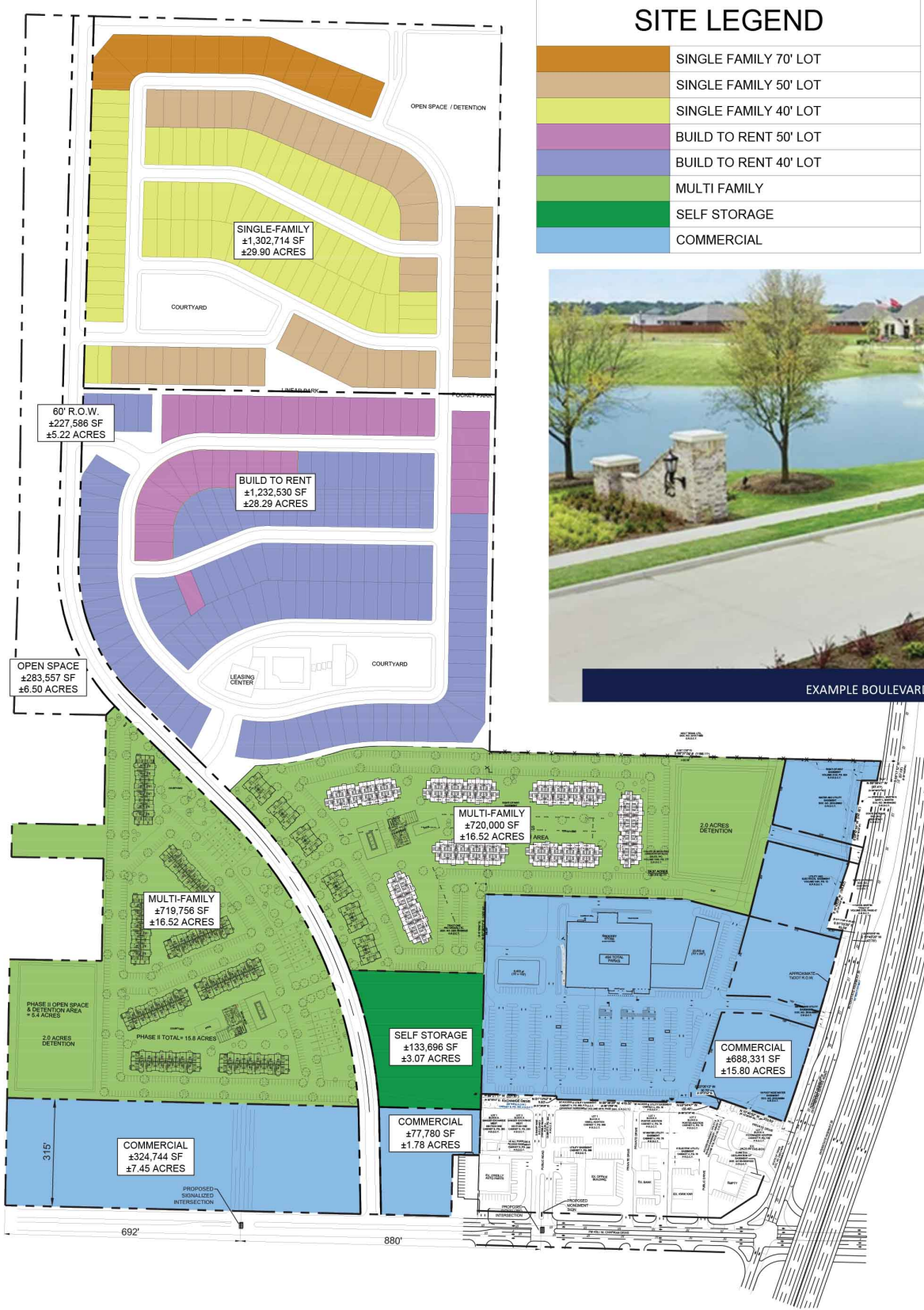


Zoning Change approved for 131 acre residential/commercial development

50,000+ national chain grocer tenant to anchor commercial project

The Sanger City Council approved a vote 4-1 on December 12, 2022 for a zoning change from (A) Agricultural District to (PD) Planned Development for approximately 131.82 acres of land, described as A1241A TIER-WESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

Applicants Greystar and Malouf Interests development will consist of approximately 29.90 acres of single-family residential, 29.29 acres



property is surrounded by (A) Agricultural District and (B-2) Business 2 zoning. The City of Sanger staff mailed out 33 public hearing notices to owners of properties within 200 feet of the subject property and had received no responses. The Planning and Zoning Commission recommended APPROVAL on 12-12-22. Developers have expressed they will bring national chain grocery store as they complete their build out. A 50,000+ grocer will be the anchor tenant for the commercial part. "While this may take some time to see 'on the ground' activity, it is a promising first step to bring significant retail to Sanger," said Mayor Thomas Muir. The developers are not announcing a grocery store name yet. The council has emphasized to the developer that they prefer the development of the retail first, to accelerate the coming of the grocery. Sanger's former grocery store Super Save closed two years ago because of the TxDOT widening of FM 455 and I-35. TxDOT imminent domain would have left the store without much parking and a place for 18-wheelers to unload

(Continued on pg. 6)

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OBITUARIES...

Jimmy Dale Wheat

June 3, 1944 - December 28, 2022

Jimmy Dale Wheat, 78, of Sanger, passed peacefully at his home on Wednesday, December 28, 2022. In Indianola, Oklahoma, on June 3, 1944, Jimmy was born to parents Woodrow Wilson Wheat and Emma (Duvall) Wheat.

On November 20, 1962, Jimmy and Diana Leota Sasser were married in Tracy, CA; two children were born of this union. Jimmy and Diana celebrated their 60th Anniversary this year.

Jimmy received an Associate of Arts Degree from Delta Jr. College in Stockton, CA. He was a firefighter with the Tracy Fire Department in Tracy, CA, for the next 30 years.

Jimmy is survived by his wife, Diana of Sanger; one daughter, Deborah Young, and husband, Abe of Sanger; one son Glenn Wheat, Sr., and wife, Cathryn of Konowa, OK; and one sister Mary Ann Williams of Modesto, CA. Five grandchildren and five great-grandchildren, with the 6th being born this week, also survive him.

Funeral services for Jimmy were held at 11:00 am on Tuesday, January 3rd, 2023, at the Church of Christ in Sanger. Pastor John Payne officiated the services. Glenn Wheat Sr, Abe Young, Michael Gill, Jared Kohnle, Austin Kohnle, and Glenn Wheat Jr. served as pallbearers.

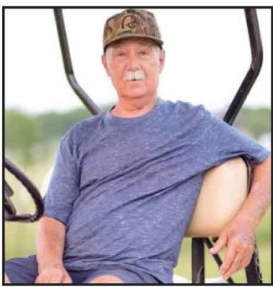
James Michael Scanlon

September 7, 1943 - December 27, 2022

James Michael Scanlon, 79, of Denton passed away on December 27, 2022, in Denton. He was born on September 7, 1943, in Detroit Michigan to James and Vera Scanlon.

He was a veteran of the U.S. Air Force where he worked in armament and electronics maintenance. He served for over 7 years with a passion and pride for working on the electronics in Boeing B-52's. He earned the Air Force Longevity Service Award, The Air Force Good Conduct Medal, and the National Defense Service Medal. He was honorably discharged as a staff sergeant and one of his supervisors stated that he was an outstanding administrator with a high standard of performance who enthusiastically accepted his assignments, which established a reputation of reliability and trust. They also said he had a keen analytical mind and self-discipline that made him tenacious in pursuing a goal, which was often remarked upon.

After his military years he settled in Denton, Texas and became a member of the Hi Noon Lions Club where he participated in civic projects that helped the Denton community and loved cooking for club events. He would go on to become an insurance agent and eventually opened the Scanlon Insurance Agency. He



was best known to his customers as being honest and, to a fault, frank. He would tell you like it was. He was thought of as being gruff but had a huge soft teddy bear heart on the inside. I've heard many say "Oh! I bought my first insurance from him!" He never met a stranger... After all, he was an insurance man. On a trip to Disney World, we were standing in line for a ride when I heard someone behind us say "Well gosh darn! If it isn't Jim Scanlon!"

Jim was a loving husband, father, and "poppy". As an avid foodie, he had a passion for desserts... but he also loved trying new foods and visiting new restaurants. He was also a great cook who was known for grilling a mean steak, and his friends and family loved to drop by when they knew he was throwing something on the grill. Since his time in the air force, his enthusiasm for electronics and mechanics grew into a love for technology that made him a proficient handyman, family IT help desk, and a fan of science-fiction shows. He has also seen every episode of Star Trek and rewatched them so much that our youngest child grew to know who most of the captains were before she knew what Star Trek was. Had she been a boy, she would've been named "Geordie".

He gained so much wisdom, knowledge, and experience over the years that he found every opportunity to pass it on to the ones he loved, giving them the foundation and resources to learn and experience more than he could imagine.

His family is heartbroken, but he got his wings and left this world on his own terms: in the comfort of his own home, in the company of his family, and in peace. Before he left, he said, "No regrets."

From our hearts, my love, sleep easy. 'Til we meet again.

He is survived by his wife, Carole Scanlon of Denton, daughters, Patricia Stovall and husband Paul of Ponder, Tx., and Kara Scanlon of Denton, sons, Ricky Bryant and wife Tina of Sanger, Tx., and Wesley Bryant, also of Sanger, Tx., eight grandchildren and five great-grandchildren.

He was preceded in death by his son, Jimbo Scanlon, and his mother and father.

Ramona Dickerson Harris

July 18, 1939 - December 27, 2022

Ramona Dickerson Harris passed away at her home in Sanger, Texas on Tuesday, December 27, 2022. She was born in Hopkins County, Texas on July 18, 1939 to April Carlton and Mary Dickerson. Ramona enjoyed crocheting, billiards, and spending time with her family. She retired from Republic Insurance, then she retired from Boeing, and then retired from Sally Beauty.

She is preceded in death by her husband Wayne Sr., her parents, and Sisters: Caroline, Matoka, Luetta, Mattie Lee, Opal, Norena. Brothers: AC Jr., Wallace, Billy Joe, Jack.

Visitation was held at DeBerry Funeral Home on Monday, January 2, 2023 from 12PM to 2PM with funeral services starting at 2PM officiated by Chaplain John Cooke. Ramona was interred at Roselawn Memorial Park.

Ramona is survived by one brother-A.E.(Buddy)



Dickerson, daughter Leisha (Ronnie) Hardy, Son Larry Lavohn Jr. (Marlane), grandchildren Chris (Ashleigh), Terry (Cayce), Derek (Ann), Kayla (Sam), Daniel (Tory), Shawnda (Joseph), Ranie (Lee), John (Sarah), Anthony. 24 great grandchildren, 2 great-great grandchildren. Numerous nieces and nephews.

Pallbearers: Chris, Terry, Derek, John, Anthony, Jack. Honorary pallbearers are Cobie Long, A.J. Webb, William Clarke.

Joe Ernest Campbell

June 12, 1941 - December 28, 2022

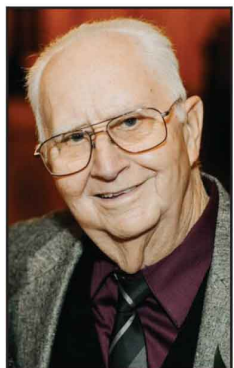
Joe Ernest Campbell, 81, of Aubrey, Texas passed away on December 28, 2022, at his home. He was born in Krum, Texas to Ernest and Joan (Park) Campbell.

He lived in Denton County all his life with the exception of his service in the army, where he was stationed in Alaska. In 1966, he married Carol Sue Roeder in Valley View, Texas. He worked construction, working for Bock Construction until he and his brother started Campbell Brothers Construction in 1978. In 1984, he started at Peterbilt Motors until his retirement in 2003.

Joe loved riding his motorcycles, having rode it to all lower 48 states and Canada. He would go on rides for weeks at a time, attending many rallies including 4 Corners and Sturgis.

He is survived by his wife, Sue Campbell of Aubrey, TX; , daughter, Page Wimmer and husband Brad of Krum, TX; son, Chris Campbell and wife Kimberly of Aubrey, TX; brother Cecil Campbell and wife Robin of Harlingen, TX. He had five grandchildren that he was especially proud of: Joseph Campbell, Brayden Campbell, Branden Campbell, Jenica Bates and husband Dillon, and Abby Wimmer.

The family received friends on Monday, January 2, 2023, from 5-7 PM at DeBerry Funeral Directors in Denton, Tx. A Memorial Service was held in the Chapel of DeBerry Funeral Directors on Tuesday, January 3, 2023, at 10:00 AM.



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OBITUARIES...

Larry Thomas Childress

March 29, 1969 - December 27, 2022

Larry Thomas Childress, Jr., 53, passed away peacefully on December 27, 2022, in Denton. Larry was born on March 29, 1969, in Grapevine, Texas, the son of Larry Thomas Childress Sr. and Janice Flanagan Childress. He is survived by his parents and one brother, Samuel Thomas Childress, who is three years younger.

The greatest event in Larry's life was at the age of 8, after attending 2 summers in a row at Camp Copass he professed his faith in Jesus Christ and was baptized in the First Baptist Church in Justin, TX.

He had many challenges in his life but was helped by the Lord and was able to lead a productive life. He graduated from Northwest High School in Justin in 1987. After a short time in the Army, he began a long career working at Kroger on University in Denton. He was employed there for 32 years, finishing his career there in the bakery. Larry enjoyed watching car racing, attending family reunions, and had a large collection of Hot Wheels. He made many friends through the years. His last brief challenge was when he had a massive stroke at the age of 52, which left him disabled and was confined to a bed for the rest of his life. He never was able to speak coherently after this time.

Larry was fun to be around, had a good sense of humor, and loved his family and friends. On December 27, he received his appointment and was called home to be with the Lord. His trials and tribulations are now over. Although he struggled with many disappointments, we know that he led a worthwhile life and he is now in the presence of the One who loved him the most.

There was a visitation on Friday December 30, 2022 at the Mulkey-Bowles-Montgomery Funeral Home from 6-8p.m., and a graveside funeral service at Jackson Cemetery in Krum, TX on Saturday December 31, at 10:00a.m.

Judy Cauleen Kneifel

September 14, 1949 - December 26, 2022

Judy Cauleen Kneifel, 73, of Whitesboro, Texas was called to her eternal home on Monday, December 26, 2022.

Judy was born on September 14, 1949 in Dallas, Texas to Roy William and Melvia Olita (Riley) Rush. She was a loving wife, mother, and grandmother. She enjoyed shopping, but her greatest enjoyment came from the time she spent with her family, especially her grandchildren and great-grandchildren.

She is survived by her husband, Robert Kneifel of Whitesboro; daughter, Toby Brown and fiancé, Keith Reynolds of Sanger; daughter, Teri McMillen and husband, Phil; grandchildren, Ryan Beza and wife, Detinee, Sara Beza, and Marissa McMillen; great-grandchildren, Avah, Alexandria and Noah Beza, sister, Ann Spann, brother, Paul Rush and cousin, Thresa Gray.

Judy was preceded in death by her parents, Roy and Melvia Rush.

Cremation arrangements are under the direction of Meador Funeral Home of Whitesboro.

Elizabeth (Liz) Mayo Ramsey

June 9, 1958 - December 18, 2022

Elizabeth (Liz) Mayo Ramsey, 64, passed away on December 18, 2022. Elizabeth was born on June 9th, 1958, in San Antonio, Texas, to parents Maxey Humphrey Mayo and Francis Moss Mayo.

After graduating high school, she worked hard to get her real estate and broker license. Elizabeth became a successful real estate agent in the DFW metroplex.

Elizabeth married the love of her life, Donnie Shane Ramsey, on September 29, 2000. She also loved nothing more than spoiling all her nieces and nephews.

Elizabeth is survived by her husband, Donnie Ramsey of Frisco, her mother Francis Mayo, her brother Jan, as well as her nieces and nephews. Elizabeth is preceded in death by her father Maxey Humphrey Mayo, her sister Ruth Mayo, and brothers Robert Mayo and James Hickey.

A memorial will be held in her honor at North Texas Trinity Cowboy Church at 4:00 p.m. on Thursday, January 5, 2023. Pastor Ken Peterson will officiate the services.

Percilla Jo Smith

October 5, 1929 - January 1, 2023

Percilla Jo Smith, 93, of Fort Worth, Texas, joined her Heavenly Father on January 1, 2023. She was born in San Antonio, Texas, on October 5, 1929, to parents George Morris and Edell (Molphus) Morris.

Percilla graduated from Sanger High School in 1945 and went to the Brantly-Draughn School of Business in Fort Worth. Percilla married her husband, Edward Smith, in Denton, Texas, on November 5, 1955. She worked in the home caring for her family. She was a member of the Bolivar Baptist Church.

Percilla had a beautiful voice and a gift for playing the piano. She loved singing the old gospel songs and at home was known for breaking out in song, singing these beautiful hymns, and re-joining in the Lord.

Percilla is survived by her daughters, Donna Mayes of Frisco, Vickie Bounds of Fort Worth, Diane Vaughn of Arlington, and one stepdaughter, Carolyn Belcher of Sanger; and two sisters, Pauline McCurley of Lewisville and Dorothy Marshall of Pilot Point; and one brother George Morris, Jr. Of Avinger. Additionally, she is survived by her beloved seven grandchildren: Robert LeGear; Davina Davis, Shane Belcher, Brad Vaughn, Alicia Duffy, Jeremy Bounds, Lauren Griffin; twelve great-grandchildren: Preston, Wesley, Hunter, Dylan, Connor, Jacob, Sydney, Brayden, Chloe, Finley and Boston; and three great-great-grandchildren.

Percilla is preceded in death by her parents; her husband, Edward; son, Mike Smith; daughter, Marie Looper; two sisters, Reba Adcock and Joyce Winters; and two brothers, Robert Morris and Don Morris.

The funeral service for Percilla is 2:00 pm, Friday, January 6, 2023, at the Bolivar Baptist Church, 6690 FM455 West, Sanger, Texas. Rev. Dickie Amyx and Charles Bounds will officiate the services. Grandsons and Great-Grandchildren will serve as pallbearers and honorary pallbearers.

In lieu of flowers, the family memorial donations to a local homeless shelter of your choice or Percilla's favorite charity, The Soul Church of Dallas at 828 4th Avenue, Dallas, Texas, www.soulchurch.org, email: info@soulchurch.org, or by phone (972) 288-7974.

Arrangements for Percilla are with Coker Funeral Home in Sanger. You are welcome to share a memory or offer your condolences to the Smith Family at www.cokerfuneralhome.com.

Over 2,000 digital scanned newspapers of Sanger Courier / Sanger News already added to Portal website

An original copy of a July 23, 1970 Sanger Courier newspaper, collected by the Sanger Historical Society and Sanger Public Library. Original copies are scanned, archived and are searchable in the new digital files.



The Sanger issues are searchable through The Portal to Texas History at <https://texashistory.unt.edu/explore/collections/SANG/>. Thousands of past issues are being added.

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Reflections from the Past “Rockin’ and Rollin’ Thru the 50s”

By Sanger Area Historical Society and Museum

Billy Ed Nance, Class of '55, presented a program in the winter of 2010 to the Sanger Area Historical Society members and guests of Sanger about life in Sanger in the 50s.

Nance presented many facets of the 50s, but one of the most interesting was the businesses in Sanger during these times. As Sanger's need for a grocery store is prominent in the minds of citizens, let us look at Nance's recollection of what Downtown Sanger's businesses were and specifically the grocery stores located in the immediate Downtown area.

Horst Brothers Grocery and Market
McDaniel Grocery Market



BILLY ED NANCE
Football 4
Basketball 4
Student Council 9
Baseball 6
FFA 4
Lone Star Farmer
Annual Staff

King's Grocery
Gentle's Help Thy
Self Grocery
Seal's Grocery
Cockrill's Grocery

These stores were very small, and most had one aisle to the back and one aisle to the front, but they were fully stocked, and most had meat counters with a butcher to provide the cut of meat you needed.

Many small businesses handled most of the needs of Sanger. Primarily these businesses are gone now, but many citizens will remember them as they provided much-needed services and products to the town.

- Palace Drugstore – owned by Buck Bailey, who later sold to the Mathison's
- Sanger Oil Company – owned by J.M. Sims

- Sanger Farm Store – owned by Jack Perry
- Chapman's Clinic – owned by J. Clyde Chapman
- Sanger Telephone Company – managed by Nina Sullivan. During these years, there was a telephone operator who would connect you to the number you wanted. There were also many party lines, especially in the surrounding country areas.
- LeGear and Cooper Implements – owned by Lish LeGear and Henry Cooper. They also sold Philco televisions. Lish had owned the Ford car dealership but loved the business of selling John Deere tractors and implements.
- Bucklew Furniture and Appliance Company – owned by Lloyd Bucklew
- Enderby Butane Company
- Odom's Texaco – owned by R.L. Odom
- Sanger Auto Store – operated by James Ready, Romie Sealy and Norma (Olmstead) Seely
- Sanger Pharmacy – owned by E.M. Acker
- Sanger Courier – owned by H.B. and Myrtle Toon
- Schertz Implements – owned by Schertz Brothers
- Ben Harvey Feed and Seed – owned by Ben Harvey
- Cherry's Beauty Shop – owned by Alma Cherry
- Kemp's Café – owned by Ray and Ida Kemp
- Feller's Café – owned by Dave Feller
- John and Lela's Café – owned by John and Lela Gary
- The Gulf Station – owned by Butler Boydston
- O.M. Gentle's Hardware – owned by Oscar Monroe Gentle
- Sanger Mill and Elevator Company – operated by the Chambers family
- Art Seely Locker Plant – owned by Art Seely
- Warren Insurance Agency – owned by Miss

Ella Warren

- Enlow Feed and Seed Store – owned by W.A., W.C., and J.R. Enlow
- Johnson Feed Mill – owned by Fred Johnson
- Banner Store Dry Goods
- Roy Spratt Implements – owned by Roy Spratt and sold to Allis Chalmers tractors and implements
- North End Café – owned by Audrey Erwin, a big hang-out for teenagers in 50s
- G.I. Oil Company – owned by R.C. and Jack Gheen
- Gulf Station – owned by Earl Chapman
- Brown's Garage – owned by Alvin Brown
- Cherry's Cleaners – owned by Lockett and Ruby Cherry
- Sanger Motor Company – owned by E.E. Pate and W.K. Pate
- First National Bank of Sanger
- Jack Burkholder Farm Supply – owned by Jack Burkholder
- Sullivan Funeral Directors – owned by the Dean Sullivan family
- Jess Smith Dry Goods – owned by Jess and Dottie Mae Smith
- Sanger Sewing Machine Company
- H's Service Station
- Texans Theater – owned by Gene Hughes
- Mattie Mae's – owned by Mattie Everly
- Chestnut Barbershop – owned by Ed Chestnut

Attending school in Sanger was a close-knit student body. Each class had a small number of students, but great teachers were provided over the years for their education. Many memorable teachers taught in Sanger for almost their entire careers.

Notable teachers of the early 50s in the Sanger Independent School District

Superintendent – H.O. Harris
Principals: C.D. Allen – 9th and 10th grades
R.C. Wilson – 11th and 12th grades

Grade School Teachers

- | | |
|-----|------------------|
| 1st | Alyne Seal |
| 2nd | Virgie George |
| 3rd | Marguerite Riggs |
| 4th | Winnie Minick |
| 5th | Cathlene Gentle |
| 6th | Neppie Burroughs |
| 7th | Grace Brown |
| 8th | Cleo Lockhart |



Callie Miller



C.D. Allen

High School Teachers

- | | |
|---------------|--|
| English | Pat Lebeau - 9th
Elizabeth Mizell – 10th
Ollie Dickie -11th and 12th |
| Math | Jim Kerns or Curtis Ramsey – 9th
Antonio Garcia – 10th
Buck Krauss – 11th and 12th |
| History | Ina Grace Holt |
| Ag | Neilan Cook |
| Home Ec | Glenola Reed – 9th and 10th
Mary Nichols – 11th and 12th |
| History/Coach | Ken Kearns – 9th and 10th
Leslie Browning – 11th and 12th |
| Math/Coach | Ivan Bearden – 11th
John “Bud” Campbell– 12th |
| Girls Coach | Cleo Lockhart – 9th
C.D. Allen – 10th
Buck Krauss – 11th and 12th |



Neppie Burroughs, Cathlene Gentle, Winnie Minick, Marguerite Riggs, Virgie George, Alyne Seal



Bud Campbell



Neilan Cook



Ollie Dickie

Specific memories of Mrs. Ollie Dickie were shared by by Nance as she was one of the most memorable people a student would ever meet. Anytime Nance and his classmates gathered Mrs. Dickie's name would come up in the conversation. Ina Grace Holt was a dedicated teacher who demanded respect from her students. Students later learned that Ina Grace prepared them for college classes more than anyone else if they attended college. Coach Bud Campbell came to Sanger at the beginning of Nance's senior year and credited him, Coach Kearns, and Coach Browning as the influence in his life goals of becoming a coach and teacher.

And who doesn't remember Neilan Cook? The agriculture teacher had a dry sense of humor, and people in ag still have great recollections, jokes, sayings, and comments they remember from Cook. Cook took many of his students on road trips, which was always a challenge taking young men out of their normal environment. He took them on trips to Houston, Fort Worth Fat Stock Show, State Fair, San Antonio Fat Stock Show, and many other destinations in later years as a teacher. He taught young men through field trips in the Sanger area farms by helping castrate and dehorn calves and working with swine. If anyone acted up on one of these trips, they were allowed to “enjoy a Belt Line” when they returned to the school. Miss Callie Miller taught her entire career in Sanger and was indeed a dedicated teacher. She was the epitome of teaching a business class. She knew it all, and it was a requirement at school to graduate. Her students found in later life in the business world that they used what she was teaching back in school.

A big thanks go to Billy Ed Nance, teacher, coach, friend, and respected by many. Billy Ed passed away in 2014 and was missed by many. Senior '55

PUBLIC NOTICES:

CITY OF SANGER, TEXAS NOTICE OF PUBLIC HEARING Notice is hereby given that public hearings will be held by the Planning & Zoning Commission in the Historic Church Building, 403 N 7th Street, Sanger, Texas at 7:00 p.m. on Monday, January 9, 2023, and by the City Council on Monday, February 13, 2023, at 7:00 p.m. in Historic Church Building, 403 N 7th Street, for the purpose of considering the following: A Rezoning from Business 1 (B-1) to Single Family 10 (SF-10) of Approximately 0.603 acres of land, described as MARY H SHIRLEY ADDITION, LOT 7, within the City of Sanger, and generally located on the southwest corner of 2nd Street and Church Street. All interested citizens and property owners are hereby notified of their right to appear and be heard on this matter.

CITY OF SANGER, TEXAS ORDINANCE 12-32-22 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANGER, DENTON COUNTY, TEXAS, REGARDING AMENDING THE ZONING MAP OF APPROXIMATELY 131.82 ACRES OF LAND DESCRIBED AS A1241A TIERWESTER, TR 56, TR 57 AND TR 40 FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT (PD); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE IN ACCORDANCE WITH SECTION 1.109 OF THE CODE OF ORDINANCE FOR VIOLATIONS; AND PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE. SECTION 4. Any person, firm or corporation who shall violate any of the provisions of this article shall be guilty of a misdemeanor and upon conviction shall be fined in accordance with the general penalty provision found in The Code of Ordinances, Section 1.109 General Penalty for Violations of Code. PASSED AND APPROVED by the City Council of the City of Sanger, Texas, on this 19th day of December, 2022.

Sanger EDC

Property Enhancement Incentive Program

Are you a business in the City of Sanger that is looking to enhance your existing site visually, or in ways that increase the viability of your property for business use?

This program provides grants in the form of reimbursement up to ten thousand (\$10,000) for eligible improvements to facades in the City of Sanger.

Participants are eligible for up to one (1) grant in a twelve (12) month period from completion of the previous grant. The Program's grant application process is administered by the City of Sanger's Economic Development Corporation – applications and program guidelines are available online at www.sangertxedc.org.

You can also call 940-458-2059 to speak directly with the Economic Development Office about the program, find out if your proposed improvement may be eligible for consideration, or with any questions or comments.

PROPERTY ENHANCEMENT Grant Program

The City of Sanger EDC has increased the property enhancement grant opportunity to \$10,000.

Applications are now being accepted. Visit us online at SangerTXEDC.org, or call (940) 458-9096 for more information.



Visit SangerTXEDC.org for more information.

Let's Connect!

Our focus is assisting Sanger businesses with their needs and developing a working relationship to connect them with resources and programs that will improve the business climate and achieve economic success. We want to get to know you and your business! If you would like to schedule an on-site meeting, please contact Shani Bradshaw at 940-458-2059 or by email at sbradshaw@sangertexas.org.

New Economic Development Website Coming Soon

The new Website, created by EDSuite, is designed to further strengthen its online presence and foster economic growth. The website will be user-friendly across all devices and effectively uses data and graphics to help tell the story of Sanger.

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All applications must be submitted to Human Resources: Applications@sangertexas.org
For complete job description details, please visit https://www.sangertexas.org/page/hr_employment



Coffee with the City Manager

Just a Cup



Join us for Coffee with the City Manager John Noblitt. This event allows residents and stakeholders to meet and network with city officials. This is an opportunity to speak one-on-one with City leadership and voice your opinion or ask questions.



Mark your calendars and join us Tuesday, February 7th, 2023, at 7:30 AM at Jus A Cup on the Square for Coffee with the City Manager.

Financial FOCUS

By Allen Chick, Edward Jones



Time for New Year's financial resolutions

It's that time of year when many of us promise ourselves we'll go to the gym more, or learn a new language, or take up a musical instrument, or any number of other worthy goals. But this year, when making New Year's resolutions, why not also consider some financial ones?

Here are a few to consider:

Don't let inflation derail your investment strategy. As you know, inflation

was the big financial story of 2022, hitting a 40-year high. And while it may moderate somewhat this year, it will likely still be higher than what we experienced the past decade or so. Even so, it's a good idea to try not to let today's inflation harm your investment strategy for the future. That happened last year: More than half of American workers either reduced their contributions to their 401(k)s and other retirement plans or stopped contributing completely during the third quarter of 2022, according to a survey by Allianz Life Insurance of North America. Of course, focusing on your cash flow needs today is certainly understandable, but are there other ways you can free up some money, such as possibly lowering your spending, so you can continue contributing to your

retirement accounts? It's worth the effort because you could spend two or three decades as a retiree.

Control your debts. Inflation can also be a factor in debt management. For example, your credit card debt could rise due to rising prices and variable credit card interest rate increases. By paying your bill each month, you can avoid the effects of rising interest rates. If you do carry a balance, you might be able to transfer it to a lower-rate card, depending on your credit score. And if you're carrying multiple credit cards, you might benefit by getting a fixed-rate debt consolidation loan. In any case, the lower your debt payments, the more you can invest for your long-term goals.

Review your investment portfolio. At least once a year, you should review your investment

portfolio to determine if it's still appropriate for your goals, risk tolerance and time horizon. But be careful not to make changes just because you feel your recent performance is not what it should have been. When the financial markets are down, as was the case for most of 2022, even quality investments, such as stocks of companies with solid business fundamentals and strong prospects, can see declines in value. But if these investments are still suitable for your portfolio, you may want to keep them.

Prepare for the unexpected. If you encountered a large unexpected expense, such as the need for a major home repair, how would you pay for it? If you didn't have the money readily available, you might be forced to dip into your long-term investments or retirement accounts. To prevent this, you should build an emergency fund containing three to six months' worth of living expenses — or a year's worth, if you're retired — with the money kept in a low-risk, liquid account.

These resolutions can be useful — so try to put them to work in 2023.

Allen Chick is a Financial Advisor with Edward Jones in Sanger. He can be reached at 940-458-7866.

Edward Jones

> edwardjones.com | Member SIPC



New job, new retirement account options

Changing jobs? Consider these 401(k) options:

- Leave the money in your previous employer's plan
- Move it to your new employer's plan
- Roll it over to an Individual Retirement Account (IRA)
- Cash out the account subject to early withdrawal penalties

We can talk through your financial goals and find the option that works best for you.



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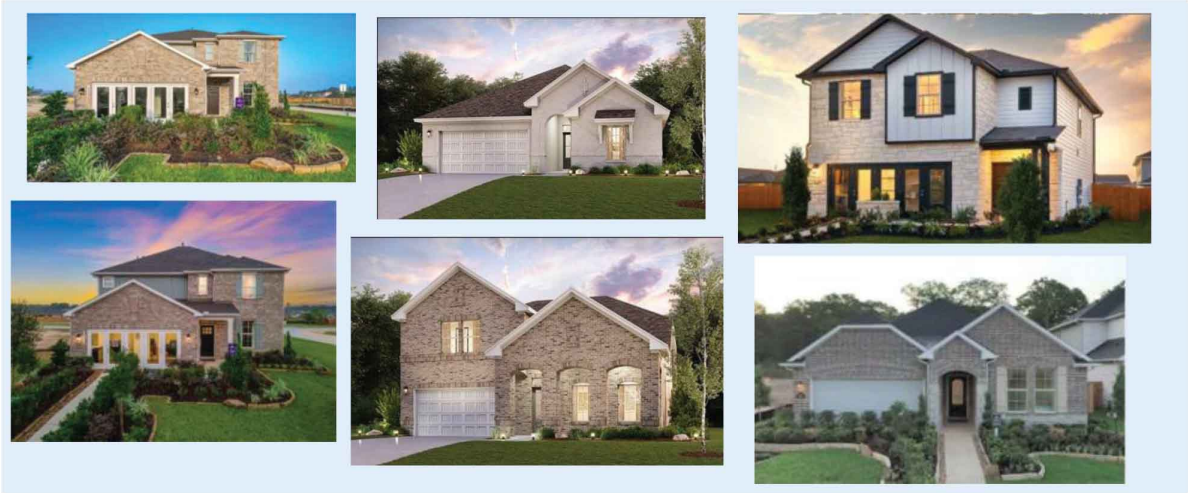
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BUILT-FOR-RENT AND FOR SALE PRODUCT EXAMPLES

Item 6.



CONCEPTUAL EXTERIOR RENDERING
GREYSTAR DEVELOPMENT

Development

(Continued from pg. 1)

on the back dock, as the trucks would stick out on the new FM 455. The store was leasing the building and tried to purchase property just south (between Family Dollar) for parking and a new loading dock. The purchase never materialized and the store had to close. With the close proximity to Walmart, SAM's Club,

Albertson's and Winco, just 9 miles south, has left the city without much interests from grocery store chains, especially with construction costs and materials skyrocketing, as well as land values.

A Quick Trip is currently under construction at the corner of FM 455 and I-35 where Super Save once operated.

Greystar is one of the world's leading residential real estate firms specializing in the investment, development, and management of rental housing through its vertically integrated global platform.

Headquartered in Charleston, South Carolina, Greystar manages and operates over an estimated \$220 billion+ of real estate in more than 200 markets globally including offices throughout the United States, United Kingdom, Europe, Latin America, and the Asia-Pacific region. Greystar is the largest operator of apartments in the United States, managing more than 740,000 units/beds, and has a robust institutional investment management platform with approximately \$41.3 billion of assets under management, including over \$19.2 billion of assets under development.

Malouf Interests was established in 1995 by Matthew Malouf. Malouf Interests is a Real Estate

firm experienced in the development of retail, mixed use, office and medical properties and raw land.

Services include turn-key build-to-suits, site selection, financing, leasing, and redevelopment. Mr. Malouf has developed for dozens of national retailers including Tom Thumb, United Supermarkets, Sprouts, LA Fitness, Walgreens, Eckerd, Best Buy, Starbucks, Staples, Office Depot, Bank of America, McDonald's, Chick-Fil-A, Wendy's and 7-11.

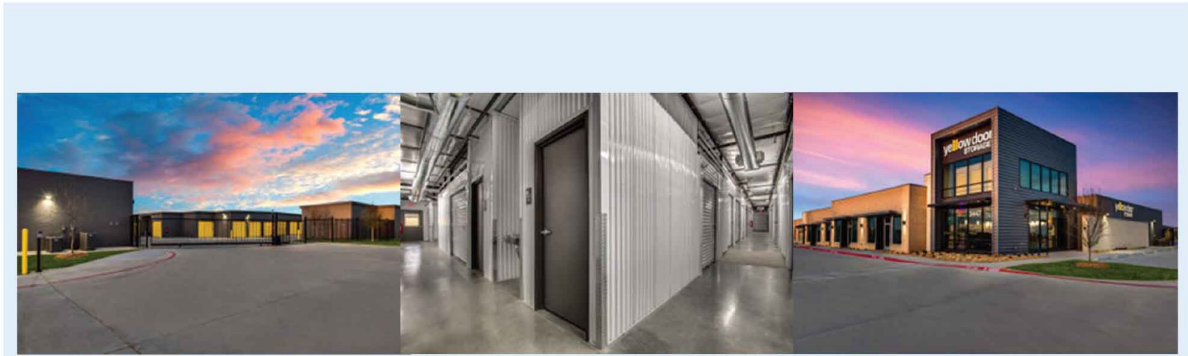
COUNCIL MEMBERS PRESENT:

Mayor Thomas Muir
Mayor Pro Tem, Place 2 Gary Bilyeu Councilmember, Place 1 Marissa Barrett Councilmember, Place 3 Dennis Dillon Councilmember, Place 4 Allen Chick Councilmember, Place 5 Victor Gann
COUNCILMEMBERS ABSENT: None
STAFF MEMBERS PRESENT:

City Manager John Noblitt, Assistant City Manager Alina Ciocan, City Secretary Kelly Edwards, City Attorney Hugh Coleman, Director of Development Services Ramie Hammonds, Parks & Recreation Superintendent Ryan Nolting, Marketing and Civic Engagement Director Donna Green, Assistant Chief of Police Jonathan Perkins, and Fire Marshal Casey Welborn.

STORAGE EXAMPLES

Item 6.



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SHS Varsity Basketball Player Profiles

NAME: Ridge Brockett GRADE: 12
NUMBER: 1 POSITION(S): Guard
PARENTS: Stacy and Tyson Brockett
SIBLINGS: Presley Brockett (19), Nash Brockett (13)
LIVED IN SANGER: My whole life
HOBBIES: Basketball, video games
FAVORITE FOLLOWERS ON SOCIAL MEDIA: Theo Von, Joe Rogan
FAVORITE COLLEGE TEAM: Arkansas Razorbacks
FAVORITE MOVIE(S): Forrest Gump
FAVORITE TV/STREAMING SHOWS: Family Guy
FAVORITE BAND: Flatland Calvary
FAVORITE CONCERT: Big Time Rush
FAVORITE PRO TEAM: Dallas Cowboys
FAVORITE CLASS: History
INFLUENTIAL TEACHER: Mrs. Melott
INFLUENTIAL HS COACH: Coach Hudson
INFLUENTIAL YOUTH COACH: My dad
INFLUENTIAL SPORTS FIGURE: Lonzo Ball
BEST THINGS ABOUT PLAYING BASKETBALL: Being around my friends.
GOALS THIS SEASON: Make the playoffs.



NAME: Presley Bumpus GRADE: 10
NUMBER: 1 POSITION(S): Shooting guard
PARENTS: Kristi Bumpus / Brett Bumpus
SIBLINGS: Keygan Bumpus
LIVED IN SANGER: My whole life
HOBBIES: Reading, basketball, track
FAVORITE FOLLOWERS ON SOCIAL MEDIA: Kaitlyn Bloom
FAVORITE COLLEGE TEAM: Baylor Bears
FAVORITE MOVIE(S): 10 Things I Hate About You
FAVORITE TV/STREAMING SHOWS: Gilmore Girls
FAVORITE BAND: Taylor Swift
FAVORITE CONCERT: Never been
FAVORITE PRO TEAM: Golden State Warriors
FAVORITE CLASS: Floral Design
INFLUENTIAL TEACHER: Mrs. Kirkland
INFLUENTIAL HS COACH: Coach Sykes
INFLUENTIAL YOUTH COACH: My parents
INFLUENTIAL SPORTS FIGURE: Elaine Pomeroy
BEST THINGS ABOUT PLAYING BASKETBALL: My teammates, games and tournaments.
GOALS THIS SEASON: Be undefeated in district, win in regional tournament and help my teammates.





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PRESENTS

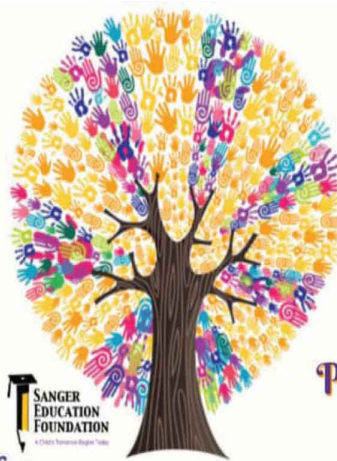
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The Sanger Education Foundation Annual Gala is right around the corner. This event is a crucial part of our fundraising efforts to assist in funding educational enrichment programs for our students in Sanger ISD, including teacher grants and student scholarships. Our children's academic success depends on donors like you. We cannot make this happen without the support of our community therefor, we invite you to support the 2023 SEF Gala with the following opportunities:

➤ **Contribute an item for the silent auction, live auction
or other activities at the event**➤ **Support SEF with a cash donation**➤ **Attend the Gala by purchasing tickets or a table**

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vfoster@sangereducationfoundation.org or 940.600.8890



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Sanger ISD Christmas Resource Fair

What an incredible evening giving back to the Sanger community! SISD Volunteers were able to distribute hundreds of toys to families, dinner was served, and Santa Claus himself even made an appearance! Thank you to all of the teachers, staff, students and administrators who volunteered to help make the Christmas Resource Fair a tremendous success. A special thank-you to Dr. Ann Hughes for organizing the event, and to First Baptist Church for hosting it.



Sanger ISD

Teacher Spotlight

Mrs. Elizabeth Atkins
Linda Tutt and Sanger High School

Why did you choose to work in Sanger ISD?

"I love the family atmosphere. We focus on the total student, not just the academics. Social emotional wellbeing is just as important. I want to make the students feel heard, and more importantly, smart and that they can do hard things."

Fun facts:

Favorite food:	Alma mater:
Fried rice and hibachi steak	UNT
Favorite hobby:	Years in Sanger ISD:
Arts and crafts, photography, watching my kids race	6

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Sanger Indians Senior Basketball Players
L-R: Steven Bush, Ridge Brockett, Jordyn Brown, Brandon Hodge, Austin Shackelford and Barrett Gruber.

Indians win four games over holiday break

Sanger's varsity basketball team under the direction of head coach Bubba Stastny has a 14-9, 0-0 record this season. In the NT Holiday Classic, the Indians beat Pilot Point 58-51, Collinsville 65-38,

Fort Worth Christian 60-43 to take third place in the tournament. Sanger only lost to Muenster 36-31, where the Indians only scored nine points in the second half. "We could not make a shot," said Stastny. Hunter Nelms was named to the All-Tournament Team. The Indians beat Springtown in a non-district game on Tuesday 63-55 in overtime.

	1qt	2qt	3qt	4qt	Ot
Sanger	12	19	7	10	15
Springtown	13	12	15	8	7

Sanger scorers:

Nelms 18					
Hodge 15	#1	Presley Bumpus	SO.	5'7"	
J Brown 11	#4	Hope Hughey	SO.	5'7"	
Brockett 9	#5	Carly Schmucker	SR.	5'10"	
D. Brown 4	#10	Lily Wilson	FR.	5'7"	
Peebles 4	#12	Lauren Danz	JR.	5'9"	
Jones 1					
Elsey 1					

Lady Indians ranked no. 12 in the state in class 4A, get Martin back

Sanger's varsity basketball team earned a ranking of 12th in the state in Class 4A without their four-year starter playing. She's back now. Lexi Martin played her first game against Ponder this season, coming back from an ACL surgery. Sanger won 53-37. They also beat Byron Nelson and Decatur in non-district games. Sanger is 18-5, 0-0 and start district play at home against Wichita Falls at 6:15 p.m. on Friday, January 6. Sanger: 20, 11, 5, 17: 53 Ponder: 5, 11, 11, 10: 37 Sanger: Presley Bumpus: 2 Carly Schmucker: 17 Taylor Galbreath: 9 Blair Lewis: 9 Samantha Hydock: 1 Lexi Martin: 15

Sanger: 10, 14, 10, 17 : 51 B. Nelson: 8, 6, 11, 19: 44

Sanger:
Presley Bumpus 2
Carly Schmucker 15
Lauren Danz 2
Taylor Galbreath 6
Blair Lewis 16
Samantha Hydock 2
Lexi Martin 8

Sanger: 9, 6, 8, 14: 37
Decatur: 8,7,5,3: 23

Sanger:
Carly Schmucker 11
Taylor Galbreath 2
Blair Lewis 2
Elaine Pomeroy 8
Samantha Hydock 1
Lexi Martin 13

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Varsity Basketball
Player Profiles
Page 7

SHS Varsity Girls Basketball

	#1	Presley Bumpus	SO.	5'7"	#15	Taylor Galbreath	SO.	5'8"	
	#4	Hope Hughey	SO.	5'7"	#21	Blair Lewis	FR.	6'0"	
	#5	Carly Schmucker	SR.	5'10"	#23	Elaine Pomeroy	SR.	5'7"	
	#10	Lily Wilson	FR.	5'7"	#24	Samantha Hydock	JR.	5'7"	
	#12	Lauren Danz	JR.	5'9"	#32	Lexi Martin	SR.	5'6"	

SMS Girls Basketball

Date	Day	Opponent	Place	Gym #1	Gym #2
1/9	Monday	Open			
1/14	Saturday	Van Alstyne "A" Tournament	Van Alstyne	7A - TBA	8A - TBA
1/19	Thursday	Krum	Home	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
1/20	Friday	Middle School Night @ SHS	Home		
1/23	Monday	Gainesville	Gainesville	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
1/30	Monday	Bridgeport	Home	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
2/6	Monday	Aubrey	Aubrey	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00

SMS Boys Basketball

Date	Day	Opponent	Place	Gym #1	Gym #2
1/9	Monday	Open			
1/14	Saturday	Van Alstyne "A" Tournament	Van Alstyne	7A - TBA	8A - TBA
1/19	Thursday	Krum	Home	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
1/20	Friday	Middle School Night @ SHS	Home		
1/23	Monday	Gainesville	Gainesville	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
1/30	Monday	Bridgeport	Home	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00
2/6	Monday	Aubrey	Aubrey	7A - 5:00 8A - 6:00	8B - 5:00 7B - 6:00

SHS Varsity Basketball Roster					
Number	Class.	Name	Number	Class.	Name
0	Jr	Landon Cole	12	Sr	Austin Shackelford
1	Sr	Ridge Brockett	13	Jr	Easton Elsey
2	Sr	Barrett Gruber	20	Soph	Dylan Brown
3	Soph	Hunter Nelms	21	Soph	Kason Peebles
4	Sr	Brandon Hodge	22	Sr	Steven Bush
5	Sr	Jordyn Brown	23	Jr	Barrett Beard
11	Jr	Jett Jones			

2022-2023 Sanger HS Lady Indians Basketball

Date	Opponent	Location	JV Gold	JV Purple	Varsity
Jan. 6	Wichita Falls	SHS	5:00	5:00	6:15
Jan. 10	BYE	BYE	BYE	BYE	BYE
Jan. 13	Hirschi (Teacher Night)	SHS	DNP	5:00	6:15
Jan. 17	Gainesville	Gainesville HS	DNP	5:00	6:15
Jan. 20	Burkburnett (MS Night)	SHS	7:30	5:00	6:15
Jan. 24	Wichita Falls	Wichita Falls HS	7:30	5:00	6:15
Jan. 27	BYE	BYE	BYE	BYE	BYE
Jan. 31	Hirschi	Hirschi HS	DNP	5:00	6:15
Feb. 3	Gainesville (Senior Night)	SHS	DNP	5:00	6:15
Feb. 7	Burkburnett	Burkburnett HS	7:30	5:00	6:15

2022-2023 Sanger HS Indians Basketball

DATE	DAY	OPPONENT		SITE	TIME
Jan. 10	TUE.	LAKE WORTH		HOME	9-5:00 JV-6:15 V-7:30
* JAN. 13	FRI.	HIRSCHI		HOME	JV-5:00 9-6:15 V-7:30
* JAN. 17	TUE.	GAINESVILLE		AWAY	JV-5:00 9-6:15 V-7:30
* JAN. 20	FRI.	BURKBURNETT		HOME	JV-5:00 9-6:15 V-7:30
* JAN. 24	TUE.	WICHITA FALLS HIGH		AWAY	JV-5:00 9-6:15 V-7:30
* JAN. 27	FRI.	BYE PRACTICE ALL TEAMS TBA			
* JAN. 31	TUE.	HIRSCHI		AWAY	JV-5:00 9-6:15 V-7:30
* FEB. 3	FRI.	GAINESVILLE		HOME	JV-5:00 9-6:15 V-7:30
* FEB. 7	TUE.	BURKBURNETT		AWAY	JV-5:00 9-6:15 V-7:30
** FEB. 10	FRI.	WICHITA FALLS HIGH		HOME	9-5:00 JV-6:15 V-7:30

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