

STATE OF TEXAS §
 February 1, 2021
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Sherman Municipal Ballroom on February 1, 2021.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR DARON HOLLAND.
 COUNCIL MEMBERS HOWETH, MELTON, STEELE, STEVENSON, TEAMANN.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were given by Mayor David Plyler.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 4, 2021. Council Member Melton moved to approve the Minutes, as presented; Second by Council Member Stevenson; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

THANKS, FROM THE SHERMAN CHAMBER OF COMMERCE

Eddie Brown, President of the Sherman Chamber of Commerce, thanked the City Council; Robby Hefton, City Manager; and Teri Fine, Assistant to the City Manager; for working with them over the past year providing for Cares Act funding. The funding helps provide programs such as the Sherman Strong Campaign, Take Out Tuesday, Thankful Thursday, and the Open for Business Campaign.

**THANKS, FROM THE
SHERMAN CHAMBER
OF COMMERCE**

He said their generosity provided help for Sherman's small businesses in 2020. He thanked them for their assistance.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Howeth moved to approve the Consent Agenda, as presented. Second by Deputy Mayor Holland. All present voted AYE.

CONSENT AGENDA

Mayor Plyler introduced Ordinance No. 6355 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW OUTDOOR DISPLAYS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION (75/82 SHERMAN CROSSING, LTD, OWNER; TRACTOR SUPPLY, TENANT;

**ORD 6355
SUP FOR OUTDOOR
DISPLAYS
(3201 N. HWY 75)**

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ONYX CREATIVE, ARCHITECT; AND AARON BLUE, REPRESENTATIVE); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Rob Rae, Director of Development Services, said this item is for a Specific Use Permit to allow outdoor displays in a C-1 District.

The Planning and Zoning Commission recommended approval of the SUP, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6355.

Mayor Plyler introduced Ordinance No. 6356 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED AT 515 NORTH COLBERT AVENUE, BEING 0.276 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING ALL OF LOTS 118 AND 119, BELMONT ADDITION (JOSE CASTILLO TORRES AND CRISALID SERRANO GONZALES, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6356
SUP FOR DUPLEX
(515 N. COLBERT)**

Mr. Rae said this agenda item is for an SUP to allow a two-family duplex, located in an R-1 District on Colbert Street. It is located near the old high school.

The Planning and Zoning Commission recommended approval of the SUP, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6356.

Mayor Plyler introduced Ordinance No. 6357 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TWO-FAMILY, SINGLE-STORY PATIO HOMES WITH NO MORE THAN TWO STRUCTURES ATTACHED IN A GROUPING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT ON PROPERTY LOCATED AT 910, 914, 916 AND 918 NORTH THROCKMORTON STREET, BEING LOTS 5, 6, 7 AND 8, BLOCK 5, W.P. CARTER'S ADDITION (LAZY L

**ORD 6357
SUP FOR
PATIO HOMES
(910, 914, 916, 918
N. THROCKMORTON)**

COUNCIL MINUTES – FEBRUARY 1, 2021

ENTERPRISES, OWNER; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae, said this item is for an SUP to allow two-family patio homes in an R-1 District, located at 910, 914, 916, and 918 North Throckmorton Street. This request is similar to one approved in 2017 in the 800 block of North Throckmorton Street.

The Planning and Zoning Commission recommended approval of the SUP, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6357.

Mayor Plyler introduced Ordinance No. 6358 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, BEING LOTS 2-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-11, BLOCK H AND LOTS 10-20, BLOCK G OF THE PROPOSED THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6358
SUP FOR
PATIO HOMES
(2100 BLOCK OF
W. MOORE ST)**

Mr. Rae said this item was for an SUP to allow 48 patio homes in an R-1 District. There are currently 198 platted lots in this development.

The Planning and Zoning Commission recommended approval of the SUP, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6358.

Mayor Plyler introduced Ordinance No. 6359 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TWO-FAMILY DWELLINGS (DUPLEXES) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF

**ORD 6359
SUP FOR DUPLEXES
(2100 BLOCK OF
W. MOORE ST)**

WEST MOORE STREET, TRACT 1: BEING 1.649 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PROPOSED LOTS 12-20, BLOCK B OF THE GROVE ADDITION AND TRACT 2: BEING 3.183 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PROPOSED LOTS 1-13, BLOCK J OF THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this item was for an SUP to allow 22 duplexes in The Grove Addition.

The Planning and Zoning Commission recommended approval of the SUP, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6359.

Mayor Plyler introduced Ordinance No. 6360 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, GENERALLY LOCATED IN THE 2400-2600 BLOCKS OF WEST TRAVIS STREET, BEING 33.996 ACRES OF LAND IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC HOLDINGS, LLC, OWNERS; BILL MAGERS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6360
ZONE CHANGE
(2400-2600 BLOCKS
OF W. TRAVIS ST)

Mr. Rae said this item was for a zone change from R-1 to C-1, located at the corner of Northgate Drive and West Travis Street.

The Planning and Zoning Commission recommended approval of the zone change, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6360.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6355

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION

ORD 6355
SUP FOR OUTDOOR
DISPLAYS
(3201 N. HWY 75)

(5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW OUTDOOR DISPLAYS IN A C-1 (RETAIL BUSINESS) DISTRICT/O-1 (75 & 82) OVERLAY DISTRICT AT 3201 NORTH U.S. HIGHWAY 75, SUITE 101, BEING LOT 1R-1, BLOCK 1 OF THE REPLAT OF LOT 1R OF SHERMAN CROSSING ADDITION (75/82 SHERMAN CROSSING, LTD, OWNER; TRACTOR SUPPLY, TENANT; ONYX CREATIVE, ARCHITECT; AND AARON BLUE, REPRESENTATIVE); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Council Member Steele verified that the location of the SUP was at Tractor Supply, and he addressed the fenced storage area in the parking lot.

Mr. Rae said Tractor Supply came in for a site plan approval to put in a garden center, and improve their building on the south side. Part of the site plan included a location in their parking lot that indicated outdoor displays.

At that time, they were told they would need to get an SUP for the outdoor display. The O-1 (75 & 82) Overlay District requires that any outdoor displays be screened.

Council Member Steele verified that what they currently have in the parking lot, would be moved to a fenced in area. He questioned other locations that have displays outdoors, and said they are requiring Tractor Supply to screen their outdoor displays, but Lowe's, Wal-Mart, and Home Depot have a lot of outdoor storage in their parking lots. He asked if they were in violation or in compliance with the Overlay District.

Mr. Rae said currently, a few of those businesses are in compliance, and a few are not. He said Orscheln and Home Depot have an SUP for outdoor storage, and they are currently working with Lowe's to come into compliance.

Council Member Steele asked about the requirement for a certain number of parking spaces at these stores, and asked about them using these parking spaces for outdoor storage.

Mr. Rae said that is a part of their site plan review. They make sure there is enough parking for their facility. For example, Lowe's has enough parking, even with their outdoor storage.

Council Member Steele said he was in favor of screening, and as little outdoor storage as possible, but felt it was unfair to Tractor Supply to require them to screen their displays, when their competitors are not complying.

Mr. Rae said Tractor Supply actually ask for an exception to the rule for screening. They wanted to install a chain link fence, but the Planning and Zoning Commission tabled that request and took no action.

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Council Member Steele did feel the outdoor displays needed to be screened with more than a chain link fence. He was more concerned about the requirement for them, but not for other businesses.

Council Member Teamann verified that Tractor Supply did not get the exception for a chain link fence, so they would have a solid fence for their outdoor storage. Mr. Rae said if they want to have the outdoor storage, they would need screening to be compliant. He added that their intention is to consolidate what they currently have in their parking lot into a location that is less “spread out.”

Council Member Melton verified that the City was going to “stay on top” of the issue with the other businesses.

Council Member Teamann asked if feed was allowed to be stored in the parking lot, due to the rodent problem. Mr. Rae said the ordinance says “general merchandise” and he would have to verify whether or not that included feed or food products.

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 6355, as presented. Second by Council Member Teamann. VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6356

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED AT 515 NORTH COLBERT AVENUE, BEING 0.276 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING ALL OF LOTS 118 AND 119, BELMONT ADDITION (JOSE CASTILLO TORRES AND CRISALID SERRANO GONZALES, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6356
SUP FOR DUPLEX
(515 N. COLBERT)**

Council Member Steele felt they needed to review the Patio Home Ordinance. Mr. Rae said there is currently a Planning and Zoning Commission subcommittee that will meet on February 12, 2021 to discuss possible changes to the ordinance.

Ordinance 6357

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION

**ORD 6357
SUP FOR
PATIO HOMES**

(5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TWO-FAMILY, SINGLE-STORY PATIO HOMES WITH NO MORE THAN TWO STRUCTURES ATTACHED IN A GROUPING IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT/COLLEGE PARK OVERLAY DISTRICT ON PROPERTY LOCATED AT 910, 914, 916 AND 918 NORTH THROCKMORTON STREET, BEING LOTS 5, 6, 7 AND 8, BLOCK 5, W.P. CARTER'S ADDITION (LAZY L ENTERPRISES, OWNER; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

(910, 914, 916, 918
N. THROCKMORTON)

Ordinance 6358

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW PATIO HOMES IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, BEING LOTS 2-18, BLOCK A, LOTS 1-9, BLOCK B, LOTS 1-11, BLOCK H AND LOTS 10-20, BLOCK G OF THE PROPOSED THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6358
SUP FOR
PATIO HOMES
(2100 BLOCK OF
W. MOORE ST)

Ordinance 6359

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW TWO-FAMILY DWELLINGS (DUPLEXES) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT ON PROPERTY LOCATED IN THE 2100 BLOCK OF WEST MOORE STREET, TRACT 1: BEING 1.649 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PROPOSED LOTS 12-20, BLOCK B OF THE GROVE ADDITION AND TRACT 2: BEING 3.183 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 AND THE PROPOSED LOTS 1-13, BLOCK J OF THE GROVE ADDITION (SSCGC HOLDINGS, LLC, OWNER; GROVE ADDITION DEVELOPMENT JV, APPLICANT; CIVIL POINT ENGINEERS, CIVIL ENGINEER; AND UNDERWOOD DRAFTING SURVEYING, INC., SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6359
SUP FOR DUPLEXES
(2100 BLOCK OF
W. MOORE ST)

Ordinance 6360

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT, GENERALLY LOCATED IN THE 2400-2600 BLOCKS OF WEST TRAVIS STREET, BEING 33.996 ACRES OF LAND IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC HOLDINGS, LLC, OWNERS; BILL MAGERS, REPRESENTATIVE; AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6360
ZONE CHANGE
(2400-2600 BLOCKS
OF W. TRAVIS ST)

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance Nos. 6356, 6357, 6358, 6359, and 6360, as presented.
Second by Deputy Mayor Holland.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6697 -- AUTHORIZING APPROVAL OF RECEIPT OF A PETITION FROM TERRA PERPETUA, LLC TO CREATE A PUBLIC IMPROVEMENTS DISTRICT OVER APPROXIMATELY 278 ACRES OF LAND IN SHERMAN, TEXAS, ACKNOWLEDGING THE FILING OF THE SAME PETITION, AND AUTHORIZING THE CITY MANAGER TO ENGAGE A CONSULTANT TO ASSIST THE CITY IN DEVELOPING A FEASIBILITY REPORT REGARDING THE PROPOSED PUBLIC IMPROVEMENTS DISTRICT

RES 6697
TERRA PERPETUA
PUBLIC
IMPROVEMENTS
DISTRICT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING APPROVAL OF RECEIPT OF A PETITION FROM TERRA PERPETUA, LLC TO CREATE A PUBLIC IMPROVEMENTS DISTRICT OVER APPROXIMATELY 278 ACRES OF LAND IN SHERMAN, TEXAS, ACKNOWLEDGING THE FILING OF THE SAME PETITION, AND AUTHORIZING THE CITY MANAGER TO ENGAGE A CONSULTANT TO ASSIST THE CITY IN DEVELOPING A FEASIBILITY REPORT REGARDING THE PROPOSED PUBLIC IMPROVEMENTS DISTRICT.

Mr. Hefton said this is the next step in the creation of a Public Improvement District for the Bel Air Project. Steps in the past included appointing the consultant, Muni Cap, to set up the Planned Development.

Through a Master Development Agreement that was previously approved by the City Council, the City has a commitment to work with the developer to create this PID by June 2021.

This resolution validates the petition and says it is accurate and conforms with State law. The next step by the City would be the feasibility study by the consultant, and a series of

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actions, that can probably be accomplished in one meeting, held before June 2021.

Council Member Teamann verified that the PID would be owned and managed by the developer and is not a City PID. Mr. Hefton said, technically, it has to be associated with a municipality or government, but all the assessments related to the PID are for the benefit of the developer. There will be no debt issued for which the City would be responsible. But as the government entity, the City is the one that has the authority to assess property owners.

Muni Cap has been hired to manage all the annual things that must be done, to set up and manage the PID, review the assessment rolls annually, and work with the Appraisal District and Grayson County to make the assessments.

Council Member Melton asked who would pay the consultant. Mr. Hefton said the PID includes the cost of the consultant and the City does not pay anything.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Resolution No. 6697, as presented. Second by Deputy Mayor Holland. VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6698 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH THOS. S. BYRNE, INC. DBA BYRNE CONSTRUCTION SERVICES, AS CONSTRUCTION MANAGER-AT-RISK (CMAR), FOR THE CONSTRUCTION OF A NEW POLICE HEADQUARTERS FACILITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH THOS. S. BYRNE, INC. DBA BYRNE CONSTRUCTION SERVICES, AS CONSTRUCTION MANAGER-AT-RISK (CMAR), FOR THE CONSTRUCTION OF A NEW POLICE HEADQUARTERS FACILITY.

**RES 6698
CMAR FOR POLICE
HEADQUARTERS**

Mr. Hefton said this is another step the City is making in the design and construction of the new Police Headquarters. The City has been using the Construction Manager-At-Risk format on many recent large projects. The CMAR identifies a firm, and provides an administrative function to get to the guaranteed cost. Once the Council approves a contract for construction, this firm would serve as the general contractor for the project.

The initial fee of \$15,000, gets the City the “first level of service” for the design, done in enough detail to get a guaranteed, maximum price. At that time, the staff would come back to the Council with the final design and the

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guaranteed maximum price, for them to consider a contract for construction.

Jason Jeffcoat, Assistant Police Chief, said they received 13 proposals for CMAR. The list was narrowed down to five by the staff and the architect. Individual interviews were then held with the five, and Thos. S. Bryne, Inc. was selected to present to the Council, as CMAR.

Council Member Melton said when looking at the bids, she was confused as to why this company was selected. Mr. Jeffcoat said one thing they rated high was this company's ability to get local resources, their ability to come in on budget, and their ability to come in under a timeframe.

Council Member Melton said another company came in better with the total points, and scored higher, and she still wondered why they recommended this company. Mr. Jeffcoat said they took into account the interviews.

Mr. Hefton explained that the matrix was used to reduce the proposals from 13 to five, and then they used other elements to interview the five, to get down to a "winner." Council Member Melton said whatever "changed the numbers" should have been listed on the proposal tabulations, especially since the numbers didn't show it."

Mr. Hefton clarified that it was actually a request for qualifications, not an RFP, which is based solely on price. For professional services, you evaluate the expertise, track record, references, and a company's worthiness and ability to do the job you want them to do. Then when it is narrowed down, you talk about the price. Price could also be negotiated at that point. He said, it's not the lowest price that "gets it," it's the best qualified.

Mayor Plyler said the Bryne Company had done a lot of law enforcement and police station facilities, which gave them additional points.

Council Member Melton said if the City was going by the scoring, she felt they were missing something on this form.

Mr. Hefton said they could have provided the steps, and then rescored the five finalists. Mayor Plyler said besides price and experience, you look at a company's specific experience in our area and you visit with other Police Chiefs. These things are not quantifiable.

J.R. Evans, Vice President, Director of Operations, Byrne Construction Services

Mr. Evans said Byrne Construction Services was founded in 1923 and is based in Fort Worth. They are the largest minority firm in Texas, and have a long history of building municipal projects.

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He said they just completed a police headquarter system for the City of Azle and the City of Waxahachie, both in Texas. He said they are very familiar with getting local relationship participation on contractor bidding.

Council Member Steele asked if the company also had a relationship with the architectural firm. Aaron Babcock, from Hidell & Associates Architect, said they have worked with Byrne Construction Services on several projects in the past, and have experienced excellent results. He said they know the company, they are familiar with the company, and they provide excellent service.

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution No. 6698, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6699 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES/CONSULTANT AGREEMENT WITH PERKINS ENGINEERING CONSULTANTS, INC. FOR DESIGN OF THE POST OAK WASTEWATER TREATMENT PLANT EQUALIZATION BASIN IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES/CONSULTANT AGREEMENT WITH PERKINS ENGINEERING CONSULTANTS, INC. FOR DESIGN OF THE POST OAK WASTEWATER TREATMENT PLANT EQUALIZATION BASIN IMPROVEMENTS.

CONSENT AGENDA.

RES 6699
WWTP
EQUALIZATION
BASIN IMPROVEMENTS

RESOLUTION NO. 6700 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1227 SOUTH BRANCH STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1227 SOUTH BRANCH STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).

CONSENT AGENDA.

RES 6700
RESIDENTIAL TAX
ABATEMENT
(1227 S. BRANCH)

REQUEST TO ADVERTISE

ROOF REPLACEMENT AT SHERMAN CENTRAL FIRE STATION

The City Council approved the request to advertise for the replacement of the roof at Central Fire Station. The current roof has reached the end of its life and needs to be replaced.

REQ TO ADVERTISE
CENTRAL FIRE
STATION ROOF
REPLACEMENT

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Funding of \$80,000 has been allocated in the current Capital Improvement Program Budget for the project.
CONSENT AGENDA.

OTHER BUSINESS

REPAIR AND REWORK THE LUELLA 2 WOODBINE WELL UNDER AN EMERGENCY DESIGNATION

LUELLA 2 WOODBINE WELL REPAIRS

Tom Pruitt, Utility Engineer, said the Luella 2 Woodbine Well has suffered a failure and is inoperable. The well currently produces about 4.4% of the City's groundwater supply.

From 2001 until 2018, the well had run 5,771 hours, but for the last two years, it has run 18,303 hours, about three times as much as it ran in the previous 17 years, an increase of 217%. This increase was likely due to the Water Treatment Plant's 72" raw water line being out of service. Because the 72" raw water line was out of service, all the City's groundwater wells ran a lot.

Council Member Melton confirmed that the pump is currently out of service and asked what the City is doing now. Mr. Pruitt said there are other wells that are currently working, and surface water is also online.

Council Member Melton confirmed that the City currently has enough water without the pump, and asked why they would want to spend \$176,000 to repair it. Mr. Pruitt said if the raw water line goes down again, the City would need to run on only ground water. He said, last year, the City ran entirely on groundwater for many months.

Mr. Pruitt said there has been 76 well repairs in the last 35 years.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Emergency Designation to repair and rework the Luella 2 Woodbine Well, as presented. Second by Council Member Melton.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RECEIVE PRESENTATION FROM CITY MANAGER ROBBY HEFTON REGARDING POTENTIAL DEBT ISSUANCE

POTENTIAL DEBT ISSUANCE

Mr. Hefton said this was "round two" from a discussion that was held at the last Council Meeting concerning the potential for a debt issuance. They discussed issuing debt earlier than they originally planned because of favorable rates. Council had also directed the staff to prepare a list of projects that might be paid with the debt issuance.

Mr. Hefton displayed a list of possible projects for a bond issue, which included eight projects at a cost of \$40 million. He said he was not asking for \$40 million, he just identified

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what he felt were the top priorities. The top five projects included the Police Headquarters, Crossroads/Hospital, Bel Air Phase II and/or Phase III, Heritage Ranch – Phase 1, and Moore Street – Park Street to Holly.

The list also included the Hwy 1417 ROW – SH 56 to US Hwy 75, Pecan Grove Park Ballfields – Phase II, and Moore Street Phase II – West Travis Street to FM 1417.

He also presented the most recent deals that other cities, with the same bond rating as Sherman, have received for their bond issuance. For 20-year COs, the City of Fate received 1.65%, and the City of Celina received 1.59%.

He also presented the annual cost per million dollars, for 20-years at 1.6%, which is \$59,000 per year, per \$1 million; and for 25-years at 1.8%, which is \$50,000 per year, per \$1 million.

Mr. Hefton gave them a timeline for issuance of the debt, which would provide CO Bond funding to the City on May 4, 2021. He said, even if they authorized the issuance tonight, it would still be three months before the money was in the bank.

He asked Council Members if they were interested in issuing COs, and if so, in what amount. He addressed the proposed projects, and said they would probably take them on a first come, first serve basis. The official statement for the bond is written in a fairly broad manner, which would allow some flexibility to manage the money for whatever project is of higher priority at the time.

Mr. Hefton said most of the proposed projects were General Improvement Fund types of projects, instead of utility projects. Except for new roads, those types of projects are done through the Greater Texoma Utility Authority. Generally speaking, the City doesn't issue Certificates of Obligation to do water projects. They might be included in a CO bond packet, if they were a water line under a new street.

He also said, the proposed project list is also not an exhaustive list of the Capital Improvement Projects, but is a list of prioritized, general improvement types of projects that they would use money for if approved.

Council Member Melton asked how they arrived at the project ranking.

Mr. Hefton said from past Council discussions. He referenced the CIP project list and said most of these projects also appear on that list, except Heritage Ranch, which recently came up, but is moving very quickly. He said the ranking was based on projects that the Council discussed in the past, from the CIP list, and from what is going on today with these projects and what will be the first ones to need funding.

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He said he would like to complete the Pecan Grove Park Ballfields, however it wasn't ranked higher because it's not a necessity. He added that timing was key in prioritizing the projects. He said the Moore Street project can start because the road already exists. Some of the others don't have an existing road, which needs to be done on the "frontend."

Council Member Steele asked if authorized, when would they actually issue debt. Mr. Hefton said, debt would be issued on April 5, 2021. Plans and design on the Police Headquarters wouldn't be ready until June or July. Even though debt would be issued earlier, the City would not be paying for construction until later in the year.

Council Member Steele felt that, because of timing, Moore Street should be "bumped" ahead of the Crossroads/Hospital project. Mr. Hefton said those projects would be moving around within the list of priorities, because they are all presumed to happen within the next 12 months.

Council Member Steele felt that the bond issue was a great idea, and one the Council should be doing, but he did question the schedule of projects. He said they would be paying on the debt, and the Police Headquarters would not start for 10 months. He felt they needed to look at \$28 million. He said the money would be sitting in the bank, not making any interest.

Mr. Hefton said the City's portfolio yield now was a little over 1.2%, annualized. He said 20-year debt is 1.6% and 25-year debt is 1.8%. That means there is less than 1% that the City would be getting on their investment, versus what it is costing them. The real cost is one-half of 1%.

Council Member Stevenson said why don't they speed up some of these projects, so they're not paying debt service on things that aren't happening.

Council Member Teamann said there are some projects on the list that Council hasn't even discussed. He mentioned the proposed hospital, saying the City isn't supposed to spend any money on that project. He felt it was premature to issue \$5 million of debt on something they expect to spend nothing on.

He said the goal of the debt package would be \$600,000 or \$700,000 a year in debt service. He didn't feel the issue was on savings of interest, but on the cost of the debt service. He added that the property tax rate will be capped this year. This means any money spent unnecessarily or any debt issued on things the City doesn't do or need, will come out of the General Operating Fund, which could go against things like repairing roads or staff pay increases.

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Council Member Teamann added that the City needed to be careful about issuing debt on things that aren't even "keyed up."

Mr. Hefton said the staff can't even define what the "ask" would be or what the project would be on the hospital, but the Council should know by the Budget Workshop, if this will be "a go" or not. If it is "a go," it will go extremely quickly. He said that project is also in TIRZ #5, which is generating more revenue.

Based on what is known now, Mr. Hefton presented an estimate of what taxable values will be created incrementally, from these projects. He also presented a slide showing the City's ability to issue debt, covered only by the additional taxable values. It showed the City's ability to afford debt over time, just with that new increment, and with the existing tax rate. There was no tax rate increase proposed.

Mr. Hefton said he was not asking for \$40 million and didn't think the bond issuance should be \$40 million. He also reminded Council Members that, they would issue the debt, but before any checks are written, the project would need to be approved by the City Council. This is not the approval to write checks, it is the approval to get the financing.

Council Member Teamann said there are some proposed projects on the list that they haven't even heard presentations on yet. Council Member Howeth reminded him that the projects are general and things will change. The wording is written general enough that if other projects arise, the money can be shifted around.

Mr. Hefton confirmed that the last CO bond issue was in 2019 for \$19.1 million.

Mr. Hefton asked if Council Members "had an appetite" to issue anything, and they indicated that they did. Since the Council has indicated they want to move forward with the Police Headquarters, he felt that should be the starting point. Then, if they wanted to add any of the other projects to it, they could.

Council Member Melton said she thought the City wasn't going to spend anything on the hospital. Mr. Hefton said they don't know. The City might not spend anything, but they don't even have a design of what the road layout will be.

Generally, the road will be covered through the TIRZ, that is already created. Money is already set aside for that. But Council Member Stevenson said if they wait until they know what the cost will be, the interest rate will increase, and they will be spending more than they could have. He said they know they will spend money in the next 36 months. He said the City can borrow it cheaper now than if they wait.

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Mayor Plyler said the City needed to “step out on faith” a little bit. He asked the Council to prioritize the potential projects, then as a Council, give a number for the bond issue, \$20 million, \$25 million, or \$30 million. He said there are projects that may not come to fruition, so you are picking a number.

Mr. Hefton said the tax rate is capped by the State, except for the debt portion of it. For the 2022 Budget, the staff’s intent is to not propose an increase in the tax rate. He asked the Council to give him a goal, and the staff will present a plan to meet that goal, and the staff will “live within whatever means they are given.”

Council Member Howeth said Council Member Steele mentioned \$28 million, and she asked how he got that number. He said he started with the Police Headquarters, then added \$3 million for Moore Street, and \$10 million for either Crossroads, Bel Air, or Heritage Ranch.

Council Member Teamann said the debt service difference between \$15 million and \$30 million, will be \$700,000 per year, which “eats up” the entire savings on interest, just for the debt service.

Mr. Hefton said the Council should have a high level of confidence that these projects are going to happen, if they go above \$15 million. But, from a staff standpoint, he said he is spending 80% of his time, every day, every week, on the top five projects in the list.

Council Member Teamann said if Crossroads, Bel Air, and Heritage Ranch, were removed from the list because they will be funded by a TIRZ, which of the remainder have a plan to complete in the next 12 months.

Mr. Hefton said, not likely on Moore Street, Phase II; Pecan Grove Park Ballfields is currently functioning without Phase II; FM 1417 ROW, Texas Department of Transportation doesn’t have funding today to widen the roadway; and Moore Street, Phase 1 he did believe would move forward.

He said with every project paid through TIRZ, the City is leveraging their dollars for infrastructure, with County dollars. Those projects would be paid for with TIRZ dollars, not General Fund dollars.

Council Member Steele said it is more of an investment in growth. For example, he said there were several projects approved today on West Travis Street, that would not have happened if the City hadn’t constructed that road. He felt they were not spending money, but were investing money. He said they had an opportunity to invest at the right time, put the money in the bank, and whichever project “rises to the top,” that’s what they fund.

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Council Member Steele verified that there was no prepayment penalty on debt. Mr. Hefton said you can also use money borrowed to pay down the debt service.

Council Member Teamann said he liked the Police Headquarters project, and if there were any others that they were sure would be coming in the next 12 months, he would discuss it. Mr. Hefton said he didn't think they would know anymore in two weeks than they do tonight. He felt there would be more information for the Budget Workshop in June 2021.

Council Member Howeth felt they should go for a bond issue of \$30 million, and she felt that interest rates would increase.

Council Member Stevenson agreed with \$30 million, saying that was the number he was thinking about too. He said, during the worst pandemic in 100 years, residential construction in North Texas was up 18% last year. In this quarter, it looks like residential construction will be up 10% over the first quarter last year. In six months, the City has already had three Planned Development applications, and in the next 12 months, he expected there would be two or three more. He felt rates would increase and it was the smart thing to do to borrow the money now.

Council Member Melton said she was not for borrowing money, especially when you don't know where the economy will be. But it makes her feel better, that the money that is borrowed can be used to pay the debt service. Mr. Hefton said any source can be used to pay the debt service.

Deputy Mayor Holland agreed, saying they could get the money and would have it if they needed it.

Council Member Teamann said he was at \$15 million, but "understood their logic."

Mayor Plyler felt everyone was okay at \$30 million for the bond issue.

RECEIVE AN UPDATE ON THE CITY OF SHERMAN'S ONGOING PROJECTS

PROJECT UPDATE

Nate Strauch, Community and Support Services Manager, presented a drone video of the City of Sherman's ongoing projects. The video included the following projects:

- Highway 75 GAP Project
- FM 1417 Construction
- Steeple Chase Drive
- Hilre Drive
- Moore Street
- Washington Meadows
- Bel Air
- Park Street

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- Heritage Ranch
- Sherman Crossroads
- Gallagher Hospital

Mr. Hefton addressed a section of FM 1417, flying south to Hwy 75. He said the City will ultimately need right-of-way for this stretch of improvement. He said the portion closest to SH 56 will probably be the most problematic to acquire, because it is the most developed.

Farther south, where it is less developed, he expected the ROW would be dedicated when the plats are filed, per City code.

REPLAT APPROVAL OF EAST HOLLEY ADDITION, BLOCK 1, LOT 1, A REPLAT OF PART OF LOT 6, BLOCK 1, HALL AND JONES ADDITION, BEING 0.115 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND BEING A PART OF LOT 6, BLOCK 1, HALL AND JONES ADDITION; HOLLEY JOLLY HOMES LLC, OWNERS; JOSH HOLLEY, REPRESENTATIVE; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (821 NORTH EAST STREET)

The City Council approved the Replat of East Holley Addition, a 0.115 acre tract, located at 821 North East Street. The property is zoned an R-1 (One Family Residential) District and is located in the College Park Overlay District.

The owner was approved for a variance to allow a 35.75 foot lot width, 5,005 square foot area, by the Planning and Zoning Commission, in order to replat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF LOT 5, BLOCK 3, SHERMAN TOWN CENTER, BEING LOT 5, BLOCK 3, SHERMAN TOWN CENTER; JMCR SHERMAN LLC, OWNERS; RAISING CANE'S RESTAURANTS, LLC, DEVELOPER; BENCHMARK DESIGN GROUP, LLC, CIVIL ENGINEER; AND FREEMAN SURVEYING & MAPPING, LLC, SURVEYOR (3700 NORTH U.S. HIGHWAY 75)

The City Council approved the Replat of Lot 5, Block 3, of Sherman Town Center, located at 3700 North Hwy 75. The property is zoned a C-1 (Retail Business) District and located in the O-1 (75 & 82) Overlay District. The owners would like to replat the property into two lots for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

REPLAT APPROVAL OF LOTS 118 AND 119, BELMONT ADDITION, BEING 0.276 ACRES IN THE C. CARTER SURVEY, ABSTRACT NO. 229, ALSO BEING ALL OF LOTS 118 AND 119,

APPROVE REPLAT
EAST HOLLEY
ADDITION
(821 N. EAST ST)

APPROVE REPLAT
SHERMAN TOWN
CENTER
(3700 N. HWY 75)

APPROVE REPLAT
BELMONT ADDITION
(5115 N. COLBERT)

BELMONT ADDITION; JOSE CASTILLO TORRES AND CRISALIDA SERRANO GONZALES, OWNERS; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (5115 NORTH COLBERT AVENUE)

The City Council approved the Replat of Lots 118 and 119, Belmont Addition, a 0.276 acre tract, located at 5115 North Colbert Avenue. The property is zoned an R-1 (One Family Residential) District and the owner would like to replat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

CONSIDER REQUEST OF DOWNTOWN SHERMAN NOW TO TEMPORARILY CLOSE CERTAIN STREETS FOR “CRAFT THE NIGHT AWAY” ON SATURDAY, JUNE 19, 2021

The City Council approved the request of Downtown Sherman NOW to temporarily close certain streets for “Craft the Night Away” on June 19, 2021.

They are requesting to temporarily close Crockett Street and Travis Street, between Lamar and Houston Streets from 1:00 p.m. until 11:00 p.m. for the event.

The Street Department will provide barricades and cones, and the Solid Waste Department will provide trash receptacles. Downtown Sherman NOW will work with the Police Department to provide security officers for the event, and they have been instructed that emergency vehicle accessibility must be maintained throughout the closed street at all times.
CONSENT AGENDA.

MEDIA QUESTIONS

There were no media questions.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

ANIMAL CONTROL ADVISORY COMMITTEE (1)
ACTION TAKEN.

Motion by Council Member Melton to appoint Dr. Ken Lawrence to the Animal Control Advisory Committee, for a term from February 2, 2021 to February 2, 2024, as presented. Second by Deputy Mayor Holland.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

SHERMAN ANIMAL CONTROL BOARD

Council Member Melton thanked the Police Department and Karen Wolff, Police Administrative Secretary, for their hard work with the Animal Control Board.

**CLOSE STREETS
CRAFT THE
NIGHT AWAY
(JUNE 19, 2021)**

MEDIA QUESTIONS

**ANIMAL CONTROL
ADVISORY COMMITTEE**

**ANIMAL CONTROL
BOARD**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Coffee with the Mayor will be held at 8:00 a.m., on February 5, 2021, at Legend Bank. Clint Philpott, Assistant City Manager, will provide updates on various highway projects.
- Sherman Main Street will sponsor the Annual Mardi Gras Celebration on February 13, 2021, in Downtown Sherman.
- The Sherman Chamber of Commerce will hold their Annual Awards Luncheon virtually this year with a livestream of the events beginning at 12:00 p.m. on March 26, 2021. Contact the Chamber of Commerce for more information.

ANNOUNCEMENTS

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOV'T. CODE, V.T.C.S., (OPEN MEETINGS LAW)

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

EXECUTIVE SESSION

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

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

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

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

TEX. GOV'T CODE § 551.076 –
DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

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

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:43 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:04 p.m. and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:06 p.m.

ADJOURNMENT

MAYOR

CITY CLERK