

STATE OF TEXAS §
COUNTY OF GRAYSON §

January 19, 2015

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 Council Chambers of City Hall on January 19, 2015.

**MEMBERS PRESENT: MAYOR CARY WACKER; DEPUTY MAYOR DAVID PLYLER.
COUNCIL MEMBERS DAVIS, JOHNSON, SOFEY, WATT.**

MEMBERS ABSENT: COUNCIL MEMBER STEELE.

CALL TO ORDER

Mayor Wacker called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were given by Council Member Jason Sofey.

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 15, 2014. Deputy Mayor Plyler moved to approve the Minutes as presented; Second by Council Member Johnson. All present voted AYE. MOTION CARRIED.

PROCLAMATION

“DR. MARTIN LUTHER KING, JR DAY” – JANUARY 19, 2015
Mayor Wacker read a proclamation designating January 19, 2015 as “Dr. Martin Luther King, Jr. Day” in Sherman. She also presented the proclamation on Saturday at an event organized by Reverend Brown of the Neighborhood Committee and the local Rotary Clubs of Grayson County.

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5866 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT FOUR-WAY “STOP” SIGNS AT THE INTERSECTION OF NORTH HARRISON AVENUE AND EAST TUCK STREET WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A PENALTY PROVISION; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

No citizens appeared before the City Council to discuss Ordinance 5866.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5866

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR PERMANENT FOUR-WAY “STOP” SIGNS AT THE INTERSECTION OF NORTH HARRISON AVENUE AND EAST TUCK STREET WITHIN THE CITY LIMITS OF THE CITY OF SHERMAN; PROVIDING FOR A

PENALTY PROVISION; PROVIDING FOR SEVERABILITY;
PROVIDING FOR A REPEALER.

ACTION TAKEN.

Motion by Council Member Watt to approve Ordinance
No. 5866, as presented. Second by Council Member
Sofey.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Watt.

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member
Johnson moved to approve the Consent Agenda, as
presented. Second by Council Member Davis. All present
voted AYE.

CONSENT AGENDA

RESOLUTIONS

**RESOLUTION NO. 5829 – FINDING AND DETERMINING A
PUBLIC PURPOSE AND PUBLIC NECESSITY EXISTS FOR
THE EASTSIDE OUTFALL RETURN SEWER PROJECT;
APPOINTING AN APPRAISER AND NEGOTIATOR AS
NECESSARY; AUTHORIZING THE CITY MANAGER TO
ESTABLISH JUST COMPENSATION FOR THE PROPERTY
RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY
MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE
THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH
ALL APPLICABLE LAWS AND REGULATIONS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, FINDING AND DETERMINING A PUBLIC
PURPOSE AND PUBLIC NECESSITY EXISTS FOR THE
EASTSIDE OUTFALL RETURN SEWER PROJECT;
APPOINTING AN APPRAISER AND NEGOTIATOR AS
NECESSARY; AUTHORIZING THE CITY MANAGER TO
ESTABLISH JUST COMPENSATION FOR THE PROPERTY
RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY
MANAGER TO TAKE ALL STEPS NECESSARY TO ACQUIRE
THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH
ALL APPLICABLE LAWS AND REGULATIONS.

CONSENT AGENDA.

**RES 5829
EASTSIDE OUTFALL
RETURN SEWER
PROJECT**

**RESOLUTION NO. 5830 – AUTHORIZING EXECUTION OF AN
AMENDMENT TO THE PROFESSIONAL ENGINEERING
SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC.
FOR THE SEARS LIFT STATION RELIEF SEWER
IMPROVEMENTS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN
AMENDMENT TO THE PROFESSIONAL ENGINEERING
SERVICES AGREEMENT WITH FREEMAN-MILLICAN, INC.
FOR THE SEARS LIFT STATION RELIEF SEWER
IMPROVEMENTS.

CONSENT AGENDA.

**RES 5830
SEARS LIFT STATION
RELIEF SEWER
IMPROVEMENT**

**RESOLUTION NO. 5831 – AUTHORIZING EXECUTION OF AN
AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE**

**RES 5831
RESIDENTIAL TAX**

ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1223 SOUTH MONTGOMERY STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1223 SOUTH MONTGOMERY STREET.
CONSENT AGENDA.

ABATEMENT
(1223 S.
MONTGOMERY)

RESOLUTION NO. 5832 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 712 EAST CHAFFIN STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 712 EAST CHAFFIN STREET.
CONSENT AGENDA.

RES 5832
RESIDENTIAL TAX
ABATEMENT
(712 E. CHAFFIN)

RESOLUTION NO. 5833 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 701 EAST CHAFFIN STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TOBAR PROPERTIES, LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 701 EAST CHAFFIN STREET.
CONSENT AGENDA.

RES 5833
RESIDENTIAL TAX
ABATEMENT
(701 E. CHAFFIN)

RESOLUTION NO. 5834 – AUTHORIZING THE PURCHASE OF TWO (2) NEW WILKENS STEEL FRONT LOAD EJECTOR TRANSFER TRAILERS FOR THE SOLID WASTE SERVICES DEPARTMENT FROM WILKENS INDUSTRIES, INC. THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO (2) NEW WILKENS STEEL FRONT LOAD EJECTOR TRANSFER TRAILERS FOR THE SOLID WASTE SERVICES DEPARTMENT FROM WILKENS INDUSTRIES, INC. THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

RES 5834
PURCHASE OF
FRONT LOAD
TRANSFER TRAILERS

RESOLUTION NO. 5835 – RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2015 (CITY OF SHERMAN PROJECT), APPROVING THE ISSUANCE THEREOF AND THE FACILITIES TO BE

RES 5835
GTUA BOND ISSUE
FOR WATER
TREATMENT PLANT

CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY FOR THE BENEFIT OF THE CITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RELATING TO GREATER TEXOMA UTILITY AUTHORITY CONTRACT REVENUE BONDS, SERIES 2015 (CITY OF SHERMAN PROJECT), APPROVING THE ISSUANCE THEREOF AND THE FACILITIES TO BE CONSTRUCTED OR ACQUIRED BY SUCH AUTHORITY FOR THE BENEFIT OF THE CITY.

Drew Satterwhite, General Manager, Greater Texoma Utility Authority, explained that the resolution authorized a \$2,515,000 bond issue through the Texas Water Development Board in their Drinking Water State Revolving Fund. This funding offers a below-market interest rate advantage.

The bonds are for the planning, land acquisition, and design services for the Sherman Water Treatment Plant expansion project. An interest rate of 0.34% was locked in with the Water Development Board, which is estimated to save the City \$118,709 over the life of the loan.

Mayor Wacker said this was an important first step in the expansion project and it was good to be able to take advantage of the revolving fund.

ACTION TAKEN.

Motion by Council Member Watt to approve Resolution No. 5835, as presented. Second by Deputy Mayor Plyler.
VOTING AYE: Davis, Johnson, Plyler, Sofey, Watt.
VOTING NAY: None.
MOTION CARRIED.

**REQUEST TO ADVERTISE
PARK RESTROOM CLEANING SERVICES**

The City Council approved the request to advertise for park restroom cleaning services for eight public park restrooms. The contract would include the cleaning and securing of the facilities seven days a week for a nine month period, at a minimum.

CONSENT AGENDA.

OTHER BUSINESS

**RECEIVE QUARTERLY PROGRESS REPORT FROM
SHERMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD CHAIRMAN BROOKS HULL AND SEDCO
PRESIDENT SCOTT CONNELL**

Brooks Hull, Sherman Economic Development Corporation Chairman, said the report would highlight incentives to companies that would invest \$7.5 million in enhancements and expansions of their facilities. One of the new agreements will also include a relocation that brings in 104 new jobs.

**REQ TO ADVERTISE
PARK RESTROOM
CLEANING SERVICES**

**SEDCO QUARTERLY
PROGRESS REPORT**

COUNCIL MINUTES – JANUARY 19, 2015

SEDCO also initiated a small business development program during the last quarter and a partnership with the City for a retention program that includes visits to local industries. He thanked the City Council for their participation on the SEDCO Board and through the business retention program.

Scott Connell, SEDCO President, thanked the City Council and the citizens of Sherman for the resources that they provide for SEDCO's initiatives. During this quarter, SEDCO will realize investments of over \$8.5 million that will create over 120 new jobs to the market.

Presco will invest \$821,000 in new equipment for an incentive of \$41,050. Kaiser will invest \$5.8 million in new equipment and add seven new jobs to their 145 staff positions. Once completed, their incentive will be \$232,000.

Renew Blue will invest \$1 million in equipment, and will create 104 new jobs over the next few years, with an incentive of \$400,400. Barrett Hospitality will be opening the new restaurant in downtown Sherman with an investment of \$868,186 and 13 jobs. Their incentive will be \$32,600. Also, 903 Brewers advanced their investment \$100,000 for an incentive of \$50,000.

Mr. Connell said concerning 903 Brewers, SEDCO instituted a new Small Business Program which is a little different. Instead of "setting the bar" up front, SEDCO negotiates. The program is intended for small companies that have been in business for at least one year and are going through some big growth spurts. They might need to hire employees, or to invest in equipment or software, or other nontraditional issues where they need to move quickly.

The Small Business Program will provide \$50,000 with a specifically negotiated detailed list of growth targets. These are intended to help the smaller businesses that are trying to set roots in Sherman.

SEDCO has also advanced the retail program, but Mr. Connell explained that, as a Type A corporation they can only do certain things with retail. SEDCO can help them with job training, marketing, or infrastructure. The intent for retail is to address catalyst projects that have the ability to attract other businesses in the future. In this case it is a key corner in downtown Sherman that can hopefully attract other retailers and commercial businesses to the downtown area.

Mr. Connell said SEDCO is still working to update their marketing materials with new business cards, a new look for the letterhead, and updating the website. They also plan to initiate a more formalized business retention program. He

recognized Stacey Jones, Economic Development Coordinator, for leading a team with the business retention program and thanked the City Council for participating in the visits to companies.

Council Member Watt recognized Ms. Jones for her work during the recent visit with Presco. He added that it was good to see how the economic development dollars are being used.

Mayor Wacker thanked Mr. Hull and Mr. Connell for their economic development work on behalf of the citizens and for the quarterly report.

RECEIVE REPORT FROM DIRECTOR OF TOURISM LAUREN ROTH

TOURISM REPORT

Mayor Wacker said the City has contracted with the Chamber of Commerce to be a partner in tourism and promotion of the City. She introduced Lauren Roth, Director of Tourism.

Ms. Roth distributed a copy of the advertising plan to Council Members. She said \$30,000 was budgeted for advertising for the year. She outlined several publications that will include the advertising, saying they have a “wide reach.”

They have also updated some of the City’s branding for events including Lights on the Lake and Hot Summer Nights, and for a new event Boots N Bands.

Ms. Roth said they are also working on a new website that should be online in the next few weeks, which will feature a lot more information and will be compatible with the Chamber’s website.

She said plans are currently underway for Lights on the Lake, Hot Summer Nights, and Autumn Fest, and more details will be available soon.

Mayor Wacker said she wanted to be sure that wherever people go for information on Sherman, that they see the City’s logo. Ms. Roth said the Chamber logo was previously changed to use the same script as the Sherman logo, so the City, the Chamber, and tourism can now advertise together.

CONSIDER REQUEST OF DOWNTOWN SHERMAN PRESERVATION & REVITALIZATION TO TEMPORARILY CLOSE CERTAIN STREETS AND USE CERTAIN CITY FACILITIES AND SERVICES FOR THE 2ND ANNUAL RED RIVER MARDI GRAS & JAZZ FESTIVAL ON SATURDAY, FEBRUARY 7, 2015

CLOSE STREETS

The City Council approved the request of Downtown Sherman Preservation & Revitalization to temporarily close certain streets and use certain City facilities and services for

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the 2nd Annual Red River Mardi Gras & Jazz Festival on February 7, 2015.

DSP&R is requesting to close Crockett Street (between Houston and Lamar Streets), Travis Street (between Houston and Lamar Streets), and Walnut Street (between Houston and Lamar Streets), from 11:00 a.m. until 11:30 p.m. during the event.

They have also reserved the Municipal Ballroom, Municipal Grounds, and the Kidd-Key Auditorium to house activities for the Kids Multicultural Festival from 10:00 a.m. until 2:00 p.m. and requests closure of Mulberry Street (between Rusk and Elm Streets) during this time.

Barricades and cones will be provided by the City's Street Department and solid waste receptacles will be provided by the Solid Waste Department. DSP&R will work with the Police and Fire Departments to arrange for security officers and medical personnel necessary for the event. Emergency vehicle accessibility will be maintained throughout the closed streets at all times.
CONSENT AGENDA.

CITIZENS REQUESTS

There were no citizen's requests.

CITIZENS REQUESTS

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

**APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS**

**TEXOMA AREA PARATRANSIT SYSTEM (TAPS) BOARD OF
DIRECTORS (1)**

Mayor Wacker explained that Council Member Johnson had been serving as the City's representative on the Texoma Area Paratransit System Board of Directors, but "stepped off" last Fall due to a business conflict. The conflict has since been resolved. He is considering serving again, however Mayor Wacker said an interim appointment needs to be made at this time.

**TAPS BOARD OF
DIRECTORS**

ACTION TAKEN.

Motion by Council Member Sofey to appoint Cary Wacker to the Texoma Area Paratransit System Board of Directors to fill an unexpired term from January 20, 2015 to May 2015. Second by Council Member Watt.

VOTING AYE: Davis, Johnson, Plyler, Sofey, Watt.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

DR. MARTIN LUTHER KING, JR. BREAKFAST

Council Member Watt said the breakfast honoring "Dr. Martin Luther King Jr. Day" was a very worthwhile event and featured very good speakers.

MLK BREAKFAST

POSITIVE THINGS IN SHERMAN

Council Member Sofey said it is a good time to be in Sherman and recognized the reports from SEDCO, the Tourism Board, and the Chamber of Commerce. It is a good time with the events and new jobs for Sherman.

**POSITIVE THINGS
IN SHERMAN**

RESIDENTIAL TAX ABATEMENT

Council Member Sofey reiterated that he is in favor of the residential tax abatements to encourage construction in areas where there is not much.

**RESIDENTIAL TAX
ABATEMENT**

Mayor Wacker added that Sherman has had over 200 residential tax abatements for affordable infill housing.

THANKS TO STAFF, ENTITIES, VOLUNTEERS

Council Member Plyler thanked the staff, the individual entities, and the volunteers for all their work to move Sherman forward.

**THANKS TO STAFF,
ENTITIES, &
VOLUNTEERS**

THANKS TO STAFF

Council Member Johnson reiterated his thanks to the staff, adding that it is an exciting time to be in Sherman.

THANKS TO STAFF

ANNOUNCEMENTS

Mayor Wacker announced the following:

- The Chamber Awards Banquet will be held Friday, January 23, 2015, at 11:30 a.m. in the Municipal Ballroom.
- The Parks and Recreation Department has many activities including a Father/Daughter Dance on Saturday, January 31, 2015, from 7:00 p.m. until 9:00 p.m., in the Municipal Ballroom. Tickets are available at the Parks and Recreation Department.

ANNOUNCEMENTS

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. 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

SECTION 551.074

**PERSONNEL MATTERS:
DELIBERATE THE APPOINTMENT,
EMPLOYMENT, EVALUATION,
REASSIGNMENT, DUTIES,
DISCIPLINE, OR DISMISSAL OF A
PUBLIC OFFICER OR EMPLOYEE**

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:25 p.m.

On Motion duly made and carried, the Executive Session recessed at 5:39 p.m. and reconvened in Open Meeting.

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OPEN MEETING

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

OPEN MEETING

CITY MANAGER RETIREMENT

Mayor Wacker announced that George Olson, City Manager, has announced his retirement, effective March 31, 2015. He has been considering this for some time, but she said it is still bittersweet for the City Council.

CITY MANAGER
RETIREMENT

He has contributed to every City department over his 28 year career with the City, especially the last eight years as City Manager. Mayor Wacker said this is a big transition for the City and expressed how grateful they are to Mr. Olson for his service.

Mayor Wacker said the City Council accepts Mr. Olson's announcement of retirement and wishes him the best. A celebration will be held closer to the retirement date.

Additional information on a transition plan will be announced in the next couple of weeks.

Council Members thanked Mr. Olson for his leadership and said it had been a pleasure working with him. They recognized him for his leadership through both the good times and the difficult times.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:44 p.m.

ADJOURNMENT

MAYOR

CITY CLERK