

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JUNE 1, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF REGULAR CITY COUNCIL MEETING OF MAY 18, 2026.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Public Hearing

C.1. PUBLIC HEARING

Final Statement / Action Plan for Program Year 2026 Community Development Block Grant

C.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6939

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 3 (Building Regulations), Article 3.04 (Fire Prevention Code), Chapter 5 (Fire Prevention And Protection), Article 5.05 (Permit And Fire Service Fees) And Appendix C (Fee Schedule); Modifying Certain Existing Regulations And Establishing Certain New Regulations Relating To Fire Prevention; Modifying Certain Existing Fees And Charges And Establishing Certain New Fees And Charges; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Close Public Hearing and Consider Adoption of Ordinances

D.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinance 6939

Resolutions

E.1. RESOLUTION NO. 7649

Authorizing Publication of the Proposed Final Statement / Annual Action Plan for the Community Development Block Grant for Program Year 2026 ; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2026.

E.2. RESOLUTION NO. 7650

Authorizing Submission of a Grant Application for the 2027 Catalytic Converter Theft Prevention Grant for the Sherman Police Department

Other Business

F.1. OTHER BUSINESS (TABLED AT THE MAY 18, 2026 REGULAR CITY COUNCIL MEETING)

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

F.2. OTHER BUSINESS

Receive Presentation on the One Clean Sherman Program

Consider Board/Commission Appointments

G.1. BOARD/COMMISSION APPOINTMENT

Sherman Housing Authority (1)

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

I.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

I.2. TEX. GOV.'T CODE § 551.072

Deliberating 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 in negotiations with a third person.

I.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

I.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

I.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

I.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

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 deliberating the offer of a financial or other incentive to a business prospect.

I.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Adjournment

Tax Payer Impact Statement

L.1. FY 2026 TAX PAYER IMPACT STATEMENT

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026 (Upcoming Fiscal Year)	FY2026 No-New Revenue
Total tax rate (per \$100 of value)	\$0.508000/\$100	\$0.619404/\$100
Median homestead taxable value	\$231,004	\$251,138
Tax on median-valued homestead	\$1,174	\$1,556

COUNCIL CALENDAR

M.1. 2026 Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Tuesday, June 1, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 1st day of June 2026. City of Sherman, Texas



Teri Fine, City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CLERKS OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C.
Teamann

Deputy Mayor

Henry Marroquin

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, May, 2026 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:02:42

Mayor Teamann called the meeting to order at 5:00pm

Council Members Present:

Mayor Shawn Teamann

Deputy Mayor Henry Marroquin

Council Member Pam Howeth

Council Member Josh Stevenson

Council Member Juston Dobbs

Council Member Clay Barnett

Council Members Tardy:

Council Member Daron Holland: arrived at 5:09pm

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS.

Bookmarked at 00:02:52

A.3. APPROVE MINUTES OF THE CALLED CITY COUNCIL BUDGET PLANNING MEETING OF APRIL 10, 2026, AND THE REGULAR CITY COUNCIL MEETING OF MAY 04, 2026.

Bookmarked at 00:03:43

The City Council reviewed the minutes of the Budget Planning Meeting of April 10, 2026 and the Regular City Council Meeting of May 04, 2026. Motion by Council Member Howeth to approve the Minutes. Second by Council Member Stevenson. All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Bookmarked at 00:04:12

D. 1. PUBLIC HEARING

John Wigley (3425 Hannon St.)
Bookmarked at 00:09:00

Yissel Mateo (120 N. Grand Ave)
Bookmarked at 00:11:06

D. 3. ORDINANCE NO 6937

Brad Douglass (2400 Meadows Lane)
Bookmarked at 00:15:30

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Bookmarked at 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Public Hearing

D.1. PUBLIC HEARING

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Reading and Introduction: Bookmarked at 00:05:34

Citizen Comments: John Wigley – Bookmarked at 00:09:00

Yissel Mateo - Bookmarked at 00:11:06

Discussion: Bookmarked at 00:16:24

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6936

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 3 And 4, Block 18, College Park Addition, City Of Sherman, Grayson County, Texas, Located At 506 North Grand Avenue, Heretofore Zoned MF-30 (Multifamily Residential) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Michael And Heather Putnam (Owner) And Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading and Introduction: Bookmarked at 00:06:44

Discussion and Vote: Bookmarked 00:24:54

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6937

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots C And D, Texas Nursery Company's Replat Of Blocks 23, 47 And 48, South Side Addition, City Of Sherman, Grayson County, Texas, Located In The 1901 Block South Inwood Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Douglass Distributing CO (Owner) And Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading and Introduction: Bookmarked at 00:07:34

Citizen Comment: Brad Douglass - Bookmarked at 00:15:30

Discussion and Vote: 00:25:08

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6938

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat Or Trailer Sales, New Or Used On A Tract Of Land Zoned C-2 (General Commercial) District Located At 4111 Texoma Parkway, Consisting Of 1.001 Acres Being In The W.F. Patterson Survey, Abstract No. 969, City Of Sherman, Grayson County, Texas Saeid Taghvaci, Owner; And Copley Land Surveying, (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Reading and Introduction: Bookmarked at 00:08:07

Discussion and Vote: Bookmarked at 00:25:30

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6936, 6937 & 6938.

Bookmarked at 00:16:18

D. 1. PUBLIC HEARING

Discussion: Bookmarked at 00:16:24

D. 2. ORDINANCE NO. 6938

Discussion and Vote: Bookmarked 00:24:54

Council Member Barnett made a motion to approve Ordinance No. 6938. Second made by Council Member Stevenson.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, HOLLAND, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

D. 3. ORDINANCE NO. 6937

Discussion and Vote: Bookmarked 00:25:08

Council Member Barnett made a motion to approve Ordinance No. 6937. Second made by Council Member Stevenson.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, HOLLAND, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

D. . ORDINANCE NO. 6938

Discussion and Vote: Bookmarked 00:25:30

Council Member Stevenson made a motion to approve Ordinance No. 6938. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, HOLLAND, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

F.1. RESOLUTION NO. 7646

Authorizing Execution of a Restated Agreement with Rayburn Electric Cooperative, Inc. for Water Services

Council Member Stevenson made a motion to approve Resolution No. 7646. Second made by Council Member Dobbs.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, HOLLAND, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.2. * RESOLUTION NO. 7647

Adopting a Low Income Housing Tax Credit Policy

Bookmarked at 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.3. * RESOLUTION NO. 7648

Approving the Greater Texoma Utility Authority's Intention to Approve the Cost Share Agreement for the Lake Texoma Pump Station Improvements and Texoma Raw Water Pipeline No. 2 Projects

Bookmarked at 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

OTHER BUSINESS

G.1. OTHER BUSINESS

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Bookmarked at 00:27:13

Council Member Howeth made a motion to table item G. 1. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, DOBBS AND BARNETT

VOTING NAY: NONE.

ABSTAINING: STEVENSON

MOTION CARRIED. ITEM TABLED. No return dated set. Council instructed applicant to provide a letter of support from the Landlord.

Consider Board/Commission Appointments

H.1. BOARD/COMMISSION APPOINTMENT

Historical Preservation Board (1)

Bookmarked at 00:29:47

Council Member Barnett made a motion to reappoint Mr. Bertolf to the Historical Preservation Board. Second made by Council Member Barnett.

VOTING AYE: TEAMANN, MARROQUIN, HOWETH, HOLLAND, STEVENSON, DOBBS AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:30:20

EXECUTIVE SESSION

Bookmarked at 00:34:56

Mayor Teamann adjourned to executive session at 5:32pm

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

J.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

- a) PHT Hospitality LLC v. The Zoning Board of Adjustment of the City of Sherman, Texas, Cause No. CV-26-1056, in the 397th District Court of Grayson County, Texas
No action required
- b) Donald Raymond Baird III v. City of Sherman, Texas, et al., Cause No. CV-26-1231, in the 397th District of Grayson County Texas
No action required

J.2. TEX. GOV.'T CODE § 551.072

Deliberating 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 in negotiations with a third person.

J.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

J.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

J.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

J.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating 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 deliberating the offer of a financial or other incentive to a business prospect.

J.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

Bookmarked at 1:04:45

Mayor Teamann reconvened to General Session at 6:02pm

Adjournment

Bookmarked at 1:04:45

Mayor Teamann adjourned the meeting at 6:02pm

Tax Payer Impact Statement

M.1. FY 2026 TAX PAYER IMPACT STATEMENT

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026 (Upcoming Fiscal Year)	FY2026 No-New Revenue
Total tax rate (per \$100 of value)	\$0.508000/\$100	\$0.619404/\$100

Median homestead taxable value	\$231,004	\$251,138
Tax on median-valued homestead	\$1,174	\$1,556

COUNCIL CALENDAR

MAYOR

CITY CLERK OR DESIGNEE



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C.1.

Meeting Date: 6/1/2026

Prepared By: Craig Long, Budget Analyst

Approved By: Zachary Flores, City Manager

Caption:

PUBLIC HEARING

Final Statement / Action Plan for Program Year 2026 Community Development Block Grant

Issue:

Approval of the Program Year 2026 Community Development Block Grant Final Statement / Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low- and moderate-income and special-needs citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long-term planning tool to address the identified needs of public housing, homelessness, and other nonhousing community development needs and activities within the City of Sherman. For PY 2026, the City will allocate the majority of the funds towards various city improvements, substandard structure demolition, and public service activities. Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

PY 2022 - \$335,940.00
PY 2023 - \$308,195.00
PY 2024 - \$311,097.00
PY 2025 - \$294,784.00
PY 2026 - \$300,835.00

Capital Improvement Program:

Origination:

Finance Department

Financial Consideration:

The City of Sherman has been allocated \$300,835 in Community Development Block Grant funds from HUD to address our various community development needs for low- to moderate-income and special-needs citizens during Program Year (PY) 2026.

Staff Recommendation:

It is the staff recommendation that the Sherman City Council approve the resolution to adopt the PY 2026 Community Development Block Grant Final Statement / Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds / allocations as they see fit.

Attachments:

1. Resolution No. - PY 2026 CDBG Annual Action Plan
2. Attachment A_Final Statement Action Plan PY26
3. Attachment B_Non-State-Certifications
4. SF424_4_0-V4.0
5. HUD 424B

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2026; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2026

WHEREAS, under the Housing and Community Development Act of 1974, as amended, the City of Sherman is eligible to receive an estimated \$300,835 for Program Year 2026, to be expended on eligible activities primarily benefiting low- and moderate-income families and special need populations; and

WHEREAS, the Community Development Block Grant regulations require the opportunity for citizen participation in the development of the final statement and authorizing of the expenditure of such funds; and

WHEREAS, after proper notice was posted in public places and published on the website of the City of Sherman, public hearings were held by said Community Development Staff to receive citizen participation and input on March 26, 2026, and June 1, 2026; and

WHEREAS, the City Council, after due consideration of the proposed Community Development Final Statement and of all matters raised at public meetings, is of the opinion that, unless public comment warrants revisions, said final statement should be submitted to the U.S. Department of Housing and Urban Development as the Community Development Application for the City of Sherman for Program Year 2026, in order to secure funding as provided herein;

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

SECTION 1. That the Community Development Final Statement, embodying those projects set forth on Attachment "A", attached hereto and made a part hereof for all purposes, is hereby approved and adopted as the Community Development Plan of the City of Sherman, Texas, for Program Year 2026.

SECTION 2. That the City Council of the City of Sherman hereby certifies and assures the U.S. Department of Housing and Urban Development that development of this application for funds under the Housing and Community Development Act of 1974, as amended, and the implementation of the Block Grant Program will be conducted in accordance with all applicable provisions of the "Assurances" as required.

SECTION 3. That the City Manager of the City of Sherman is hereby authorized to execute, on behalf of the City of Sherman, the "Certifications" set forth on Attachment "B", attached hereto and made a part hereof for all purposes. These Certifications concern compliance with certain guidelines, regulations, and policies in preparation of this application and in conducting the Community Development Program of the City of Sherman.

SECTION 4. That the City Manager of the City of Sherman is hereby authorized to submit, as the Chief Executive Officer of the City of Sherman, and on behalf of the City of Sherman, the Community Development Final Statement and a certified copy of this resolution and all attachments thereto to the U.S. Department of Housing and Urban Development, in application for funds available to the City of Sherman under the Housing and Community Development Act of 1974, as amended. Said application shall be made on forms required by the U.S. Department of Housing and Urban Development.

SECTION 5. That the City Manager of the City of Sherman is hereby authorized and designated to act as Chief Executive Officer in connection with this application, and is hereby authorized and directed to provide such additional information as may be required in connection with said application.

SECTION 6. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

APPROVED AS TO FORM AND CONTENT:

BY: _____
CITY ATTORNEY

Attachment A

**CITY OF SHERMAN, TEXAS
FINAL STATEMENT/ACTION PLAN OF
COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2026**

GRANT NO: B-26-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for program year 2026 is \$300,835.00. These funds will be available on October 1, 2026. Activities that directly benefit low- and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low- and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

**COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN
PROGRAM YEAR 2026**

DEMOLITION/CLEARANCE PROGRAM: \$88,000

A program to demolish vacant, substandard structures and clear property lots that pose a risk to health and safety.

HABITAT FOR HUMANITY: \$15,000

A program to provide roof repairs to owner-occupied homes belonging to low- and moderate-income Sherman residents.

CITY PROJECTS: \$122,985

Programs to fund projects within low- and moderate-income target areas throughout the city of Sherman, promoting general health and wellness among the entire community.

PROGRAM ADMINISTRATION: \$30,000

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, and preparation of annual Action Plan, and Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy.

PUBLIC SERVICE ACTIVITIES: \$44,850

- **BOYS & GIRLS CLUB OF SHERMAN, INC.: \$3,450**
Funds to be used to assist with the development and advancement of programs for children from low- and moderate-income households.
- **CASA OF GRAYSON COUNTY: \$3,450**
A program to recruit, train and support volunteer advocates and staff on process and procedures to advocate for foster children in Grayson County that have been abused or neglected.
- **CHILD & FAMILY GUIDANCE CENTER: \$3,450**
A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence, and sexual abuse for low- and moderate-income Sherman residents.
- **CHILDREN'S ADVOCACY CENTER: \$3,450**

- A program to provide quality services to abused and traumatized children who reside within the city of Sherman.
- **FOUR RIVERS OUTREACH: \$3,450**
A program that serves those who are overcoming their struggles with addiction by providing a men's residential facility and a 12-month Life Renewal program.
- **GRAND CENTRAL STATION: \$3,450**
A program to support nutrition, laundry and showers for low- and moderate-income Sherman residents.
- **GRAYSON COUNTY CRISIS CENTER: \$3,450**
A program of activities that will provide emergency assistance to homeless women and children of domestic violence who reside within the city limits of Sherman.
- **HOUSE OF ELI: \$3,450**
Funds will be used to house and assist young men, ages 18-22, who are aging out of foster care or being released from incarceration provide shelter, food, clothing, personal needs, and a family environment in which they can thrive.
- **MULTICULTURAL FAMILY CENTER: \$3,450**
Provide direct adult educational services to underserved immigrant population including ESL, Parenting, Family Literacy and Citizenship.
- **SHERMAN HOUSING AUTHORITY: \$3,450**
A program to address the problems of drug abuse and associated crime in public housing. Activities include increasing law enforcement services to stop the sale of illegal drugs in and around assisted housing, apprehend sellers of such drugs, and reduce crime in the assisted housing area.
- **TEXOMA AREA PARATRANSIT SYSTEM: \$3,450**
Funds will pay public transportation costs for eligible residents to access medical, nutrition, education, grocery, and other eligible activities.
- **TEXOMA FAMILY SHELTER, INC.: \$3,450**
A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.
- **UNITED WAY OF GRAYSON COUNTY: \$3,450**
The Tiny Toes program targets low- to moderate-income Sherman residents with children aged 0-5 in homes that have stressors.

ALLOCATION FOR PROGRAM YEAR 2026: \$300,835

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and wellness of all members of the community through improved parks and recreational facilities in the low- and moderate-income target areas.
3. Improve the quality of life for Sherman residents with the removal of structures that create unsafe, unsanitary, and hazardous situations for the public.
4. Promote drug elimination programs for low- and moderate-income assisted housing families and households.
5. Provide support for provision of emergency shelter, food, and assistance to the homeless and those in danger of becoming homeless.
6. Assist in providing counseling services to youth and adults from low- and moderate-income families.
7. Assist in providing activities for children and teens from low- and moderate-income families.
8. Provide support for provision of shelter and assistance to men in overcoming addiction.
9. Provide services for abused and neglected children.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2026 are available in the Finance Department of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Craig Long, Financial Analyst, City of Sherman, P.O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on July 2, 2026. Comments received will be included in the summary of citizen participation of this Plan.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature of Authorized Official

Date

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The document you are trying to load requires Adobe Reader 8 or higher. You may not have the Adobe Reader installed or your viewing environment may not be properly configured to use Adobe Reader.

For information on how to install Adobe Reader and configure your viewing environment please see http://www.adobe.com/go/pdf_forms_configure.

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

*Authorized Representative Name:

Dr. Zachary Flores

*Title: City Manager

*Applicant/Recipient Organization:

City of Sherman

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy):

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. C.2.

Meeting Date: 6/1/2026

Prepared By: Lauren Marlow, City Clerk Administrative Coordinator

Approved By: Zachary Flores, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6939

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 3 (Building Regulations), Article 3.04 (Fire Prevention Code), Chapter 5 (Fire Prevention And Protection), Article 5.05 (Permit And Fire Service Fees) And Appendix C (Fee Schedule); Modifying Certain Existing Regulations And Establishing Certain New Regulations Relating To Fire Prevention; Modifying Certain Existing Fees And Charges And Establishing Certain New Fees And Charges; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

Issue:

Amending The Code Of Ordinances for Chapter 3 (Building Regulations), Article 3.04 (Fire Prevention Code), Chapter 5 (Fire Prevention And Protection), Article 5.05 (Permit And Fire Service Fees) And Appendix C (Fee Schedule)

Background:

The proposed amendments are intended to address both the increasing number of lithium-ion battery fires occurring throughout the United States and the concerns identified through complaints from our crews and contractors, as well as issues discovered during fire code inspections. All proposed amendments related to lithium-ion batteries are derived from either the 2024 International Fire Code (IFC) or the 2024 North Central Texas Council of Governments (NCTCOG) recommended amendments. The proposed amendments will align service fees more closely with the actual cost of providing those services and with prevailing industry standards in the region.

Capital Improvement Program:

Origination:

City of Sherman - Fire Marshal

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council hold the public hearing and consider adoption of the proposed ordinance.

Alternatives:

None

Attachments:

1. Ordinance No. 6939

ORDINANCE NO. 6939

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 3 (BUILDING REGULATIONS), ARTICLE 3.04 (FIRE PREVENTION CODE), CHAPTER 5 (FIRE PREVENTION AND PROTECTION), ARTICLE 5.05 (PERMIT AND FIRE SERVICE FEES) AND APPENDIX C (FEE SCHEDULE); MODIFYING CERTAIN EXISTING REGULATIONS AND ESTABLISHING CERTAIN NEW REGULATIONS RELATING TO FIRE PREVENTION; MODIFYING CERTAIN EXISTING FEES AND CHARGES AND ESTABLISHING CERTAIN NEW FEES AND CHARGES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Sherman, Texas ("City Council") finds that it is necessary to amend Chapter 3 (Building Regulations), Article 3.04 (Fire Prevention Code), Chapter 5 (Fire Prevention and Protection), Article 5.05 (Permit and Fire Service Fees) and Appendix C (Fee Schedule) of the Code of Ordinances, City of Sherman, Texas ("Code of Ordinances") to modify certain existing regulations and establish certain new regulations relating to fire prevention and associated fees and charges in the City of Sherman, Texas ("City" or "Sherman"); and

WHEREAS, Sherman has complied with all legal notices and public hearings as required by law; and

WHEREAS, the City Council finds that adopting this Ordinance promotes the health, safety, welfare and morals of Sherman and is in the best interest of the citizens of Sherman.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Chapter 3 (Building Regulations), Article 3.04 (Fire Prevention Code) of the Code of Ordinances. Article 3.04 (Fire Prevention Code) of the Code of Ordinances is hereby amended as follows¹:

"ARTICLE 3.04 FIRE PREVENTION CODE

Sec. 3.04.001 Fire Code Amendments.

- (a) The 2021 edition of the International Fire Code, published by the International Code Council, being chapters 1 through 67 and 80 together with appendices A through J and

¹ Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

N, is hereby adopted in its entirety, as if fully set forth herein, as the fire prevention code of the City. The latest edition of NFPA standards shall be adopted and will be referred to when referenced in the 2021 International Fire Code. The following additions, amendments and/or deletions to the International Fire Code, 2021 edition, are hereby adopted:

- (1) Section 102 is hereby amended to add section 102.1.1 to read as follows:
Section 102.1.1. The latest edition of NFPA standards shall be adopted and will be referred to when referenced in the 2021 International Fire Code.
- (2) Section 103.1 is hereby amended to read as follows:
Section 103.1 Creation of agency. Sherman Fire Marshal's Office is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.
- (3)(2) Section 103.2 is hereby amended to read as follows:
Section 103.2 Appointment. The fire code official (fire marshal) shall be appointed by the fire chief.
- (4) Section 104.8.3 is hereby added to read as follows:
104.8.3 Listed compliance. Where this code or a referenced standard requires equipment, materials, products or services to be listed and a listing standard is specified, the listing shall be based on the specified standard. Where a listing standard is not specified, the listing shall be based on an approved listing criteria. Listings shall be germane to the provision requiring the listing. Installation shall be in accordance with the listing and the manufacturer's instructions, and where required to verify compliance, the listing standard and manufacturer's instructions shall be made available to the fire code official.
- (5) Section 105.5.53 is hereby added to read as follows:
105.5.53 Lithium batteries. An operational permit is required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, where required by Section 322.2.
- (6) Section 105.6.25 is hereby added to read as follows:
105.6.25 Electric vehicle (EV) charging stations. Construction permits are required to install or modify an electric vehicle charging station. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.
- (7) Section 105.6.26 is hereby added to read as follows:
105.6.26 Automatic sprinkler systems. A construction permit is required for installation of or modification to an automatic sprinkler system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.
- (8) Section 105.6.27 is hereby added to read as follows:
105.6.27 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required to install or modify a fire alarm system that may be connected to the access control system. Maintenance

performed in accordance with this code is not considered to be a modification and does not require a permit.

(9)(3) Section 112.4 is hereby amended to read as follows:

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the *approved* construction documents or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of an offense, punishable by a fine of not more than \$2,000. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(10)(4) Section 202 is hereby amended to add the following definitions:

City. The City of Sherman, Texas.

Emergency access easement. An access road or fire lane located on private property dedicated by the owner(s) of the property to provide fire apparatus access.

Fire code official. ~~The fire chief, fire marshal, or member of the fire department charged with the duties of administration and enforcement of this code, or a duly authorized representative.~~

Self-service storage facility. Real property designated and used for the purpose of renting or leasing individual spaces to customers for the purpose of storing and removing personal property on a self-service basis.

Standby personnel. Qualified fire service personnel, *approved* by the fire chief. When utilized, the number required shall be as directed by the fire chief. Charges for utilization shall be as normally calculated by the jurisdiction.

(11)(5) Section 307.2 is hereby amended to read as follows:

307.2 Permit required. A permit shall be obtained from the *fire code official* in accordance with section 105.5 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Exceptions:

(A) Fires which meet all the following requirements:

- (i) The pile size is 5 feet (3048 mm) or less in diameter and 5 feet (1524 mm) or less in height.
- (ii) Atmospheric humidity is 40 percent or greater and maximum wind speed is 15 miles per hour or less.
- (iii) No more than one pile burning at any one time.
- (iv) Prior notification given to the Sherman Fire Marshal's Office.
- (v) Conducted in accordance with all Texas Commission on Environmental Quality conditions.

(12)(6) Section 307.4 is hereby amended to read as follows:

307.4 Location. The location for open burning shall not be less than 100 feet

(30 480 mm) from any structure or the property boundary, and provisions shall be made to prevent the fire from spreading to within 100 feet (30 480 mm) of any structure or the property boundary. The location for open burning shall not be less than 300 feet (91 440 mm) from any sensitive receptor as defined by Texas Commission on Environmental Quality 30 TAC 111.203(8), unless written permission is obtained from the owner of the sensitive receptor, including any occupied buildings.

Exceptions:

- (A) Fires in *approved* containers that are not less than 15 feet (4572 mm) from a structure, fencing or property boundary.
- (B) The minimum required distance from a structure, fencing or property boundary shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

(13)(7) Section 307.4.1 is hereby amended to read as follows:

307.4.1 Bonfires. Bonfires are prohibited.

(14)(8) Section 307.4.2 is hereby amended to read as follows:

307.4.2 Recreational fires. Recreational fires shall not be conducted within 100 feet (30 480 mm) of a structure or combustible material. Conditions which could cause a fire to spread to within 100 feet (30 480 mm) of a structure shall be eliminated prior to ignition.

(15) *Section 314.4 is hereby amended to read as follows:*

314.4 Vehicles. Electric, liquid-fueled, or gaseous-fueled vehicles, aircraft, boats, or other motorcraft shall not be located indoors except as follows:

- 1. The engine starting system is made inoperable or ignition batteries are disconnected except where the fire code official requires that the batteries remain connected to maintain safety features.*
- 2. Fuel in fuel tanks does not exceed any of the following:*
 - 2.1. Class I, II, and III liquid fuel does not exceed one-quarter tank or 5 gallons (19 L), whichever is less.*
 - 2.2. LP gas does not exceed one-quarter tank or 6.6 gallons (25 L), whichever is less.*
 - 2.3. CNG does not exceed one-quarter tank or 630 cubic feet (17.8 m³), whichever is less.*
 - 2.4. Hydrogen does not exceed one-quarter tank or 2,000 cubic feet (57 m³), whichever is less.*
- 3. Fuel tanks and fill openings are closed and sealed to prevent tampering.*
- 4. Vehicles, aircraft, boats, or other motor craft equipment are not fueled or defueled within the building.*
- 5. Electric vehicles shall not be charged inside buildings or other structures, other than where approved in parking garages, or unless otherwise approved by the fire code official.*

(16) Section 322 is hereby added to read as follows:

Section 322 Lithium-ion and lithium metal battery storage.

322.1 General

The storage of lithium-ion and lithium metal batteries shall comply with Section 322.

Exceptions:

- 1. New or refurbished batteries installed in the equipment, devices or vehicles they are designed to power.*
- 2. New or refurbished batteries packed for use with the equipment, devices or vehicles they are designed to power.*
- 3. Batteries in original retail packaging that are rated at not more than 300 watt-hours for lithium-ion batteries or contain not more than 25 grams of lithium metal for lithium metal batteries.*
- 4. Temporary storage of batteries or battery components during the battery manufacturing process prior to completion of final quality control checks.*
- 5. Temporary storage of batteries during the vehicle manufacturing or repair process.*

322.2 Permits

Permits shall be required for an accumulation of more than 15 cubic feet (0.42 m³) of lithium-ion and lithium metal batteries, other than batteries listed in the exceptions to Section 322.1, as set forth in Section 105.5.53.

322.3 Fire safety plan

A fire safety plan shall be provided in accordance with Section 404. In addition, the fire safety plan shall include emergency response actions to be taken upon detection of a fire or possible fire involving lithium-ion or lithium metal battery storage.

322.4 Storage requirements

Lithium-ion and lithium metal batteries shall be stored in accordance with Section 322.4.1, 322.4.2, or 322.4.3, as applicable.

322.4.1 Limited indoor storage in containers

Not more than 15 cubic feet (0.42 m³) of lithium-ion or lithium metal batteries shall be permitted to be stored in containers in accordance with all of the following:

- 1. Containers shall be open top and constructed of noncombustible materials or shall be approved for battery collection.*
- 2. Individual containers and groups of containers shall not exceed a capacity of 7.5 cubic feet (0.21 m³).*
- 3. A second container or group of containers shall be separated by not less than 3 feet (914 mm) of open space or 10 feet (3048 mm) of space that contains combustible materials.*
- 4. Containers shall be located not less than 5 feet (1524 mm)*

from exits or exit access doors.

322.4.2 Indoor storage areas.

Indoor storage areas for lithium-ion and lithium metal batteries, other than those complying with Section 322.4.1, shall comply with Section 322.4.2.1 through 322.4.2.6.

322.4.2.1 Technical opinion and report

A technical opinion and report complying with Section 104.8.2 shall be prepared to evaluate the fire and explosion risks associated with the indoor storage area and to make recommendations for fire and explosion protection. The report shall be submitted to the fire code official and shall require the fire code official's approval prior to issuance of a permit. In addition to the requirements of Section 104.8.2, the technical opinion and report shall specifically evaluate the following:

- 1. The potential for deflagration of flammable gases released during a thermal runaway event.*
- 2. The basis of design for an automatic sprinkler system or other approved fire suppression system. Such design basis shall reference relevant full-scale fire testing or another approved method of demonstrating sufficiency of the recommended design.*

322.4.2.2 Construction requirements

Where indoor storage areas for lithium-ion and lithium metal batteries are located in a building with other uses, battery storage areas shall be separated from the remainder of the building by 2-hour rated fire barriers or horizontal assemblies. Fire barriers shall be constructed in accordance with Section 707 of the International Building Code, and horizontal assemblies shall be constructed in accordance with Section 711 of the International Building Code.

Exceptions:

- 1. Where battery storage is contained in one or more approved prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure, fire barriers and horizontal assemblies are not required.*
- 2. Where battery storage is limited to new batteries in packaging that has been demonstrated to and approved by the fire code official as sufficient to isolate a fire in packaging to the package interior, fire barriers and horizontal assemblies are not required.*

322.4.2.3 Fire protection systems

Indoor storage area for lithium-ion and lithium metal batteries shall be protected by an automatic sprinkler system complying with Section 903.3.1.1 or an approved alternative fire suppression system. The system design shall be based on recommendations in the approved technical opinion and report required by section 322.4.2.1.

322.4.2.4 Fire alarm systems

Indoor storage areas for lithium-ion and lithium metal batteries shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use air-aspirating smoke detection, radiant energy-sensing fire detection or both.

322.4.2.5 Explosion Control

Where the approved technical opinion and report required by Section 322.4.2.1 recommends explosion control, explosion control complying with section 911 shall be provided.

322.4.2.6 Reduced requirements for storage of partially charged batteries

Indoor storage areas for lithium-ion and lithium metal batteries with a demonstrated state of charge not exceeding 30 percent shall not be required to comply with Sections 322.4.2.1, 322.4.2.2, and 322.4.2.5, provided that procedures for limiting and verifying that the state of charge will not exceed 30 percent have been approved.

322.4.3 Outdoor Storage

Outdoor storage of lithium-ion or lithium metal batteries shall comply with Sections 322.4.3.1 through 322.4.3.3.

322.4.3.1 Distance from storage to exposures.

Outdoor storage of lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall comply with one of the following:

- 1. Battery storage shall be located not less than 20 feet (6096 mm) from any building, lot line, public street, public alley, public way, or means of egress.*
- 2. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way, or means of egress, where the battery storage is separated by a 2-hour fire-resistance-rated assembly without openings or penetration and extending 5 feet (1524 mm) above and to the sides of the battery storage area.*
- 3. Battery storage shall be located not less than 3 feet (914 mm) from any building, lot line, public street, public alley, public way, or means of egress, where the batteries are contained in approved, prefabricated portable structures providing a complete 2-hour fire-resistance-rated enclosure.*

322.4.3.2 Storage area size limits and separation

Outdoor storage areas for lithium-ion or lithium metal batteries, including storage beneath weather protection in accordance with Section 414.6.1 of the International Building Code, shall not exceed 900 square feet (83.6 m²). The height of battery storage in such areas shall not exceed 10 feet (3048 mm). Multiple battery storage areas shall be separated from each other by not less than 10 feet (3048 mm) of open space.

322.4.3.3 Fire detection

Outdoor storage areas for lithium-ion or lithium metal batteries, regardless of

whether such areas are open, under weather protection or in a prefabricated portable structure, shall be provided with an approved automatic fire detection and alarm system complying with Section 907. The fire detection system shall use radiant energy-sensing fire detection.

(17) Section 323 is hereby added to read as follows:

323 Electric vehicles (EVs).

323.1 Electric vehicle charging stations.

Electric vehicle (EV) charging stations shall not be located inside buildings and/or structures, except where approved for parking garage locations as per the National Electrical Code.

323.1.1 Charging stations inside parking garage.

EV charging stations located in parking garages shall be located at grade level along the exterior perimeter walls and shall be within 150 feet of fire apparatus access roadway, or shall be located on the top level of the garage with no roof or structure above.

323.1.2 Charging stations inside R-3 and R-4 occupancies.

Approved charging stations in the private garage shall have a listed heat alarm installed in the garage and interconnected to the smoke alarms inside the dwelling.

323.2 Disconnect

Locations containing electric vehicle charging stations shall be provided with a clearly identified and readily accessible emergency disconnect installed in an approved location.

The emergency disconnects for exterior electric vehicle charging stations shall be located within 100 feet (30,480 mm) of, but not less than 20 feet (6096 mm) from the charging stations, unless otherwise approved by the fire code official.

323.2.1 Height

The height of the emergency disconnect switch shall be not less than 42 inches (1067 mm) and not more than 48 inches (1219 mm) measured vertically, from the floor level to the activating button.

323.2.2 Emergency disconnect sign

Emergency disconnect devices shall be distinctly labeled as: "EMERGENCY ELECTRIC VEHICLE CHARGER DISCONNECT." Signs shall be placed in an approved location and shall consist of all of the following:

- 1. White reflective background with red letters.*
- 2. Weather-resistant durable material.*
- 3. Lettering not less than 2 inches (51 mm) high.*
- 4. Permanently affixed to the building or structure in an approved manner.*

4.1 If no building or structure is available, the location will be approved by the Fire Code Official.

323.3 Damaged Electric Vehicle Batteries.

Damaged electric vehicle batteries shall not be stored inside any building or structure, unless otherwise approved by the Fire Code Official.

(18)(9) Section 503.1.1 is hereby amended to read as follows:

503.1.1 Buildings and facilities. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility. Except for one- or two-family dwellings, the path of measurements shall be along a minimum ten foot (10') wide level (not exceeding 3 percent grade) and unobstructed pathway around the external walls of the structure.

Exceptions:

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3. Where applicable, hose lay may be extended to 200 feet for occupancies other than those containing a Group H, High Hazard occupancy classification or those containing high-piled combustible storage as defined in Section 202.

1.2 Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the *fire code official*, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

(19)(10) Section 503.2.1 is hereby amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads and security gate openings shall have an unobstructed width of not less than the *approved* fire apparatus access road, except for *approved* security gates in accordance with section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

(20)(11) Section 503.2.2 is hereby amended to read as follows:

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations.

(21)(12) Section 503.3 is hereby amended to add section 503.3.1 to read as follows:

503.3.1 Fire lane marking.

(A) Striping. Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four-inch (4") white letters at 15-foot intervals on the red border markings along both sides of the fire lanes.

Where a curb is available, the striping shall be on the vertical face of the curb.

- (B) When required by the *fire code official*, fire lane striping shall include an enlarged box that is eighteen inches (18") in length and twelve inches (12") in width to show the boundaries of the box. The words "BUILDING [APPROPRIATE BUILDING DESIGNATION]" shall appear in ten-inch (10") white letters on the red box and will appear directly in front of the appropriate structure.
- (C) Signs. Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be twelve inches (12") wide and eighteen inches (18") high. Signs shall be painted on a white background with letters and borders in red, using not less than two-inch (2") lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart. Signs may be installed on permanent buildings or walls or as approved by the *fire code official*.

~~(22)~~(13) Section 503.4 is hereby amended to read as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be, obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in section 503.2.1 and any area marked as a fire lane as described in section 503.3 shall be maintained at all times. The operator of a premises shall maintain, free of obstruction, all fire lanes on their premises. The operator of the premises may include but not limited to the owner, manager, and/or general contractor. No person may mark, post or otherwise identify a non-fire lane private vehicular passageway as a fire lane or in such a manner as tends to create confusion as to whether the passageway is a fire lane. The Fire Chief and Police Chief, and their designated representatives, are authorized to remove or cause to be removed any material, vehicle, or object obstructing a fire apparatus access road at the expense of the owner of such material, vehicle, or object.

~~(23)~~(14) Section 503.7 is hereby added to read as follows:

503.7 Measuring of hose lay. Hose lay shall be measure from the centerline of the fire lane along an unobstructed and level path measuring 10 feet in width.

~~(24)~~(15) Section 505.1 is hereby amended to read as follows:

505.1 Address identification. New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the *fire code official*, address identification shall be provided in additional *approved* locations to facilitate emergency response. Strip malls in addition to the front identification shall provide the name of the business and numeric address or suite identifier on the rear access door. Town homes with rear alley garage access in addition to the front identification shall provide the numeric address

near the garage door. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

(25)(16) Section 506.1 is hereby amended to read as follows:

506.1 Where required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the *fire code official* is authorized to require a key box to be installed in an *approved* location. The key box shall be of an *approved* type listed in accordance with UL 1037 and shall contain keys to gain necessary access as required by the *fire code official*. Any new and existing buildings that have a fire sprinkler riser, standpipe system and/or a fire alarm control panel shall have a Knox key box that contains keys or a keycard to gain access to every door leading from the exterior of the building to the fire sprinkler riser, standpipe system and/or the fire alarm control panel.

(26)(17) Section 507.5.4 is hereby amended to read as follows:

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible and/or accessible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(27)(18) Section 901.4 is hereby amended to read as follows:

901.4 Fire protection and life safety systems. Fire protection and life safety systems shall be installed, repaired, operated, and maintained in accordance with this code and the International Building Code. Any alteration to the fire protection system must be approved and a permit issued by the *fire code official*. Hydrostatic testing and inspection of the system may be required prior to the final acceptance of any system alteration.

(28) Section 901.4.7 is hereby amended to read as follows:

Section 901.4.7 Pump and riser room size. *Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working space around the stationary equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passage-ways large enough to allow removal of the largest piece of equipment.*

The minimum riser room size shall be 36 square foot with the minimum interior wall to wall dimension of 6 feet. Additional risers require an additional minimum of 9 square foot per additional riser.

(29) Section 901.4.7.5 is hereby added to read as follows:

901.4.7.5. Fire protection equipment only. Fire pump and automatic sprinkler system riser rooms shall be limited to equipment that is intended for fire protection equipment and operations only. Limited other utilities, such as domestic water, necessary to serve the building may be permitted by the fire code official.

(30)(19) Section 901.7 is hereby amended to read as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with not less than one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

(31) Section 903.2 is hereby amended to read as follows:

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

(32) Section 903.2.2 is hereby amended to read as follows:

903.2.2: Group B. An automatic sprinkler system shall be provided for Group B occupancies as required in Sections 903.2.2.1 and 903.2.2.2.

(33) Section 903.2.2.1 is hereby amended to read as follows:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

(34) Section 903.2.2.2 is hereby by added to read as follows:

903.2.2.2 Laboratories involving research and development or testing. An Automatic sprinkler system shall be installed throughout the fire areas utilized for the research and development or testing of lithium-ion or

lithium metal batteries.

(35) Section 903.2.4 is hereby amended to read as follows:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet.
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet.
4. A Group F-1 occupancy is used to manufacture lithium-ion or lithium metal batteries.
5. A Group F-1 occupancy is used to manufacture vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

(36) Section 903.2.7.2 is hereby added to read as follows:

903.2.7.2 Lithium-ion or lithium metal battery storage. An automatic sprinkler system shall be provided in a room or space within a Group M occupancy where required for the storage of lithium-ion or lithium metal batteries by Section 322 or Chapter 32.

(37)(20) Section 903.2.9 #5 is hereby added to read as follows:

(#5) Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

(38) Section 903.2.9 #6 is hereby added to read as follows:

(#6) A Group S-1 fire area used for the storage of lithium-ion or lithium metal powered vehicles where the fire area exceeds 500 square feet (46.4 m²).

(39) Section 903.2.11.3 is hereby amended to read as follows:

Section 903.2.11.3. Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1511 of the International Building Code, located 35 feet (10,668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

(40) Section 903.2.11.7 is hereby added to read as follows:

903.2.11.7 High-piled combustible storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

(41) Section 903.2.11.8 is hereby added to read as follows:

903.2.11.8 Spray booths and rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing

system.

(42) Section 903.2.11.9 is hereby added to read as follows:

903.2.11.9 Buildings over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 square foot or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

(43)(21)Section 903.3.1.1.2 is hereby amended to read as follows:

903.3.1.1.2 Bathrooms. In Group R occupancies, Sprinklers shall be required in all bathrooms regardless of size.

(44) Section 903.3.1.1.3 is hereby added to read as follows:

903.3.1.1.3: Lithium-ion or lithium metal batteries. Where automatic sprinkler systems are required by this code for areas containing lithium-ion or lithium metal batteries, the design of the system shall be based on a series of fire tests. Such tests shall be conducted or witnessed and reported by an approved testing laboratory involving test scenarios that address the range of variables associated with the intended arrangement of the hazards to be protected.

(45)(22)Section 903.3.1.2 is hereby amended to read as follows:

903.3.1.2 NFPA 13R sprinkler system. Where allowed in buildings of group R, up to and including four stories in height, *automatic sprinkler systems* shall be installed in accordance with NFPA 13R.

Exception:

(A) Mixed use buildings. In buildings that include or may include multiple types of occupancies, the code official may designate the type of system and number of standpipes required.

(46)(23)Section 903.3.1.2.3 is hereby amended to read as follows:

Section 903.3.1.2.3 Attics and attached garages. Sprinkler protection is required in attached garages and in the following attic spaces.

(A) Attics that are used or intended for living purposes or storage shall be protected by an *automatic sprinkler system*.

(B) Where fuel fired equipment is installed in an attic.

(C) Where located in a building of Type III, Type IV or Type V construction designed in accordance with Section 510.2 or 510.4 of the International Building Code, attics not required by item 1 to have sprinklers shall comply with one of the following if the roof assembly is located more than 1 Story above grade.

(i) Provide *automatic sprinkler system* protection

(ii) Construct the attic using noncombustible materials.

(iii) Construct the attic using fire-retardant-treated wood complying with Section 2302.2 of the International Building Code.

(iv) Fill the attic with noncombustible insulation.

- (D) Group R-4, Condition 2 occupancy attics not required by item 1 or 3 to have sprinklers shall comply with one of the following:
- (i) Provide *automatic sprinkler system* protection.
 - (ii) Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - (iii) Construct the attic using noncombustible materials.
 - (iv) Construct the attic using fire-retardant-treated wood complying with section 2303.2 of the International Building Code.
 - (v) Fill the attic with noncombustible insulation.

(47)(24) Section 903.3.1.3 is hereby amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems.

Automatic sprinkler systems installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D.

Throughout shall include bathrooms and garage areas.

(48) Section 903.3.5 is hereby amended to read as follows:

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. For connections to public waterworks systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official.

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10 psi. safety factor. Reference Section 507.4 for additional design requirements.

(49)(25) Section 903.3.7 is hereby amended to read as follows:

903.3.7 Fire department connections. Fire department connections for *automatic sprinkler systems* shall be installed in accordance with Section 912. Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an *approved* water supply. Fire department connections shall be a 2.5-inch threaded fitting design. Fire department connections shall be equipped with locking Knox caps that operate *with the Authority Having Jurisdiction's Knox key*.

(50)(27) Section 903.4 is hereby amended to read as follows:

903.4 Sprinkler system monitoring and alarms. All valves controlling the water supply for *automatic sprinkler systems*, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised. Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds and less than 90 seconds. All control valves in the sprinkler and standpipe systems

except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Exceptions:

- (A) *Automatic sprinkler systems* protecting one- and two-family dwellings installed with NFPA 13D systems.
- (B) *Automatic sprinkler systems* installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the *automatic sprinkler system*, and a separate shutoff valve for the *automatic sprinkler system* is not provided.
- (C) Jockey pumps control valves that are sealed or locked in the open position.
- (D) Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
- (E) Valves controlling the fuel supply to the fire pump engines that are sealed or locked in the open position.
- (F) Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position.
- (G) Underground key or hub gate valves in roadway boxes.

(51) *Section 903.4.3 is hereby amended to read as follows:*

903.4.3 Alarms. An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(52)(26) Section 904.13.2 is hereby amended to read as follows:

904.13.2 System interconnection. The actuation of the fire extinguishing system shall automatically shut down the fuel or electrical power supply to the cooking equipment. The fuel and electrical supply reset shall be manual. When the building is not open for twenty-four hours a day for seven days a week and the building is not equipped with a fire alarm system, a single horn strobe shall be provided on the exterior of the building that activates upon actuation of the system.

(53)(28) Section 905.2 is hereby amended to read as follows:

905.2 Installation standards. Standpipe systems shall be installed in accordance with this section and NFPA 14. Fire department connections for standpipe systems shall be in accordance with section 912. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm. In addition to this section, the *fire code official* may require the installation of standpipe systems in buildings where because of

type of occupancy, access or use requires additional fire protection. The *fire code official* may designate the type and location of standpipes within this system.

(54)(29)Section 905.3.9 is hereby added to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior is more than 200 feet (60960mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class 1 automatic wet or manual wet standpipes shall be provided.

Exceptions:

- (A) Automatic dry, semi-automatic dry, and manual dry standpipes are allowed as provided for in NFPA 14, where approved by the *fire code official*.
- (B) R-2 occupancies of four stories or less in height having no interior corridors.

(55)(30)Section 907.1.4 is hereby added to read as follows:

907.1.4 Design standards. All alarm systems new or replacement shall be analog intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building square footage. When cumulative building remodels or expansions exceed 50% of the building square footage the system must comply.

(56) *Section 907.2.2.2 is hereby added to read as follows:*

907.2.2.2: Laboratories involving research and development or testing. A fire alarm system activated by an air-sampling-type smoke detection system or a radiant-energy-sensing detection system shall be installed throughout the entire fire area utilized for the research and development or testing of lithium-ion or lithium metal batteries.

(57)(31)Section 907.2.3 is hereby amended to read as follows:

907.2.3 Group E. A manual fire alarm system that activates the occupant notification system in accordance with section 907.6 shall be installed in group E occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An *approved* smoke detection system shall be installed in group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

- (A) Group E occupancies with an occupant load of less than 50 when provided with an *approved automatic sprinkler system*.
- (B) Residential in-home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2-1/2 or less years of age, see section 907.2.6.)

- (C) Manual fire alarm boxes are not required in group E occupancies where all the following apply:
- (i) Interior corridors are protected by smoke detectors with alarm verification.
 - (ii) Auditoriums, cafeterias, gymnasiums and the like are protected by heat detectors or other *approved* detection devices.
 - (iii) Shops and laboratories involving dusts or vapors are protected by heat detectors or other *approved* detection devices.
 - (iv) Off-premises monitoring is provided.
 - (v) The capability to activate the evacuation signal from a central point is provided.
 - (vi) In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from where a general evacuation alarm can be sounded, except in locations specifically designated by the *fire code official*.

(58) Section 907.2.4.1 is hereby added to read as follows:

907.2.4.1: Manufacturing involving lithium-ion or lithium metal batteries. A fire alarm system activated by an air-sampling-type smoke detection system or a radiant-energy-sensing detection system shall be installed throughout the entire fire area where lithium-ion or lithium metal batteries are manufactured; and where the manufacturer of vehicles, energy storage systems or equipment containing lithium-ion or lithium metal batteries where the batteries are installed as part of the manufacturing process.

(59) Section 907.2.7.2 is hereby added to read as follows:

907.2.7.2: Storage of lithium-ion or lithium metal batteries.

A fire alarm system activated by an air sampling-type smoke detection system or radiant-energy-sensing detection system shall be installed in a room or space within a Group M occupancy where required for the storage of lithium-ion or lithium metal batteries in accordance with Section 322.

(60)(32) Section 907.2.8.4 is hereby added to read as follows:

907.2.8.4 Carbon monoxide detectors. An *approved* carbon monoxide detection system shall be installed and maintained in all buildings that include an underground garage or vehicle storage area and in buildings that provide parking as part of the structure. The detection system shall be monitored and shall signal an alarm as part of the fire alarm panel.

Exception:

(A) Group R-3.

(61) Section 907.2.10.2 is hereby added to read as follows:

907.2.10.2: Storage of lithium-ion or lithium metal batteries. A fire alarm system activated by an air sampling-type smoke detection system or radiant-energy-sensing detection system shall be installed throughout the entire fire area where required for the storage of lithium-ion or lithium metal batteries in

accordance with Section 322.

(62)(33) Section 907.4.2 is hereby amended to read as follows:

907.4.2 Manual fire alarm boxes. Where a manual fire alarm system is required by another section of this code, it shall be activated by fire alarm boxes installed in accordance with sections 907.4.2.1 through 907.4.2.6 Manual alarm actuating devices shall be an *approved* double action type.

(63)(34) Section 907.4.2.7 is hereby added to read as follows:

Section 907.4.2.7. Where any fire alarm system is installed without a supervised sprinkler system installed, manual fire alarm boxes shall be installed at all exits. Audio-visual notification devices shall be installed to provide complete coverage as required by the *fire code official*.

(64)(35) Section 907.6.1.1 is hereby added to read as follows:

907.6.1.1 Installation. All fire alarm systems shall be installed in such a manner that the failure of any single alarm-actuating or alarm-indicating device will not interfere with the normal operation of any other such devices. All systems shall be Class "A" wired with a minimum of six feet separation between supply and return loops. IDC-Class "A" style-D- SLC Class "A" *Style 6-notification Class "B" Style Y.*

(65)(36) Section 907.6.3.2 is hereby added to read as follows:

907.6.3.2 Point addressable systems. When a fire alarm system is required by this section or by the *fire code official*, the system shall be "point addressable"; providing the type and location of the alarm. The alarm type and location must display on the alarm panel and provide type and location information to the Sherman Fire-Rescue dispatch.

(66) *Section 907.7.3.1 is hereby added to read as follows:*

907.7.3.1 Alarm annunciator. Alarm annunciators shall comply with all of the following:

1. If a building has a main entrance/foyer, a remote annunciator shall be provided inside the building at the main entrance/foyer.

Exceptions:

1. High-rise buildings provided with a fire command center and secondary response point.

2. When the fire alarm control unit is located inside the building at the main entrance/foyer, a remote annunciator is not required at the main entrance/foyer.

2. If a building has one or more fire riser room(s) with an exterior door, a remote annunciator shall be provided within each such fire riser room.

Exceptions:

1. High-rise buildings provided with a fire command center and secondary response point.

2. When the fire alarm control unit is located within the fire riser room, a remote annunciator is not required within the fire riser room.

3. The location of an operated initiating device shall be displayed by alphanumeric display at the annunciator.

4. The alphanumeric display shall state the device type, the floor level (if applicable), the device address and a descriptive location for the operated device(s).

5. The visible annunciation of the location of operated initiating devices shall not be canceled by the means used to deactivate alarm notification appliances.

Weatherproof horn/strobe is required outside in the direct vicinity of the FDC and visible from the fire lane or fire access road.

(67) Section 912.8 is added to read as follows:

912.8 Remote fire department connection. If the fire department connection is remote of the riser, an approved weatherproof horn/strobe device shall be installed above and within 10 feet of the fire department connection. The horn/strobe shall be at a height and location that is visible to responding emergency crews. The horn/strobe shall initiate upon sprinkler water flow.

An approved sign is required on the remote fire department connection containing the address of the system it supplies.

(68)(37) Section 913.2 is hereby amended to read as follows:

913.2 Protection against interruption of service. The fire pump, driver, and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions. The *fire code official* may require a stand-alone power source, or secondary source of power where a fire pump is installed to maintain the required fire flow in assembly occupancies, high-rise structures or any structure with greater than one hundred thousand (100,000) square feet.

(69) Section 913.2.1 is hereby amended to read as follows:

913.2.1 Protection of fire pump rooms. Rooms where fire pumps are located shall be separated from all other areas of the building in accordance with Section 913.2.1 of the International Building Code.

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. - 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(70)(38) Section 913.2.2 #5 is hereby added to read as follows:

5. Fire pump system shall be supervised for “loss of power,” “phase reversal” and “pump running” conditions by supervisory signal on distinct circuits.

(71)(39) Section 914.3.1.1.1.1 is hereby added to read as follows:

Section 914.3.1.1.1.1 Exterior access to sprinkler control rooms. Exterior access door directly into the sprinkler control room is required.

(72) Section 1107 is hereby added to read as follows:

Section 1107: Energy storage systems.

1107.1: Lithium-ion technology energy storage systems.

The owner of an energy storage system (ESS) utilizing lithium-ion battery technology having capacities exceeding the values in Table 1207.1.1 and installed prior to the jurisdiction's adoption of the 2018 or later edition of the International Fire Code shall provide the fire code official a failure modes and effects analysis (FMEA) or other approved hazard mitigation analysis in accordance with Section 104.8.2 for review and approval.

Exception: Detached one- and two-family dwellings and townhouses.

1107.1.1: Early detection.

In addition to the requirements of Sections 1207.1.6.1 and 1207.1.6.2, the analysis shall include an assessment of the ability of the installed protection systems to provide for early detection and notification of a thermal runaway event in relation to the ability of emergency responders to safely mitigate the size and impact of a thermal runaway event.

1107.1.2: Corrective action plan.

Where hazards are identified by the analysis, a plan that includes a timetable for corrective action shall be submitted to the fire code official for review and approval. The plan shall include actions and system improvements necessary for eliminating or mitigating any identified hazards, including listed methods for early detection and notification of a thermal runaway event.

(73) The table in section 1207.1.1 is hereby amended to read as follows:

TABLE 1207.1.1

ENERGY STORAGE SYSTEM (ESS) THRESHOLD QUANTITIES

TECHNOLOGY	ENERGY CAPACITY.
Capacitor ESS	3 kWh
Flow batteries*	20 kWh
Lead-acid batteries, all types	70 kWh*
Lithium-ion batteries	20 kWh
Nickel metal hydride (Ni-MH)	70 kWh
Nickel-cadmium batteries (Ni-Cd) and nickel zinc (Ni-Zn) batteries	70 kWh
Nonelectrochemical ESS*	70kWh
Other battery technologies	10 kWh
Other electrochemical ESS technologies	3 kWh
Sodium nickel chloride batteries	70kWh
Zinc manganese dioxide batteries (Zn-MnO ₂)	70kWh

For SI: 1 kilowatt hour = 3.6 megajoules.

- a. Energy capacity is the total energy capable of being stored (nameplate rating), not the usable energy rating. For units rated in amp-hours, kWh shall equal rated voltage times amp-hour rating divided by 1,000.
- b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.
- c. Fifty gallons of lead-acid battery electrolyte shall be considered equivalent to 70 kWh.
- d. Covers nonelectrochemical technologies such as flywheel and thermal ESS.

(74) Section 1207.1.1.1 is hereby added to read as follows:

Section 1207.1.1.1 Utilities applicability. Plans and specification associated with ESS owned and operated by electric utilities as a component of the electric grid that are considered critical infrastructure documents in accordance with the provisions of the North American Electric Reliability Corporation and other applicable governmental laws and regulation shall be made available to the fire code official for viewing based on the requirements of the applicable governmental laws and regulations. (material based on NFPA 855 2023 Ed.)

(75) Section 1207.1.4.1 is hereby amended to read as follows:

Section 1207.1.4.1 Fault condition. The hazard mitigation analysis shall evaluate the consequences of the following failure modes. Only single failure modes shall be considered.

1. A thermal runaway condition in a single electrochemical ESS unit.
2. A mechanical failure of a nonelectrochemical ESS unit.
3. Failure of any battery (energy) management system or fire protection system within the ESS equipment that is not covered by product listing failure mode effects analysis (FMEA).
4. Failure of any required protection system external to the ESS, including but not limited to ventilation (HVAC), exhaust ventilation smoke detection, fire detection, gas detection or fire suppression system. (Material based on NFPA 855 2023 Ed.)

(76) Section 1207.1.4.2 is hereby amended to read as follows:

Section 1207.1.4.2 Analysis approval. The fire code official is authorized to approve the hazardous mitigation analysis provided that the consequences of the hazard mitigation analysis demonstrate:

1. Fires will be contained within unoccupied ESS rooms or areas for the minimum duration of the fire-resistance-rated separations identified in Section 1207.7.4.
2. Fires involving the ESS will allow occupants or the general public to evacuate to a safe location. (Material based on NFPA 855 2023 Ed.)

(77) Section 1207.2 is hereby amended to read as follows:

1207.2 Commissioning, decommissioning, operation and maintenance. Commissioning, decommissioning, operation and maintenance shall be conducted in accordance with this section. In addition to the ordinary inspection and test requirements that buildings, structures and parts thereof are required to undergo, Energy Storage Systems subject to the provisions of Section 1207 shall undergo special inspections and tests sufficient to verify the proper commissioning of the Energy Storage System in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to

such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved. The special inspections and tests required by this section shall be conducted under the same terms as in Chapter 17 of the International Building Code.

(78) The table in 1207.5 is hereby amended to read as follows:

TABLE 1207.5

MAXIMUM ALLOWABLE QUANTITIES OF ELECTROCHEMICAL ESS

TECHNOLOGY	MAXIMUM ALLOWABLE QUANTITIES^a
STORAGE BATTERIES	
Flow batteries ^b	600 kWh
Lead-acid, all types	Unlimited
Lithium-ion	600 kWh
Nickel-cadmium (Ni-Cd), nickel-metal hydride (NI-MH) and nickel zinc (NI-Zn)	Unlimited
Sodium nickel chloride	600 kWh
Zinc-manganese dioxide (Zn-MnO ₂)	Unlimited
Other battery technologies	200 kWh
CAPACITORS	
All types	20 kWh
OTHER ELECTROCHEMICAL ESS	
All types	20 kWh

For SI: 1 kilowatt hour = 3.6 megajoules.

a. For electrochemical ESS units rated in amp-hours, kWh shall equal rated voltage times the amp-hour rating divided by 1,000.

b. Shall include vanadium, zinc-bromine, polysulfide-bromide and other flowing electrolyte-type technologies.

(79) Section 1207.5.4.1 is hereby amended to read as follows:

1207.5.4.1: System status. Lead-acid and nickel-cadmium battery systems that are used for DC power for control of substations and control or safe shutdown of generating stations under the exclusive control of the electric utility, and located outdoors or in building spaces used exclusively for such installations, shall be allowed to use the process control system to monitor the smoke or radiant energy-sensing fire detectors required in Section 1207.5.4.

(80) Section 1207.5.5 is hereby amended to read as follows:

1207.5.5 Fire suppression systems. Rooms and areas within buildings and walk-in units containing electrochemical ESS shall be protected by an automatic fire suppression system designed and installed in accordance with one of the following:

1. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) with a maximum stored energy capacity of 50 kWh, as described in Section 1207.5.1 shall be designed with a minimum density of 0.3 gpm/ft² (1.14 L/min) based over the area of the room or 2,500 square-foot (232m²) design area, whichever is smaller, unless a lower density is approved based on large-scale fire testing in accordance with Section 1207.1.5.

2. Automatic sprinkler systems designed and installed in accordance with Section 903.3.1.1 for ESS units (groups) exceeding 50 kWh shall use a density based on large-scale fire testing complying with Section 1207.1.5.

3. The following alternative automatic fire-extinguishing systems designed and installed in accordance with Section 904, provided that the installation is approved by the fire code official based on large-scale fire testing complying with Section 1207.1.5:

3.1. NFPA 12, Standard on Carbon Dioxide Extinguishing Systems.

3.2. NFPA 15, Standard for Water Spray Fixed Systems for Fire Protection.

3.3. NFPA 750, Standard on Water Mist Fire Protection Systems.

3.4. NFPA 2001, Standard on Clean Agent Fire-Extinguishing Systems.

3.5. NFPA 2010, Standard for Fixed Aerosol Fire-Extinguishing Systems.

Exceptions:

1. Fire suppression systems for lead-acid and nickel-cadmium battery systems at facilities under the exclusive control of communications utilities that operate at less than 50 VAC and 60 VDC shall be provided where required by NFPA 76.

2. Lead-acid and nickel-cadmium systems that are used for DC power for control of substations and control or safe shutdown generating stations under the exclusive control of the electric utility and located outdoors or in building spaces used exclusively for such installations, shall not be required to have a fire suppression system installed.

3. Lead-acid battery systems in uninterruptible power supplies listed and labeled in accordance with UL 1778, utilized for standby power applications, which is limited to not more than 10 percent of the floor area on the floor in which the ESS is located, shall not be required to have a fire suppression system. (Material based on NFPA 855 2023 Ed.)

(81) Section 2401.2 is hereby amended to read as follows:

Section 2401.2 Nonapplicability. Is deleted in its entirety.

(82)(40) Section 3202.1 Definition “high-piled combustible storage” is hereby amended to read as follows:

High-piled combustible storage. Any building exceeding 6,000 sq. ft. that has a clear height in excess of 12 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for class IV commodities, to the maximum pile height.

(83)(41) Section 5601.1.3 is hereby amended to read as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

(A) Only when approved for fireworks displays, storage and handling of fireworks as provided in section 5604 and 5608.

(B) The use of fireworks for *approved* display as permitted in section 5608.

(84)(42) Section 5703.6.12 is hereby added to read as follows:

5703.6.12 Dry sumps. *Approved* sampling tubes of a minimum 6 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank the tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling sump at the corners of the excavation with a minimum of 4 sumps. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(85)(43) Section 5706.2.4.3 is hereby amended to read as follows:

5706.2.4.3 Location. Tanks containing Class I or II liquids shall be kept outside and not less than 100 feet from buildings and combustible storage. Additional distance shall be provided where necessary to ensure that vehicles, equipment, and containers being filled directly from such tanks will not be less than 100 feet from structures, haystacks, or other combustible storage.

(86)(44) Section 5706.3.1.3 is hereby amended to read as follows:

5706.3.1.3 Buildings. Wells shall not be drilled within 200 feet of buildings not necessary to the operation of the well.

(87)(45) Section 6104.2 is hereby amended to read as follows:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L).

Exceptions:

(A) In particular installations, this capacity limit shall be determined by the

fire code official, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed containers, degree of fire protection to be provided and capabilities of the local fire department.

- (B) Except as permitted in City Ordinance 6024, section 5.04.005 LP-gas containers are not permitted in residential areas.

(88)(46) Appendix D, section D103 figure D103.1 is hereby amended to read as follows:

Figure D.103.1 Dead-end fire apparatus access road turnaround. Where a turnaround is required for fire department access, the minimum road width shall be the same as the *approved* fire lane throughout.

(89)(47) Appendix D, section D103.3 is hereby amended to read as follows:

D103.3 Turning radius. The minimum turning radius shall be at least 25 feet radius unless roadway or fire lane exceeds minimum requirement of 24 feet or approved by *fire code official*.

(90)(48) Appendix D, section D103.4 table D103.4 is hereby amended as follows:

REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

Length (feet)	Width (feet)	Turnarounds Required
0-150	24	None required
151-700	24	100' diameter cul-de-sac or 120' hammerhead
Over 700		Special approval required

(91)(49) Appendix D, section D103.5 is hereby amended to read as follows:

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria:

- (A) Where a single gate is provided, the gate width shall be not less than the *approved* fire apparatus access road.
- (B) Gates shall be of the horizontal swing, horizontal slide, vertical lift or vertical pivot type.
- (C) Construction of gates shall be of materials that allow manual operation by one person.
- (D) Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- (E) Electric gates shall be equipped with a Knox key switch that operates with the Authority Having Jurisdiction's Knox key. Emergency opening devices shall be approved by the *fire code official*.
- (F) Methods of locking shall be submitted for approval by the *fire code official*.

- (G) Electric gate operators, where provided, shall be listing in accordance with UL 325.
 - (H) Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.
- (b) Penalty. Violations of any of the provisions of this article are punishable as provided in Section 1.01.009 of this Code.

Secs. 3.04.002–3.04.999 Reserved

...”

SECTION 3: Amendment to Chapter 5 (Fire Prevention and Protection), Article 5.05 (Permit and Fire Service Fees) of the Code of Ordinances. Article 5.05 (Permit and Fire Service Fees) of the Code of Ordinances is hereby amended as follows²:

“ARTICLE 5.05 PERMIT AND FIRE SERVICE FEES

Sec. 5.05.001 Permit fees.

See APPENDIX C: FEE SCHEDULE for fire permit and inspection fees.

Automatic fire-sprinkler system, underground fire lane	\$250.00
Automatic fire-sprinkler system, above ground system	\$250.00
Automatic fire-sprinkler system, modification	\$250.00
Fire alarm system	\$250.00
Fire alarm system, Modification	\$250.00
Automatic fire-extinguishing system	\$250.00
Automatic fire pump	\$250.00
Controlled access gate	\$150.00
After hours inspections—two (2) hour minimum	\$150.00/hour
Reinspection (per occurrence)	\$100.00
Work without permit	\$500.00
Open burn within city limits	\$1,000.00

...”

SECTION 4: Amendment to the Code of Ordinances, Appendix C (Fee Schedule). The Code of Ordinances, Appendix C (Fee Schedule) is amended as follows³:

“APPENDIX C: FEE SCHEDULE

...

² Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.
³ Deletions are evidenced by ~~strikethrough~~; additions are *italicized*.

(1) Building permit and inspection fees.

...

(E) Other building permit and inspection fees.

After-hours inspections	\$150.00
Inspection of work done prior to permit issuance (in addition to permit fees)	\$250.00
Reinspection fees:	
1 st reinspection	\$75.00
2 nd reinspection	\$100.00
3 rd reinspection	\$125.00
Contractor registration	No fee
Certificate of occupancy permit	\$100.00 \$75.00

...

(3) Fire permit, service and third-party review and inspection fees.

(A) Fire Permit and Service Fees.

<i>Automatic fire-extinguishing system</i>	<i>\$250.00</i>
<i>Automatic fire pump installation/modification</i>	<i>\$250.00</i>
<i>Automatic fire sprinkler system, above ground system installation/modification per riser</i>	<i>\$250.00 per riser + \$0.75 per head</i>
<i>Controlled access system</i>	<i>\$150.00 base (additional \$25 per door/gate)</i>
<i>Automatic fire sprinkler system, underground fire service per riser</i>	<i>\$250.00</i>
<i>Electric Vehicle (EV) charger</i>	<i>\$150.00</i>
<i>Emergency responder communication enhancement system</i>	<i>\$300.00 (includes initial operational permit)</i>
<i>Energy Storage System</i>	<i>\$150.00</i>
<i>Fire alarm system per panel installation/modification</i>	<i>\$250.00 per panel + \$0.75 per device</i>
<i>Flammable or combustible liquid storage tank install/removal (per tank)</i>	<i>\$250.00</i>
<i>Hazardous materials</i>	<i>\$300 (includes initial operational permit)</i>
<i>High-piled combustible storage</i>	<i>\$300 (includes</i>

	<i>initial operational permit)</i>
<i>Lithium-ion and lithium-ion battery storage</i>	<i>\$300.00 (includes initial operational permit)</i>
<i>Solar photovoltaic power systems (excludes single and double family dwellings)</i>	<i>\$150.00</i>
<i>Tent, membrane structure</i>	<i>\$250 (includes initial operational permit)</i>
<i>After hours inspections - two (2) hour minimum</i>	<i>\$150.00/hour</i>
<i>Reinspection (per occurrence)</i>	<i>\$100.00</i>
<i>Work without permit</i>	<i>\$500.00</i>
<i>Open burn within city limits</i>	<i>\$1,000.00</i>
<i>Daycare inspection</i>	<i>\$50.00</i>
<i>Foster home inspection</i>	<i>\$50.00</i>
<i>State-mandated facility inspection</i>	<i>\$100.00</i>

(B) Third-Party Review and Inspections. For new construction projects, the fire code official may require a third-party contractor to provide plan review and inspection services. If so required by the fire code official, the applicant shall pay the City an amount equal to the third-party contractor's fee plus ten (10) percent.

(4)(3) Zoning fees.

..."

SECTION 5: Penalty. Any person, firm, corporation or entity violating any provision of this Ordinance, or the Code of Ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding FIVE HUNDRED DOLLARS (\$500.00), unless the violation relates to fire safety, zoning or public health and sanitation, in which case the fine amount shall not exceed TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7: Repealing/Savings. The Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any

ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Open Meeting. The meeting at which this Ordinance was introduced and passed was open to the public, and public notice of the time, place and purpose of said meeting was given all as required by law.

SECTION 9: Effective Date; Publication. All provisions of this Ordinance shall become effective from and after its adoption and publication as required by law. The City Clerk is directed to publish the caption of this Ordinance as required by law.

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DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, on this 1st day of June 2026.

Shawn Teamann, Mayor

**ATTESTED AND CORRECTLY
RECORDED:**

APPROVED AS TO FORM:

Teri Fine, City Clerk

Abernathy, Roeder, Boyd & Hullett, P.C.
Ryan D. Pittman, City Attorneys



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.1.

Meeting Date: 6/1/2026

Prepared By: Craig Long, Budget Analyst

Approved By: Zachary Flores, City Manager

Caption:

RESOLUTION NO. 7649

Authorizing Publication of the Proposed Final Statement / Annual Action Plan for the Community Development Block Grant for Program Year 2026 ; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2026.

Issue:

Approval of the Program Year (PY) 2026 Community Development Block Grant Final Statement / Annual Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low- and moderate-income and special-needs citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long-term planning tool to address the identified needs of public housing, homelessness, and other non-housing community development needs and activities within the City of Sherman. For PY 2026, the City will allocate the majority of the funds towards parks improvement, substandard structure demolition, and public service activities. Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

PY 2022 - \$335,940.00

PY 2023 - \$308,195.00

PY 2024 - \$311,097.00

PY 2025 - \$294,784.00

PY 2026 - \$300,835.00

Capital Improvement Program:

Origination:

Finance Department

Financial Consideration:

The City of Sherman has been allocated \$300,835 in Community Development Block Grants funds from HUD to address our various community development needs for low- to moderate-income and special-needs citizens during PY 2026.

Staff Recommendation:

It is the staff recommendation that the Sherman City Council approve the resolution to adopt the PY 2026 Community Development Block Grant Final Statement / Annual Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds / allocations as they see fit.

Attachments:

1. Resolution No. 7649
2. Attachment A Final Statement Action Plan PY26

RESOLUTION NO. 7649

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2026; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2026

WHEREAS, under the Housing and Community Development Act of 1974, as amended, the City of Sherman is eligible to receive an estimated \$300,835 for Program Year 2026, to be expended on eligible activities primarily benefiting low- and moderate-income families and special need populations; and

WHEREAS, the Community Development Block Grant regulations require the opportunity for citizen participation in the development of the final statement and authorizing of the expenditure of such funds; and

WHEREAS, after proper notice was posted in public places and published on the website of the City of Sherman, public hearings were held by said Community Development Staff to receive citizen participation and input on March 26, 2026, and June 1, 2026; and

WHEREAS, the City Council, after due consideration of the proposed Community Development Final Statement and of all matters raised at public meetings, is of the opinion that, unless public comment warrants revisions, said final statement should be submitted to the U.S. Department of Housing and Urban Development as the Community Development Application for the City of Sherman for Program Year 2026, in order to secure funding as provided herein;

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

SECTION 1. That the Community Development Final Statement, embodying those projects set forth on Attachment "A", attached hereto and made a part hereof for all purposes, is hereby approved and adopted as the Community Development Plan of the City of Sherman, Texas, for Program Year 2026.

SECTION 2. That the City Council of the City of Sherman hereby certifies and assures the U.S. Department of Housing and Urban Development that development of this application for funds under the Housing and Community Development Act of 1974, as amended, and the implementation of the Block Grant Program will be conducted in accordance with all applicable provisions of the "Assurances" as required.

SECTION 3. That the City Manager of the City of Sherman is hereby authorized to execute, on behalf of the City of Sherman, the "Certifications" set forth on Attachment "B", attached hereto and made a part hereof for all purposes. These Certifications concern compliance with certain guidelines, regulations, and policies in preparation of this application and in conducting the Community Development Program of the City of Sherman.

SECTION 4. That the City Manager of the City of Sherman is hereby authorized to submit, as the Chief Executive Officer of the City of Sherman, and on behalf of the City of Sherman, the Community Development Final Statement and a certified copy of this resolution and all attachments thereto to the U.S. Department of Housing and Urban Development, in application for funds available to the City of Sherman under the Housing and Community Development Act of 1974, as amended. Said application shall be made on forms required by the U.S. Department of Housing and Urban Development.

SECTION 5. That the City Manager of the City of Sherman is hereby authorized and designated to act as Chief Executive Officer in connection with this application, and is hereby authorized and directed to provide such additional information as may be required in connection with said application.

SECTION 6. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 1st day of June 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Attachment A

**CITY OF SHERMAN, TEXAS
FINAL STATEMENT/ACTION PLAN OF
COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2026**

GRANT NO: B-26-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for program year 2026 is \$300,835.00. These funds will be available on October 1, 2026. Activities that directly benefit low- and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low- and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

**COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN
PROGRAM YEAR 2026**

DEMOLITION/CLEARANCE PROGRAM: \$88,000

A program to demolish vacant, substandard structures and clear property lots that pose a risk to health and safety.

HABITAT FOR HUMANITY: \$15,000

A program to provide roof repairs to owner-occupied homes belonging to low- and moderate-income Sherman residents.

CITY PROJECTS: \$122,985

Programs to fund projects within low- and moderate-income target areas throughout the city of Sherman, promoting general health and wellness among the entire community.

PROGRAM ADMINISTRATION: \$30,000

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, and preparation of annual Action Plan, and Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy.

PUBLIC SERVICE ACTIVITIES: \$44,850

- **BOYS & GIRLS CLUB OF SHERMAN, INC.: \$3,450**
Funds to be used to assist with the development and advancement of programs for children from low- and moderate-income households.
- **CASA OF GRAYSON COUNTY: \$3,450**
A program to recruit, train and support volunteer advocates and staff on process and procedures to advocate for foster children in Grayson County that have been abused or neglected.
- **CHILD & FAMILY GUIDANCE CENTER: \$3,450**
A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence, and sexual abuse for low- and moderate-income Sherman residents.
- **CHILDREN'S ADVOCACY CENTER: \$3,450**

- A program to provide quality services to abused and traumatized children who reside within the city of Sherman.

➤ **FOUR RIVERS OUTREACH: \$3,450**
 A program that serves those who are overcoming their struggles with addiction by providing a men's residential facility and a 12-month Life Renewal program.
- **GRAND CENTRAL STATION: \$3,450**
 A program to support nutrition, laundry and showers for low- and moderate-income Sherman residents.
- **GRAYSON COUNTY CRISIS CENTER: \$3,450**
 A program of activities that will provide emergency assistance to homeless women and children of domestic violence who reside within the city limits of Sherman.
- **HOUSE OF ELI: \$3,450**
 Funds will be used to house and assist young men, ages 18-22, who are aging out of foster care or being released from incarceration provide shelter, food, clothing, personal needs, and a family environment in which they can thrive.
- **MULTICULTURAL FAMILY CENTER: \$3,450**
 Provide direct adult educational services to underserved immigrant population including ESL, Parenting, Family Literacy and Citizenship.
- **SHERMAN HOUSING AUTHORITY: \$3,450**
 A program to address the problems of drug abuse and associated crime in public housing. Activities include increasing law enforcement services to stop the sale of illegal drugs in and around assisted housing, apprehend sellers of such drugs, and reduce crime in the assisted housing area.
- **TEXOMA AREA PARATRANSIT SYSTEM: \$3,450**
 Funds will pay public transportation costs for eligible residents to access medical, nutrition, education, grocery, and other eligible activities.
- **TEXOMA FAMILY SHELTER, INC.: \$3,450**
 A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.
- **UNITED WAY OF GRAYSON COUNTY: \$3,450**
 The Tiny Toes program targets low- to moderate-income Sherman residents with children aged 0-5 in homes that have stressors.

ALLOCATION FOR PROGRAM YEAR 2026: \$300,835

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and wellness of all members of the community through improved parks and recreational facilities in the low- and moderate-income target areas.
3. Improve the quality of life for Sherman residents with the removal of structures that create unsafe, unsanitary, and hazardous situations for the public.
4. Promote drug elimination programs for low- and moderate-income assisted housing families and households.
5. Provide support for provision of emergency shelter, food, and assistance to the homeless and those in danger of becoming homeless.
6. Assist in providing counseling services to youth and adults from low- and moderate-income families.
7. Assist in providing activities for children and teens from low- and moderate-income families.
8. Provide support for provision of shelter and assistance to men in overcoming addiction.
9. Provide services for abused and neglected children.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2026 are available in the Finance Department of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Craig Long, Financial Analyst, City of Sherman, P.O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on July 2, 2026. Comments received will be included in the summary of citizen participation of this Plan.



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. E.2.

Meeting Date: 6/1/2026

Prepared By: Nic Emmons, Assistant Police Chief

Approved By: Zachary Flores, City Manager

Caption:

RESOLUTION NO. 7650

Authorizing Submission of a Grant Application for the 2027 Catalytic Converter Theft Prevention Grant for the Sherman Police Department

Issue:

Seeking approval to submit an application to the Motor Vehicle Crime Prevention Authority for the Flock Safe City Program through the 2026-2027 Catalytic Converter Theft Prevention Grant and approval to accept if awarded.

Background:

The State of Texas has issued a grant designed to help law enforcement respond to, recover, and lower motor vehicle thefts and parts theft. Quick response to these crimes allows for the best opportunity to catch offenders. Flock Safe City is a program designed to help law enforcement respond quickly by providing a Drone First Responder (DFR) as well as ALPR cameras and live video to enhance a coordinated response.

This Grant was originally approved at the May 04, 2026 meeting by Resolution 7638. The resolution was missing specific information required by the grant application.

Capital Improvement Program:

Origination:

Sherman Police Department

Financial Consideration:

This grant requires the agency to cash match 20% of the funds. If awarded, the Motor Vehicle Crime Prevention Authority would fund \$466,750.00 and the City's portion would be \$93,350.00.

Staff Recommendation:

The staff recommends approval of the grant application.

Alternatives:

As may be directed by council

Attachments:

1. Resolution No. 7650
2. Quote_20260330_135220
3. FY2027_RFA_Catalytic_Converter_Theft_Prevention_Grant

RESOLUTION NO. 7650

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION FOR THE 2027 CATALYTIC CONVERTER THEFT PREVENTION FOR THE SHERMAN POLICE DEPARTMENT. FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, The City of Sherman has agreed that in the event of loss or misuse of the grant funds, The City of Sherman agree and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

BE IT SO RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized, subject to all contract documents being properly completed and approved as to form and content by City Attorney, to submit a grant application for the 2027 Catalytic Converter Theft Prevention Grant.

SECTION 2. That the City Manager, is designated at the Authorized Official and is hereby authorized to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant.

SECTION 3. The Chief of Police is designated as the Program Director, and the Chief Financial Officer is designated as the Financial Officer and is hereby authorized to submit financial and/or performance reports or alter a grant.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 1st day of June 2026.

CITY OF SHERMAN, TEXAS

BY: _____
SHAWN TEAMANN, MAYOR

ATTEST:

BY: _____
TERI FINE, CITY CLERK

**APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITMANN, CITY ATTORNEY

Flock Safety + TX - Sherman PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Austin Mashaw
austin.mashaw@flocksafety.com
+17703750598

Created Date: 03/30/2026
Expiration Date: 12/31/2026
Quote Number: Q-196143
PO Number:

flock safety

Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 2600 West Travis Street Sherman, Texas 75092

Ship To: 2600 W. Travis St Sherman, Texas 75092

Billing Company Name: TX - Sherman PD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 12 Months

Payment Terms: Net 30

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$455,000.00
Flock Safety Flock OS			
FlockOS Premium Solution	Included	1	Included
FlockOS Premium	Included	1	Included
Flock911 - GovWorx	Included	1	Included
Flock Safety LPR Products			
Solar Long-Range LPR, fka Solar Falcon LR	Included	8	Included
Flock Safety Drone Hardware and Services			
Flock Aerodome DFR - Radar	Included	1	Included
Flock911 for Aerodome	Included	1	Included
Flock DFR - M4TD + Dock 3 (2 System Set)	Included	2	Included
Flock Safety Video Products			
Community Partnership Video Camera	Included	10	Included
Flock Safety Platform Add Ons			
Flock Safety - FlockOS® - Freeform Add-On	Included	1	Included
Flock FreeForm™ - Included Integrated Video Streams	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	\$1,250.00	8	\$10,000.00
Video Camera Professional Services - Standard Implementation Fee	\$750.00	1	\$750.00
Professional Services - Flock911 Implementation Fee	\$1,000.00	1	\$1,000.00

Subtotal Year 1:	\$466,750.00
Annual Recurring Subtotal:	\$455,000.00
Estimated Tax:	\$0.00
Contract Total:	\$466,750.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$466,750.00
Annual Recurring after Year 1	\$455,000.00
Contract Total	\$466,750.00

*Tax not included

Product and Services Description

FlockOS Features	Description
FlockOS Premium Solution	FlockOS Premium Solution
Solar Long-Range LPR, fka Solar Falcon LR	Law enforcement grade, long range and high vehicle speed license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users, with LTE. Solar Power only
Flock Aerodome DFR - Radar	Drone as First Responder (DFR) 2.0 detect and avoid capabilities for operations up to 400 ft according to agreed-upon UASFM altitudes. Includes FAA regulatory services and installation.
Flock911 for Aerodome	Flock911 enables users to access live 911 calls directly within the FlockOS™ software, delivering real-time situational context that ensures faster, safer, and more efficient responses to calls for service.
Community Partnership Video Camera	Designed to enhance community safety, the Flock Community Partnership Camera is a solar-powered video camera, cellular-enabled solution provided to businesses. With an LED deterrent light, it deters crime while reinforcing collaboration between businesses and law enforcement
FlockOS Premium	FlockOS Premium provides agencies with the tools, training, and regional support needed to establish and operate a full-scale, future-ready crime operations center. It includes all features of FlockOS Plus while streamlining RTCC implementation and coordination without added complexity.
Flock911 - GovWorx	Flock911 enables users to access live 911 calls directly within the FlockOS™ software, delivering real-time situational context that ensures faster, safer, and more efficient responses to calls for service.
Professional Services - MASH Tested Pole Implementation Fee - Non-Coastal Region	MASH tested pole that meets DOT crashworthiness requirements. Includes materials, installation, and maintenance.
Video Camera Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Flock Safety - FlockOS® - Freeform Add-On	AI-powered software add-on to the Flock Safety Platform that adds the ability for users to search using plain language across LPR images and video footage (from FreeForm-enabled devices) with built-in safeguards ensuring ethical and compliant usage.
Professional Services - Flock911 Implementation Fee	One-time Professional Services engagement to set up Flock911.
Flock FreeForm™ - Included Integrated Video Streams	Baseline allocation of FreeForm-enabled third-party video streams included with a FreeForm license.
Flock DFR - M4TD + Dock 3 (2 System Set)	Drone as First Responder (DFR) 2.0 system, including hardware, software, and services. Hardware includes two M4D series drones, two cameras, batteries, and two contact-charging Dock 3's. Software includes remote piloting, air traffic awareness, spectator view, mobile app, flight logging, mission reporting, and community engagement dashboard. Services include FAA regulatory services, SOP development, training, and ongoing support.



Motor Vehicle Crime Prevention Authority

Fiscal Year 2027 Request for Applications – Catalytic Converter Theft Prevention Grant March 16, 2026

Notice of Request for Applications

The Motor Vehicle Crime Prevention Authority (MVCPA) has authorized the issuance of the Fiscal Year 2027 (FY 2027) Request for Applications (RFA). Senate Bill 224 provides that, “The money deposited to the credit of the general revenue fund for coordinated regulatory and law enforcement activities intended to detect and prevent catalytic converter theft in this state... may be appropriated to the Authority for the activities required by this section.” To implement SB 224, the MVCPA is providing Catalytic Converter Theft Prevention Grants to local law enforcement taskforces and agencies to combat Catalytic Converter Theft.

Eligible applicants may request funds for program operation by submission of an application consistent with the information, including the requirements and conditions stated in this RFA. This RFA is posted in the Texas Register for at least thirty (30) days prior to the due date for Applications.

All applications submitted will be for FY 2027. If previously awarded an FY 2026 Catalytic Converter Theft Prevention Grant, the MVCPA may provide a FY 2027 grant subject to availability of funding and grantee’s positive program performance.

Due Date

Grant Applications from eligible applicants must be completely submitted on-line at <https://MVCPA.tamu.edu> on or before 5:00 PM, May 8, 2026. First time applicants must establish an account and perform account setup steps prior to an application being able to be submitted.

The required Resolution and any optional supporting documents must be scanned and submitted as attachments to the application at <https://MVCPA.tamu.edu> on or before 5:00 PM, May 8, 2026.

Applicable Authority and Rules

Motor Vehicle Crime Prevention Authority grant programs are governed by the following statutes, rules, standards and guidelines:

- Texas Transportation Code Chapter 1006 (<https://statutes.capitol.texas.gov/Docs/TN/htm/TN.1006.htm>)
- Texas Administrative Code (TAC): Title 43; Part 3; Chapter 57 (https://texas-sos.appianportalsgov.com/rules-and-meetings?interface=SEARCH_TAC)
- Texas Grant Management Standards (TxGMS) as promulgated by the Texas Comptroller of Public Accounts (<https://comptroller.texas.gov/purchasing/grant-management/>)
- The current Motor Vehicle Crime Prevention Authority Grant Administrative Manual and any subsequent adopted grantee instruction manuals (https://www.txdmv.gov/sites/default/files/body-files/MVCPA_2025_Grant_Administrative_Manual.pdf)

This Request for Applications issued on March 16, 2026.

Eligible Applicants

Only Texas law enforcement agencies through their city or county are eligible to apply for the FY 2027 Catalytic Converter Theft Prevention Grant funding.

Application Category

New Grant – These are potentially annual grants subject to available legislative funding. A 20 % Cash Match is required for this application. Applicants meeting eligibility requirements may submit a new grant application to the priority established by the MVCPA in the FY 2027 RFA. New applicants shall email MVCPA at GrantsMVCPA@txdmv.gov from an official governmental agency email account to request an account and that access be established.

Grant Type

Reimbursement – This is a total program budget reimbursement grant. Applicants that are awarded grants will expend local (agency) funds and then will be reimbursed quarterly, subject to compliance with standard and special conditions as contained in the Statement of Grant Award (SGA), at the agreed rate for all allowable, reasonable, and necessary program costs incurred.

Grant Term

The FY 2027 grant cycle is a one (1) year funding cycle to begin on September 1, 2026, and end August 31, 2027. Subject to availability of funding and grantee's positive program performance, the MVCPA may provide a FY 2028 grant using the same on-line application systems and prorated budget values as originally submitted. No obligations or expenses may be incurred or made outside of the grant period(s).

Method of Application

Grant Applications from eligible applicants shall be completely submitted on-line at <https://MVCPA.tamu.edu> on or before 5:00 PM, May 8, 2026. All forms will be completed on-line. The Resolution and all supporting documents must be submitted as attachments.

Resolution Required

A Resolution (Order or Ordinance) by the applicant governing body is required to make application for these funds. The resolution shall provide that the governing body applies for the funds for the purpose provided in statute (SB 224 and this RFA) and agrees to return the grant funds in the event of loss or misuse and designate the officials that the governing body chooses as its agents to make uniform assurances and administer the grant if awarded.

Only the governing body that submits an application needs to adopt and submit a Resolution. Participating jurisdictions in multi-agency taskforces shall agree and commit to the grant through Interlocal Cooperation Contract or agreements as provided under Texas Local Government Code Chapter 362, Texas Government Code Chapter 791, and TxGMS.

In the event a governing body has delegated the application authority to a city manager, chief of police, sheriff or other official, then applicants must submit on-line a copy of the delegation order (documentation) along with the Resolution signed by the official. A sample Resolution is attached as Appendix A.

Program Category

To be eligible for consideration for funding, a law enforcement taskforce grant application must be designed to support one or more of the following MVCPA program categories (43 TAC §57.14):

Law Enforcement, Detection, and Apprehension - provide financial assistance to support law enforcement agencies for economic motor vehicle theft, including, but not limited to, theft of a catalytic converter attached to a motor vehicle, and fraud-related motor vehicle crime enforcement teams (referred to as taskforces). Taskforces will develop organized methods to combat economic motor vehicle theft, including, but not limited to, theft of a catalytic converter attached to a motor vehicle, burglary of a motor vehicle and fraud-related motor vehicle crime through the enforcement of law. This may include recovery of vehicles, clearance of cases, arrest of law violators, and disruption of organized motor vehicle crime. This category includes the development of uniform programs to prevent stolen motor vehicles and stolen catalytic converters from entering Mexico or being removed from Texas through outbound seaports.

Prosecution/Adjudication/Conviction - provide financial support for taskforces to work with prosecutors and the judiciary to implement programs designed to reduce the incidence of catalytic converter theft.

Prevention, Anti-Theft Devices and Automobile Registration - provide financial support for taskforces to work with organizations and communities to reduce the incidence of catalytic converter theft. The application shall demonstrate how financial support will assist motor vehicle owners to reduce catalytic converter theft.

Reduction of the Sale of Stolen Vehicles or Parts - provide financial support for taskforces to work with businesses, organizations, and communities to reduce the sale of catalytic converters. Applicants will develop organized methods to combat the sale of stolen catalytic converters using any of the following: vehicle identification number (VIN) inspections; inspections of motor vehicle part and component distribution enterprises; parts labeling and etching methods; and means to detect the fraudulent sale of stolen catalytic converters.

Educational Programs and Marketing - provide financial support for taskforces to work with individuals, businesses, organizations, and communities to assist motor vehicle owners in detecting and preventing catalytic converter theft. Develop and provide specialized training or education program(s) to the public on detecting and preventing catalytic converter theft, law enforcement on interdiction and prosecution, and government officials on detecting and preventing catalytic converter theft in this state.

Priority Funding

The MVCPA enabling statute provides that "The authority shall allocate grant funds primarily based on the number of motor vehicles stolen in, or the motor vehicle burglary or theft rate across, and the number of fraud-related motor vehicle crimes committed in the state rather than based on geographic distribution." (Tex. Transp. Code §1006.151(c); SB 224). In addition, the following grant features will be given priority consideration in evaluating new grant applications:

Continuing Funded Programs in Compliance with MVCPA Grant Conditions - Applications that provide for the continuation of existing programs that currently meet the program and fiscal reporting conditions of the MVCPA grant program. Applicants must provide the ongoing need and their progress and impactful performance toward detecting and preventing catalytic converter theft. The applicant must describe the experience and qualifications of investigators used in the program and how utilization of grant inventory and resources for continued operation of these specialized investigative grant programs are useful for state and local governments.

Programs to Combat Organized Catalytic Converter Crime - Applications for detecting and preventing catalytic converter theft enforcement teams that introduce, increase, or expand efforts to detect and prevent theft of catalytic converters by organized crime.

Border and Port Security - Applications that provide specific initiatives to identify and prevent stolen catalytic converters from crossing the border with Mexico using automatic license plate readers, training of local state and federal personnel in the identification of stolen vehicles, and bridge and port inspections.

Use of Technology - Applications that incorporate automatic license plate reader programs, surveillance equipment, and other uses of technology to increase the number of stolen catalytic converters recovered and the number of persons arrested for catalytic converter crimes.

Theft of Parts from a Motor Vehicle - Applications that incorporate a reasonable, objective plan to combat and prevent the theft of catalytic converters.

Dedicated Prosecutors - Applications that incorporate a dedicated prosecutor to increase the priority of catalytic converter theft prosecutions and decrease the number of repeat offenders through successful and timely prosecution efforts.

Supporting Documents

Documents that provide evidence of local support or commitment from other officials or agencies for the application may be submitted following the same instructions as the Resolution. Interagency agreements shall be submitted prior to payments being authorized if an award is made. MVCPA recommends that interagency agreements be completed after award determinations are made to ensure correct amounts are reflected in those agreements. All interagency agreements must meet the conditions and elements required in the TxGMS.

Supplanting Prohibited

Grant funds provided by the Authority under this RFA shall not be used to supplant federal, state or local funds that otherwise would be available for the same purposes (43 Texas Administrative Code §57.9). Supplanting means the replacement of other funds with MVCPA grant funds. This shall include using existing resources already available to a program activity as cash match.

Cash Match Requirement

All applications for programs must provide at least a twenty (20%) percent cash match (Texas Administrative Code Title 43 §57.36). Multijurisdictional agencies must provide details for the method of cash match in intergovernmental agreements (Texas Government Code, Chapter 791). Cash match must meet the requirements provided in TxGMS.

Formulas to calculate cash match:

1. Total MVCPA grant funds requested multiplied by percentage of match required = Total Amount of Cash Match Required
2. Total Program Cost minus Total Cash Match Required = Total Authority Grant Request

NICB in Lieu of Cash - Applicants may enter into formal agreements with the National Insurance Crime Bureau (NICB) to work on grant funded activities. The amount of salary and other direct costs related to the work on grant activity provided by the NICB may be counted and reported as in lieu of cash match. Time certifications are required to be made by the employee for these positions as required by TXGMS. Applicants must meet the obligation expressed as cash match in the event NICB cannot meet its obligation.

In-Kind Match

Only include in-kind match if necessary for the local jurisdiction. In-kind match may be used to: 1) reflect the total level of jurisdictions' effort/costs to combat catalytic converter theft; 2) reflect how the grant program fits into jurisdictions'

operation; 3) effectively operate a single program with multiple funding streams; and/or 4) contributions from the applicant or third parties that are for grant funded activity. Costs in detail line items shall not be split between in-kind match and grant funding. For example, the entire salary of an officer shall be placed in one expense type rather than split between grant and in-kind.

Reporting and Webinar Attendance Requirements

Applicants that are awarded grants will be required to provide:

- **Quarterly Progress Reports** - The MVCPA requires the submission of quarterly progress reports to demonstrate progress toward meeting goals and activities provided in the grant application. These include: 1) Monthly progress toward meeting statutorily required performance measures; 2) Monthly progress recorded on the Goals, Strategies and Activities report; and 3) Quarterly Summary and Success section. Grantees designated as Border/Port Security grants are required to complete additional sections required by the Texas Legislature.
- **Quarterly Financial Reports** - Reports of actual expenses incurred are required to request funds. All expenditures must be in accordance with local policies and procedures and grant requirements. Grantees shall review all expenditures, ensure all applicable regulations are followed, and maintain documentation that is accurate and complete. All expenses must be supported by appropriate documentation.
- **Microsoft Teams Attendance:** One grant representative from the applicant agency is required to attend a monthly session via Teams that includes information on MVCPA grant administration. One law enforcement officer is also required to attend the monthly information sharing and networking sessions on law enforcement issues and other MVCPA issues critical to the successful operation of MVCPA taskforces.

Funding Requirements and Conditions

- a. **State Funds Availability** - All awards by the MVCPA are subject to availability of state funds.
- b. **Right of Refusal** - The Authority reserves the right to reject any or all of the applications submitted.
- c. **Awards** - Publishing the RFA does not legally obligate the Authority to fund any programs.
- d. **Partial Funding** - The Authority may choose to offer funds for all, or any portion of a program submitted in an application.
- e. **Substitution** - The Authority may offer alternative funding sources, special conditions, or alternative program elements in response to submitted Applications.
- f. **Application Required** - Registration for on-line access is required. The MVCPA is not responsible for applicants that cannot complete the registration and application process on time.
- g. **No Alternative Application Submission** - Paper applications and requests for funding are not accepted in lieu of the on-line grant application process.
- h. **Review Criteria** - Authority staff and any designated MVCPA Board member(s) will review each grant using subjective and objective tools and comparative analysis. The weight given to each section or combination of sections is at the sole discretion of the Authority.
- i. **Questions and Clarification** - During the review period, the applicant may be contacted by Authority staff to ask questions or to seek clarification regarding information provided in the application. Failure to promptly respond will not disqualify an applicant, but information that is submitted after the review period may not be considered.
- j. **Final Selection** - The Authority may select and award programs that best meet the statutory and legislative purposes of SB 224 and that reflect its current priorities. No appeal may be made regarding the Authority's decisions.
- k. **Changes in Application** - If an applicant proposes changes to be made in the program type or participation of jurisdictions after an award is determined, then the Authority will review the changes and may make modifications (including the amount) or cancel the award as deemed appropriate by the Authority.
- l. **Delayed Start** - An applicant that is awarded a grant and does not begin operations within 30 days of the

issuance of the Statement of Grant Award is considered terminated.

- m. Application instructions - the MVCPA will provide additional details and instructions in the on-line application system that are incorporated by reference as part of this RFA and which must be followed during the application and award process.
- n. Program Income - is defined in the TxGMS. Current grantees carrying forward program income to future years will follow the new rules established by the Texas Comptroller and MVCPA Grant Administrative Manual.
- o. TCOLE Certification Required - The Primary Law Enforcement Grantee must attest compliance with TCOLE licensing requirements for peace officers.

Selection Process:

Eligible applications will be reviewed. Grant award decisions by MVCPA are final and not subject to judicial review. Applications that do not meet the stated requirements of this RFA and that are not eligible for review will be notified within ten (10) working days after the due date.

Application Workshop

Potential applicants are **required** to attend the in person “Motor Vehicle Crime Prevention Authority Grant Application Workshop” which has been scheduled for: **April 8, 2026 from 8:00 AM - 5:00 PM** at:

Eilan Hotel & Spa
18603 La Cantera Terrace
San Antonio, Texas 78256
Phone #: 210-598-2900
Website: www.eilanhotel.com

The informational session will provide details on the grant Application process including grant eligibility requirements, completing the various Application sections, and the grant cycle timeline. At least one representative of the potential grant applicant should be present at this workshop.

Contact Person

William Diggs, MVCPA Director,
Texas Motor Vehicle Crime Prevention Authority 4000 Jackson Avenue
Austin, Texas 78731
(512) 465-1485
GrantsMVCPA@txdmv.gov

Issued in Austin, Texas on March 15, 2026, William Diggs, MVCPA Director

MVCPA Application Checklist

Each Applicant must:

- 1) Complete the on-line Application on or before **5:00 PM, May 8, 2026.**
- 2) Complete the Resolution with the city or county and attach with other supporting documents on or before **5:00 PM, May 8, 2026.**

Appendix A

Updated Sample Motor Vehicle Crime Prevention Authority Resolution

Applicants must use the language below to meet the minimum legal elements to execute an agreement with the MVCPA through the grant application process. Cities and counties not wanting to use the sample below must address all the legal elements contained herein.

2027 [Blank] City / County Resolution or Order or Ordinance

Motor Vehicle Crime Prevention Authority

2027 Blank City / County Resolution

Catalytic Converter Theft Prevention Grant Program

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat catalytic converter theft; and

WHEREAS, [GOVERNMENTAL ENTITY] has agreed that in the event of loss or misuse of the grant funds, [GOVERNMENTAL ENTITY] agrees and assures that the grant funds will be returned in full to the Motor Vehicle Crime Prevention Authority.

NOW THEREFORE, BE IT RESOLVED and ordered that [TITLE], is designated as the Authorized Official to apply for, accept, decline, modify, or cancel the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant; and

BE IT FURTHER RESOLVED that [TITLE] is designated as the Program Director and [TITLE] is designated as the Financial Officer for this grant.

Adopted this _____ day of _____, 2026.

NAME:

TITLE: County Judge / Mayor / City Manager



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F.1.

Meeting Date: 6/1/2026

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Zachary Flores, City Manager

Caption:

Other Business (TABLED AT THE MAY 18, 2026 REGULAR CITY COUNCIL MEETING)

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Issue:

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Background:

Leidy's Kitchen LLC applied for a MB Mixed Beverage Permit for their restaurant located in Midway Mall (4800 Texoma Parkway B740). Upon inspection, it was determined that the property is located within 300 feet of a church also operating inside Midway Mall (4800 Texoma Parkway Suite 300).

According to Section 4.14.035 of the City's Code of Ordinances, entitled "Development Standards," the sale of alcoholic beverages for off-premises consumption is not permitted within 300 feet of a church. This measurement of distance is provided for in State law and is measured "along the property lines of the street fronts and from front door to front door, and in a direct line across intersections."

The variance request is governed by Section 109.33(e) of the Texas Alcoholic Beverage Code. The provision states as follows:

"(e) The commissioners court of a county or the governing board of a city or town that has enacted a regulation under Subsection (a) of this section may also allow variances to the regulation if the commissioners court or governing body determines that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the court or governing board, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community."

A notice was sent to The Well (4800 Texoma Parkway Suite 300) on 5/6/2026 stating an appeal has been filed. The Clerk's office has not received a response as of 5/11/2026.

Pursuant to council direction, the applicant received input from the property owner, who expressed the intent at the signing of the applicant's lease was for them to serve alcohol. Further, the applicant received 5 letters of support from other businesses at the location.

Capital Improvement Program:

Origination:

Leidy Ibanez, Leidy's Kitchen LLC

Financial Consideration:

There is no direct cost to the City of Sherman

Staff Recommendation:

Staff recommends consideration of the variance request

Alternatives:

As directed by Council

Attachments:

1. APPLICATIONSUMMARYLEIDYS
2. Request for Variance Permit #000181-2026 Leidys Kitchen LLC
3. Development standards
4. Location Map
5. Mish Mash Support Letter
6. Fit Bella Sculptory Support Letter
7. Pro Image Sports Support Letter
8. Enduring Strength Gym Supposrt Letter
9. Echo Crue Support Letter
10. Landlord support Letter



Document reference ID : 595345

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 595345
Applicant Name: Leidy's Kitchen LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 993790804
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 0806268313
Date Filed: 10/31/2025
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Lessly
Legal Middle Name: LopezGonzalez
Email Address: lessly.lopez98@gmail.com
Phone Number: 903-744-2022

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Lessly
Legal Middle Name: Annette
Legal Last Name: LopezGonzalez
Email Address: lessly.lopez98@gmail.com
Phone Number: 903-744-2022

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Leidy's Kitchen LLC	Lessly Lopez Gonzalez	Manager and/or Officer	51	Added
Leidy's Kitchen LLC	Leidy Ibanez	Manager and/or Officer	49	Added

Basic Business information

Business/Trade Name: Leidy's Kitchen LLC
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 903-422-0123

Location Address

Address: 4800 Texoma Pkwy, UnitB704, Sherman, TX, United States, Grayson 75090

Is your location within city limits? Yes

Mailing Address Information

Address: 4800 Texoma Pkwy, UnitB704, Sherman, TX, United States, Grayson 75090

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Location Additional Information

Is the proposed location in a hotel or motel?

No

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 3/3/2026

Projected Sales Information

Sales Year: 2026

Alcohol Sale: \$40,000.00

Food Sales: \$65,000.00

Total Sales: \$105,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Sublease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Sub-Lessor	Star Midway LLC

City

, TEXAS

SEAL



CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE

County Clerk

County

SEAL



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

City

, TEXAS

SEAL



PUBLISHER'S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

City Council
Sherman

RE: Request for Variance – Permit #000181-2026 (Leidy's Kitchen LLC)

Dear Members of the City Council,

I am writing on behalf of Leidy's Kitchen LLC to respectfully request a variance from the distance requirements associated with our alcohol permit application (Permit #000181-2026).

Leidy's Kitchen is a family-oriented restaurant concept that aims to provide a welcoming space for the Sherman community, offering a menu rooted in Mexican and Salvadoran cuisine. Our vision has always been centered around creating a safe, inclusive, and community-driven environment for families, friends, and local residents.

At the time we began the process of establishing our business at this location, we were not aware of any potential conflicts related to distance requirements. The nearby church began operating after we had already committed to this location and invested significant time and resources into building our restaurant. As such, this situation was not intentional, and we have made every effort to proceed thoughtfully and responsibly.

We want to emphasize that Leidy's Kitchen is not a bar or late-night establishment. Alcohol service would be limited and complementary to our food offerings, primarily consisting of beer and traditional beverages served alongside meals. Our goal is to enhance the dining experience, not to create an environment that would be disruptive or inconsistent with the values of the surrounding community.

We are committed to being respectful neighbors and contributing positively to the area. We are more than willing to comply with any reasonable conditions the City Council may require as part of granting this variance.

We kindly ask for your consideration and support in granting this request. Approving this variance would allow us to continue moving forward with our business while contributing to the local economy and community.

Thank you for your time and consideration.

Sincerely,
Leidy Ibanez
Leidy's Kitchen LLC
903-870-6568
leidyibanez@hotmail.com

§ 4.14.035. Development standards.

- (a) Alcoholic beverages for off-premises consumption only. The sale of alcoholic beverages is permitted only in a zoning district where retail sales are allowed. The minimum distance between retail stores that offer the sale of alcoholic beverages for off-premises consumption and the following uses are:
- (1) Schools (public and private) and day care centers: 300 feet. As allowed by state law, a school may petition for 1,000 feet. All measurements of distances are as provided for in state law (property line to property line and in a direct line across intersections).
 - (2) Churches: 300 feet. All measurements of distances are as provided for in state law (along the property lines of the street fronts and from front door to front door, and in a direct line across intersections).
 - (3) Hospitals: 300 feet. All measurements of distances are as provided for in state law (along the property lines of the street fronts and from front door to front door, and in a direct line across intersections).
- (b) Mixed beverages in a restaurant by food and beverage certificate holders only. The sale of mixed beverages in a restaurant by food and beverage certificate holders is allowed in any zoning district where restaurants are allowed. The holder of a permit under this subsection shall be required to meet distance requirements as set forth in subsection (a), above.
- (Ordinance 5994 adopted 12/5/16)

Fine, Teri

From: TeriF@cityofsherman.com
To: James, Deja
Subject: RE: Leidy's Kitchen at the Midway Mall

From: Bill Pasch <paschmail@yahoo.com>
Sent: Wednesday, May 20, 2026 3:58 PM
To: James, Deja <dejaj@cityofsherman.com>
Subject: Leidy's Kitchen at the Midway Mall

EXTERNAL EMAIL: – Avoid clicking on links or files – Be safe!

Mish Mash Store
Bill Pasch
Suite B007
Midway Mall
Sherman TX

Good day, I am messaging in support of Leidy's obtaining a liquor license. They are a small family restaurant trying to compete in a crowded market.

Leidy's was there before the church and have made there intentions clear from day one their goal of a liquor license to be competitive. If a group wishes to dine out and just one member wishes for a beer or margarita they will rule out Leidy's.

Leidy's hours will not make it a bar as they close at 8pm and on Sundays Leidy's closes at 4pm. The church does not open their indoor Mall doors ever and have their own parking lot. From my understanding the church is only here for a limited time as they are planning to build elsewhere. The church also has security as i understand they have a police officer during services.

There are other stores coming to the Mall wishing to sell alcohol.

As a store owner in the Mall for the past 15 years I am excited for the future of the Mall and feel that denying liquor licenses here would slow progress and cost us growth. The Mall owners are still talking about adding a Hotel and we all know that many guest enjoy relaxing upon arrival with a good meal and alcoholic beverage.

Thank you for taking the time to read my thoughts.

BILL PASCH.

[Yahoo Mail: Search, Organize, Conquer](#)

Fine, Teri

From: TeriF@cityofsherman.com
To: James, Deja; Oziris Patton
Subject: RE: Leidy's Kitchen Alcohol Permit Support

From: Oziris Patton <fitbellaservices@gmail.com>
Sent: Thursday, May 21, 2026 3:51 AM
To: James, Deja <dejai@cityofsherman.com>
Subject: Leidy's Kitchen Alcohol Permit Support

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

To Whom It May Concern,

I would like to express my support for allowing the sale of alcohol for Leidy's Kitchen. They are my direct neighbor, and I truly believe they are a wonderful addition to our community.

Leidy's Kitchen is a family-owned small business that brings great food, a welcoming atmosphere, and positive energy to the area. The owners care deeply about their customers and their business, and I believe allowing them to serve alcohol would help them continue to grow and succeed.

I fully support Leidy's Kitchen and respectfully ask that you consider approving their request.

Thank you for your time and consideration.

Sincerely,
Oziris Patton
Fit Bella Sculptory

4800 Texoma Pkwy #703
Sherman TX
469-400-8424

Fine, Teri

From: James, Deja
Sent: Wednesday, May 20, 2026 4:15 PM
To: Daryl Holaday
Cc: Fine, Teri
Subject: Re: Leidy's Kitchen

Thank you Daryl, I will pass this on.

Best regards,
Deja James
Administrative Assistant
City of Sherman- City Clerk's Office
903-892-7206

From: Daryl Holaday <dmb sports1@gmail.com>
Sent: Wednesday, May 20, 2026 4:13 PM
To: James, Deja <dejaj@cityofsherman.com>
Subject: Leidy's Kitchen

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Good afternoon

My name is Daryl Holaday and I own Pro Image Sports inside Midway Mall. I am writing to inform you that I support Leidy's request for a liquor license. I am a Christian and an active member of the church I attend so I have nothing against the Well. My opinion is based solely on what is the right thing to do in this situation. The Well knowingly leased space in a commercial retail/restaurant location. As far as I know, their lease does not grant them any authority to dictate what business can do inside Midway Mall. The Midway Mall has in the past had restaurants that served alcohol and that should not change. Unless the City has a code/use regulation that would keep Leidy's or any other restaurant from getting their liquor license then it should be approved without haste.

Thank you for your attention to this matter

Daryl Holaday

Fine, Teri

From: James, Deja
Sent: Thursday, May 21, 2026 4:03 PM
To: Nick Edwards
Cc: Fine, Teri
Subject: Re: Leidy's Kitchen Licensing

Thanks Nick, I will forward this on

Best regards,

Deja James

Administrative Assistant

City of Sherman- City Clerk's Office

903-892-7206

From: Nick Edwards <nickedwards@enduringstrengthllc.com>
Sent: Thursday, May 21, 2026 4:01 PM
To: James, Deja <dejaj@cityofsherman.com>
Subject: Leidy's Kitchen Licensing

EXTERNAL EMAIL: -- Avoid clicking on links or files -- Be safe!

Hello!

My name is Nick Edwards, and I own Enduring Strength Gym in the Midway Mall.

I am sending this email in support of Leidy's Kitchen receiving their liquor license. Since its opening, Leidy's Kitchen has been a crucial part of the growth of the mall, as well as a strong part of our community of businesses who are trying to revive the mall for the citizens of Sherman.

I am confident that if Leidy's Kitchen is granted a liquor license, it will continue to grow the mall and help to restore it to its old self. Members at our gym love the restaurant, and their presence has truly benefited every business in the mall. By granting them a license, the City of Sherman will be helping to strengthen our mall community and drive traffic back, helping the local businesses to continue to thrive.

Thank you for your time and consideration. If you have any questions or concerns, please feel free to contact me here or through cell at: (903) 271-4974

Nick Edwards

Owner, Enduring Strength Gym

Fine, Teri

From: James, Deja
Sent: Friday, May 22, 2026 10:18 AM
To: Echo Crue
Cc: Fine, Teri
Subject: Re: Leidy's Kitchen - Liquor license

Thanks Jennifer, I will pass this on

Best regards,
Deja James
Administrative Assistant
City of Sherman- City Clerk's Office
903-892-7206

From: Echo Crue <echocrue5@gmail.com>
Sent: Friday, May 22, 2026 10:00 AM
To: James, Deja <dejaj@cityofsherman.com>
Subject: Leidy's Kitchen - Liquor license

EXTERNAL EMAIL: – Avoid clicking on links or files – Be safe!

Dear City Official or Liquor Licensing Board,

I am writing to formally request that Leidy's Kitchen be approved for an alcohol license.

After discussion, consideration and research, regarding any concerns about Leidy's Kitchen's request and application to serve alcohol, it has been confirmed that the City intended Midway Mall to be zoned a "Commercial Retail" property to help local businesses.

I also own a retail business in the Midway Mall and have no reservations that they will serve alcohol in a responsible manner. Since Midway Mall is zoned as a "Commercial Retail" property Leidy's request should be accepted and approved for this service.

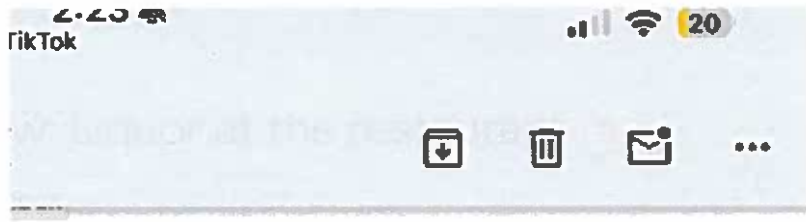
I personally visit Leidy's often and pass their establishment daily. They are an outstanding Mexican Restaurant and addition to our community. They are a locally owned and family oriented establishment and are very responsible and have high standards for the meals they provide and the employee's they hire.





Please let me know if there are any specific steps or additional information needed to support this application.

Thank you for your time and for your dedication to our city's local businesses.

Best regards,

Jennifer Ball, Owner of Echo Crue
4800 Texoma Pkwy, Suite B905A
Sherman, TX 75090
903-486-5363



 leidy ibanez 12:42 PM   
to me ▾

btener [Outlook para iOS](#)

From: Scott Cresswell <scottc@starmsm.com>
Date: Friday, May 22, 2026 12:28:46 PM
To: leidy ibanez <leidyibanez@hotmail.com>; Leidy Ibanez <leidyskitchen.tx@gmail.com>
Subject: Liquor at the restaurant

to the City of Sherman

At the time of the signing of the lease for the restaurant we gave permission for Leidy to serve alcohol.

As of today our position has not changed subject to your approval

If you have questions I can be contacted anytime at 585-750-6996

Scott

 Reply  Forward 



SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Agenda Item No. F.2.

Meeting Date: 6/1/2026

Prepared By: Zachary Flores, City Manager

Approved By: Zachary Flores, City Manager

Caption:

Other Business

Receive Presentation on the One Clean Sherman Program

Issue:

Present the One Clean Sherman Program

Background:

The purpose of the One Clean Sherman Program is to direct City resources toward the most frequent and impactful code compliance issues in order to improve neighborhood conditions, enhance public safety, and support City Council priorities. The program focuses on violations that generate the highest volume of complaints and those that have the greatest potential to positively affect the community.

The primary code compliance issues addressed under this program include:

- Illegal parking
- Junk or inoperable vehicles
- Illegal structures
- Illegal tire dumping
- Overgrown grass and rubbish

To accomplish these objectives, a coordinated strategy is required to guide City staff and inform the public of the procedures that will be used to obtain compliance.

Capital Improvement Program:

Origination:

City Manager's Office

Financial Consideration:

None

Staff Recommendation:

Alternatives:

Attachments:

1. Final.Draft.One Clean Sherman Policy



City of Sherman Policy and Procedure Manual	
Administrative Directive	
Subject: One Clean Sherman Program	Number:
Effective Date: 3/19/2026	
Review/Revision Date:	Approved: Dr. Zachary Flores

I. PURPOSE

The purpose of the One Clean Sherman Program is to direct City resources toward the most frequent and impactful code compliance issues in order to improve neighborhood conditions, enhance public safety, and support City Council priorities. The program focuses on violations that generate the highest volume of complaints and those that have the greatest potential to positively affect the community.

The primary code compliance issues addressed under this program include:

- Illegal parking
- Junk or inoperable vehicles
- Illegal structures
- Illegal tire dumping
- Overgrown grass and rubbish

To accomplish these objectives, a coordinated strategy is required to guide City staff and inform the public of the procedures that will be used to obtain compliance.

II. PROCEDURE

Coordination

Code Compliance shall coordinate with Public Works management to determine the schedule for the Annual Street Maintenance (ASM) Program and identify target areas for enforcement efforts.

Timeline

At least two (2) week prior to the Streets Department performing mill and overlay operations within a neighborhood, Code Compliance shall canvass the area, identify violations, and issue warning notices as appropriate.

When necessary, Code Compliance shall make reasonable efforts to coordinate City assistance to help residents achieve compliance. Examples of City assistance may include, but are not limited to:

- Providing dumpsters or trash disposal assistance
- Towing of vehicles
- Abatement of overgrown grass or rubbish

Punitive enforcement actions should not occur until the Streets Department has completed its operations in the area, unless otherwise directed by an administrator.

III. KEY PERFORMANCE INDICATORS

The success of City-led initiatives requires measurable results. Code Compliance shall monitor and track the following key performance indicators and provide weekly updates to City Management through the Executive Director of Administration to ensure the One Clean Sherman Program is achieving the intended outcomes of improved quality of life, support of Council initiatives, and protection of life and safety.

Performance indicators shall include:

- Number of code violations identified
- Percentage of enforcement cases resolved through voluntary compliance
- Number of violations identified by department (i.e. Solid Waste, Streets, etc...)

IV. COLLABORATION

Effective communication and cooperation between City departments are essential to the success of this program. All departments are expected to share information, coordinate efforts, and provide resources as needed to ensure the objectives of the One Clean Sherman Program are achieved.

