STATE OF TEXAS §

January 17, 2023

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 Council Chambers of City Hall on January 17, 2023.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JOSH STEVENSON COUNCIL MEMBERS HOLLAND, HOWETH, MARROQUIN, TEAMANN.

MEMBERS ABSENT: COUNCIL MEMBER DOBBS.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Pam Howeth.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 3, 2023. Deputy Mayor Stevenson moved to approve the Minutes, as presented; Second by Council Member Teamann; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

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.

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

CONSENT AGENDA

RESOLUTION NO. 7013 – AUTHORIZING EXECUTION OF A STANDARD FORM OF AGREEMENT BETWEEN OWNER (CITY OF SHERMAN) AN ARCHITECT (HIDELL AND ASSOCIATES ARCHITECTS, INC.) FOR PROFESSIONAL SERVICES RELATING TO THE RENOVATION AND ADDITION FOR FIRE STATION NO. 1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A STANDARD FORM OF AGREEMENT BETWEEN OWNER (CITY OF SHERMAN) AND ARCHITECT (HIDELL AND ASSOCIATES ARCHITECTS, INC.) FOR PROFESSIONAL SERVICES RELATING TO THE RENOVATION AND ADDITION FOR FIRE STATION NO. 1.

RES 7013
FIRE STATION NO 1
RENOVATION

Billy Hartsfield, Acting Fire Chief, introduced Aaron Babcock, Architect, Hidell & Associates Consultants, and said he has been working with the City on a complete facility master plan for the Fire Department. During that time, it became apparent that some improvements were needed on some of the stations that were currently occupied. Between the staff and Mr. Babcock, they will put together a package to present to the Council.

During the study, it became apparent that Station 1 would continue to be an entryway to the downtown. However, many improvements are needed for Station 1. He said it would be a "rebuild" of the station, and would add three bedrooms, for a total of 10; with all being compliant for male and/or female firefighters. It will also add three restrooms and four showers; with all being compliant for male and female firefighters.

Chief Hartsfield said he believed the new station would have decades of useful service to the City.

Mr. Babcock discussed goals that would apply to all the stations. The presentation tonight will discuss what must be done to that site, what can be utilized, and what needs to be changed.

He discussed goals of the project with the major one being to expand staffing capacity, that houses a crew, as well as fire administration. Therefore, the interior must be renovated to house the crews, as well as the staffing levels.

Another goal is to isolate the carcinogens and the contaminates when firefighters come back from a fire. They plan to create a hot zone, warm zone, and cold zone, to create safe living spaces. Basically, that would mean single dorm rooms, single toilets, and single showers. Mr. Babcock added that they wanted to have a 20 plus year lifespan for the building. The facility also needs to provide secured parking and outdoor space for staff members.

The original building was constructed in 1964, and is a single story building with 9,570 square feet. The building sits on 0.8 acres. The existing structural system and the floor slab and foundation are in good condition.

However, the facility does limit the crew capability, and the equipment is not properly isolated. The living areas are not adequate in size or configuration and it doesn't meet current code standards or ADA standards. The building is not sprinkled and the layout doesn't have individual toilets or showers.

Mr. Babcock addressed what would remain of the current building and what would need to be replaced. Basically, strip the building down to its core and then rebuild it back.

He also presented a conceptual layout, showing that the building would need to expand to the north to meet the capacity needs. Then the entire site would need to be secured. This would provide the needed bays and parking to accommodate staff, even during shift changes.

Mr. Babcock said, with this plan, the building would be increased by almost 11,000 square feet, and would have five single showers, one single toilet, and three back-in bays. Amenities included would be that the bunker gear and the gear laundry would both be isolated, there would be a dedicated workroom, individual dorms and showers, a covered outdoor patio, enlarged watch room, and one additional bay in the facility.

He also addressed the required steps to complete the renovation of the facility. Once the CMAR is selected and the documents are "put together," it would come back to the Council for approval.

During construction, the facility would need to be vacated. They would use Station 2 and Station 4 during that time. An Engine and a Medic would temporarily be moved back to Station 2, and the Battalion and Reserve would permanently move to Station 4. For this solution, an additional bunk room would need to be created at Station 4. Station 4 is located on Northgate Drive and Station 2 is located on Dewey Avenue.

The Fire Administration would temporarily relocate to Station 5.5, and would mainly need workstations in the existing meeting room. Station 5.5 is the separate building that was purchased next to the Fire Station on Frisco Road. Mr. Babcock said construction time is estimated to be 12 months, so the new facility should open in the Fall or Summer of 2024.

Council Member Holland asked if the new site plan for Station 1 would be close to the newly remodeled Carter Building. Mr. Babcock said the site would still include the City's parking lot that sits behind the Carter Building. He said the plan only uses City property. They aren't taking any extra property.

Council Member Howeth asked how taking away Central Fire Station would impact the fire and paramedic coverage for the downtown area. She said she has already received phone calls about closing Station 2, and coverage for that part of town.

Chief Hartsfield said Station 1 and Station 2, have a 50% overlap for coverage area. By combining those two stations, they have not completely vacated either area. While the construction is underway, there would be longer than typical response times because they are coming from Station 2 or Station 4. It will still be within national average, but longer than what they are used too.

Robby Hefton, City Manager, added that, during the 2.5 weeks that Station 1 and Station 2 have been combined, the response times for coverage in that area are well within the standards.

Council Member Teamann verified that this change will give the staff the potential to run multiple pieces of equipment out of the station. Chief Hartsfield said it will give them the flexibility to run the equipment needed out of the station.

Deputy Mayor Stevenson asked about the timeline for the project. Mr. Babcock said they anticipate the CMAR being on board in March 2023, which means it should go to Council this summer, and construction should take about 12 months.

Mr. Hefton said there should be a more detailed discussion at the Budget Workshop, with budget numbers, to make a part of the bond package. The actual renovation work should be done between the Summer of 2023 and the Summer of 2024. He added that they are probably several months away from vacating Station 1. He felt that the data would show that Central Fire Station was centrally located, and with the additional staff, can handle the area that it is covering.

Council Member Howeth said the parking lot at Central Fire Station is a safe zone for people to meet that are selling something, or meeting for a date through social media. She expressed concern that there might not be a place for that with the changes to the facility, and she asked the Police and Fire Departments to find another location that could be used for the safe zone. She felt that was an asset to the community.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7013, as presented. Second by Council Member Teamann.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7014
NEW SHERMAN
CITY HALL

RESOLUTION NO. 7014 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN OWNER AND ARCHITECT BETWEEN THE CITY OF SHERMAN AND M. ARTHUR GENSLER JR. & ASSOCIATES, INC. FOR THE DESIGN OF THE NEW SHERMAN CITY HALL
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BETWEEN OWNER (CITY OF SHERMAN) AND ARCHITECT (M. ARTHUR GENSLER JR. & ASSOCIATES, INC.) FOR THE DESIGN OF THE NEW SHERMAN CITY HALL.

Zach Flores, Executive Director of Public Safety, said with the growth of the City, there has also been a needed growth of the City Hall, and they have now outgrown the space in the current City Hall.

Mr. Hefton said the goal on this project is also to come back during the Budget Workshop and present a timeline, the estimated cost, and a scope of the project.

Council Member Teamann asked about the RFQ for the engineering firm. Mr. Hefton said the City doesn't always use an RFQ for engineering and architectural firms.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7014, as presented. Second by Council Member Howeth.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7015
GRAYSON COUNTY
JAIL

RESOLUTION NO. 7015 – AUTHORIZING EXECUTION OF AN INTERLOCAL MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHERMAN AND GRAYSON COUNTY TO ESTABLISH GUIDELINES REGARDING THE HOUSING AND HANDLING OF THOSE PERSONS INCARCERATED IN THE GRAYSON COUNTY JAIL FOR THE CITY OF SHERMAN CLASS C CHARGES ONLY
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN INTERLOCAL MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SHERMAN AND THE GRAYSON COUNTY SHERIFF'S OFFICE TO ESTABLISH GUIDELINES REGARDING THE HOUSING AND HANDLING OF THOSE PERSONS INCARCERATED IN THE GRAYSON COUNTY JAIL FOR THE CITY OF SHERMAN CLASS "C" CHARGES ONLY.

Jason Jeffcoat, Police Chief, explained that this was a "rework" of a 2013 contract with Grayson County to house the Class C arrests only. It does not pertain to those arrests over Class C. The contract is for an increase from $45 per day to $65 per day, to house these prisoners. The contract will expire annually and will increase in cost with whatever the market rate is at that time.

Deputy Mayor Stevenson asked if a lot of people were arrested at this level. Chief Jeffcoat said they weren't, maybe only 10 to 12 per month, with less than $10,000 per year in fines.

Council Member Teamann confirmed that normally for Class C, they are issued a citation and come to Municipal Court.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7015, as presented. Second by Council Member Teamann.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7016
EMINENT DOMAIN
FOR WASTEWATER
IMPROVEMENTS

RESOLUTION NO. 7016 – DETERMING A PUBLIC NECESSITY TO ACQUIRE BY EMINENT DOMAIN A SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE, INCLUDING THE CONSTRUCTION, EXPANSION, ACCESS, REPAIR AND MAINTENANCE OF PUBLIC WASTEWATER IMPROVEMENTS, CONSISTING OF TWO TRACTS OF LAND COMPRISING 0.054 ACRES (SANITARY SEWER EASEMENT) AND A 20-F00T AREA ON BOTH SIDES OF SAID 0.054 ACRES FOR A TEMPORARY CONSTRUCTION EASEMENT OWNED BY SUSAN M. BRANNUM ACCORDING TO VOLUME 5531, PAGE 816 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, WITHIN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, GRAYSON COUNTY, TEXAS, AS DEEMED NECESSARY BY THE CITY MANAGER OR HIS DESIGNEE; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE THE SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE BY EMINENT DOMAIN FOR SUCH USES; AUTHORIZING THE CITY MANAGER OF THE CITY OF SHERMAN, TEXAS, TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS, OFFERING TO ACQUIRE THE EASEMENTS,

VOLUNTARILY, FROM THE LANDOWNER THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DETERMING A PUBLIC NECESSITY TO ACQUIRE BY EMINENT DOMAIN A SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE, INCLUDING THE CONSTRUCTION, EXPANSION, ACCESS, REPAIR AND MAINTENANCE OF PUBLIC WASTEWATER IMPROVEMENTS, CONSISTING OF TWO TRACTS OF LAND COMPRISING OF 0.054 ACRES (SANITARY SEWER EASEMENT) AND A 20-FOOT AREA ON BOTH SIDES OF SAID 0.054 ACRES FOR A TEMPORARY CONSTRUCTION EASEMENT OWNED BY SUSAN M. BRANNUM, ACCORDING TO VOLUME 5531, PAGE 816 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, WITHIN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, GRAYSON COUNTY, TEXAS, AS DEEMED NECESSARY BY THE CITY MANAGER OR HIS DESIGNEE; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE THE SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE BY EMINENT DOMAIN FOR SUCH USES; AUTHORIZING THE CITY MANAGER OF THE CITY OF SHERMAN, TEXAS, TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS, OFFERING TO ACQUIRE THE EASEMENTS, VOLUNTARILY, FROM THE LANDOWNER THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

Wayne Lee, Director of Engineering, said this Resolution would allow the City to pursue eminent domain, if needed, for a Wastewater Improvement Project in this area. Most of the easements for the project have been acquired. However, this property owner has said they will "never" give the City an easement.

The project will be to replace two older, smaller lines, with one larger one, and will include a slightly different alignment. An appraisal has been done on the property and an initial offer has been made.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7016, as presented. Second by Council Member Holland.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7017 EMINENT DOMAIN FOR WASTEWATER IMPROVEMENTS

RESOLUTION NO. 7017 – DETERMING A PUBLIC NECESSITY TO ACQUIRE BY EMINENT DOMAIN A SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE, INCLUDING THE CONSTRUCTION, EXPANSION, ACCESS, REPAIR AND MAINTENANCE OF PUBLIC WASTEWATER IMPROVEMENTS, CONSISTING OF TWO TRACTS OF LAND COMPRISING 1.693 ACRES (TEMPORARY CONSTRUCTION

<u>EASEMENT) AND 1,359 ACRES (SANITARY SEWER EASEMENT) OWNED BY HMI-SHERMAN 592, LLC, ACCORDING TO INSTRUMENT NUMBER 2022-28337 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, WITHIN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND THE WINIFRED BAILEY SURVEY, ABSTRACT NO. 64, GRAYSON COUNTY, TEXAS, AS DEEMED NECESSARY BY THE CITY MANAGER OR HIS DESIGNEE; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE THE SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE BY EMINENT DOMAIN FOR SUCH USES; AUTHORIZING THE CITY MANAGER OF THE CITY OF SHERMAN, TEXAS, TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS, OFFERING TO ACQUIRE THE EASEMENTS, VOLUNTARILY, FROM THE LANDOWNER THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DETERMING A PUBLIC NECESSITY TO ACQUIRE BY EMINENT DOMAIN A SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE, INCLUDING THE CONSTRUCTION, EXPANSION, ACCESS, REPAIR AND MAINTENANCE OF PUBLIC WASTEWATER IMPROVEMENTS, CONSISTING OF TWO TRACTS OF LAND COMPRISING 1.693 ACRES (TEMPORARY CONSTRUCTION EASEMENT) AND 1.359 ACRES (SANITARY SEWER EASEMENT) OWNED BY HMI-SHERMAN 592, LLC, ACCORDING TO INSTRUMENT NUMBER 2022-28337 OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, WITHIN THE SHEROD DUNMAN SURVEY, ABSTRACT NO. 329, AND THE WINFRED BAILEY SURVEY, ABSTRACT NO. 64, GRAYSON COUNTY, TEXAS, AS DEEMED NECESSARY BY THE CITY MANAGER OR HIS DESIGNEE; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE THE SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT FOR PUBLIC USE BY EMINENT DOMAIN FOR SUCH USES; AUTHORIZING THE CITY MANAGER OF THE CITY OF SHERMAN, TEXAS, TO ESTABLISH PROCEDURES FOR ACQUIRING THE EASEMENTS, OFFERING TO ACQUIRE THE EASEMENTS, VOLUNTARILY, FROM THE LANDOWNER THROUGH THE MAKING OF BONA FIDE OFFERS; APPROPRIATING FUNDS; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Lee said this was also a Wastewater Capacity Improvement Project to replace an existing, older, smaller line, with a bigger line. The alignment will also be a lot deeper to serve the upstream area, up to the West Travis Street, West Hwy 75 area. It will also affect the ability to relocate the existing main to the Bel Air property, but this downstream line must be completed first.

The City has spent a number of months, trying to negotiate a deal with the property owner, but it's holding up the developer's ability to do the next phase of the Bel Air Development.

Therefore, the staff is also requesting to do eminent domain on this property, to get the project moving forward. They are in the process of obtaining an appraisal for the first official offer.

Council Member Teamann said the Council doesn't usually see eminent domain requests so early in the process. He asked if there was a reason it was going to eminent domain so quickly.

Mr. Lee said it just gives the staff the ability up to that point. He said they would accept a negotiated settlement from the property owner at any time, and not move to eminent domain. This just gives the staff the ability to pursue eminent domain, once they have met all the statutory requirements, if it is needed.

Mr. Hefton said, in both of these cases, the staff has had discussions with property owners for a very long time.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7017, as presented. Second by Council Member Howeth.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7018
SEDCO ARTICLES
OF INCORPORATION

<u>RESOLUTION NO. 7018 – APPROVING AND ADOPTING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, OPERATING PURSUANT TO CHAPTER 504 OF THE TEXAS LOCAL GOVERNMENT CODE AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, OPERATING PURSUANT TO CHAPTER 504 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

Kent Sharp, President, Sherman Economic Development Corporation, said they are requesting to amend SEDCO's Articles of Incorporation, which were done in 1996 when the corporation was first formed.

He said he has been asked nearly every Legislative Session, to come to Austin and testify before various committees. The topics are always issues that affect economic development, and it's typically only informative, and they ask how it effects their City locally.

SEDCO's attorney checked the bylaws to make sure there was no problem with Mr. Sharp testifying. Previously, SEDCO was not allowed to influence legislation. For non-profits, which SEDCO is, the IRS has strict rules stating you can't have a "substantial amount" of your organization's efforts going to influence legislation. This amendment would allow for "limited" testimony.

Deputy Mayor Stevenson asked if there was a difference between testimony and lobbying. Ryan Pittman, City Attorney, said lobbying efforts aren't defined in the Articles of Incorporation, and the concern was to make sure that providing testimony and giving feedback on legislative efforts, would not violate the Articles of Incorporation.

ACTION TAKEN.
Motion by Council Member Teamann to approve Resolution No. 7018, as presented. Second by Deputy Mayor Stevenson.
VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7019
BUILDING
ENCROACHMENT
IN UTILITY EASEMENT
(901 E. HOUSTON)

<u>RESOLUTION NO. 7019 – AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH HOPE ON HOUSTON FOR THE ENCROACHMENT OF AN EXISTING BUILDING WITHIN THE PROPOSED PLATTED 10-FOOT UTILITY EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES OF HOPE ON HOUSTON ADDITION AND A PROPOSED 20-FOOT WASTEWATER EASEMENT, APPROVED BY CITY COUNCIL ON JANUARY 3, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 901 E. HOUSTON STREET IN THE CITY OF SHERMAN, TEXAS</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH HOPE ON HOUSTON FOR THE ENCROACHMENT OF AN EXISTING BUILDING WITHIN THE PROPOSED PLATTED 10-FOOT UTILITY EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES OF HOPE ON HOUSTON ADDITION, AND A PROPOSED 20-FOOT WASTEWATER EASEMENT, APPROVED BY CITY COUNCIL ON JANUARY 3, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 901 E. HOUSTON STREET IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 7020
ABANDON UTILITY
EASEMENT
(BRIGHT STAR
ADDITION)

<u>RESOLUTION NO. 7020 – ABANDONING ONE (1) SIXTEEN FOOT (16') UTILITY EASEMENT LOCATED IN LOTS 1-4, BLOCK 3 OF REPLAT OF BRIGHT STAR ADDITION, VOLUME 3, PAGE 80, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH UTILITY EASEMENTS IS ESTABLISHED IN VOLUME 3, PAGE 80 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING ONE (1) SIXTEEN FOOT (16') UTILITY EASEMENT LOCATED IN LOTS 1-4, BLOCK 3 OR REPLAT OF BRIGHT STAR ADDITION, VOLUME 3, PAGE 80, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON THE EXHIBIT "A" ATTACHED

HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WHICH UTILITY EASEMENT IS ESTABLISHED IN VOLUME 3, PAGE 80 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RES 7021
SOLID WASTE CARTS

RESOLUTION NO. 7021 – AUTHORIZING THE PURCHASE OF 1,404 NEW 95 GALLON EG CARTS THAT WILL BE USED BY THE SOLID WASTE DEPARTMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF 1,404 95 GALLON EG CARTS FROM REHRIG PACIFIC COMPANY FOR THE SOLID WASTE DEPARTMENT THROUGH SOURCEWELL.
CONSENT AGENDA.

RES 7022
GRAYSON COUNTY
FIRE PROTECTION
SERVICES

RESOLUTION NO. 7022 – AUTHORIZING EXECUTION OF AN AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN GRAYSON COUNTY, TEXAS AND THE CITY OF SHERMAN, TEXAS FOR THE PERIOD OF OCTOBER 1, 2022 THROUGH JUNE 30, 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT FOR FIRE PROTECTION SERVICES BETWEEN GRAYSON COUNTY, TEXAS AND THE CITY OF SHERMAN, TEXAS FOR THE PERIOD OF OCTOBER 1, 2022 THROUGH JUNE 30, 2023.
CONSENT AGENDA.

RES 7023
GRAYSON COUNTY
AMBULANCE
SERVICES

RESOLUTION NO. 7023 – AUTHORIZING EXECUTION OF AN AGREEMENT FOR AMBULANCE SERVICES WITH GRAYSON COUNTY FOR THE PERIOD OF OCTOBER 1, 2022 THROUGH JUNE 30, 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT FOR AMBULANCE SERVICES WITH GRAYSON COUNTY FOR THE PERIOD OF OCTOBER 1, 2022 THROUGH JUNE 30, 2023.
CONSENT AGENDA.

REQ TO ADVERTISE
PURCHASE OF
VEHICLES

REQUEST TO ADVERTISE
PURCHASE MULTIPLE FLEET VEHICLES FOR MULTIPLE CITY DEPARTMENTS

The City Council approved the request to advertise for the purchase of multiple fleet vehicles for various City departments, including Public Works, Facility Maintenance, and Water Quality.
CONSENT AGENDA.

ANNUAL SUPPLY
OF WATER CHEMICALS

ANNUAL SUPPLY OF WATER CHEMICALS

The City Council approved the request to advertise for the annual supply of water chemicals for the calendar year 2023. This includes industrial chemical purchases that are used at the Water Treatment Plant, Wastewater Lift Stations, and the Wastewater Treatment Plant.
CONSENT AGENDA.

CONTRACTING WITH A CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR RENOVATIONS AND ADDITIONS TO FIRE STATION NO. 1

FIRE STATION NO. 1 CMAR

The City Council approved the request to advertise for a Construction Manager-at-Risk for renovations and additions to Fire Station No. 1, located at 318 South Travis Street.

The Fire Department received approval during the Fiscal Year 2022-2023 Budget Workshop to move forward with renovations and additions for Central Fire Station.

The City has utilized the CMAR process on previous projects, and it has proven to be effective and efficient.
CONSENT AGENDA.

OTHER BUSINESS

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT SHARP

SEDCO QUARTERLY REPORT

Mayor Plyler called on Mr. Sharp for SEDCO's Quarterly Progress Report. He also mentioned that the Texas Economic Development Council had awarded SEDCO the 2022 Community Economic Development Award for their efforts in securing the biggest deal in Texas history, for cities with a population of 20,001 to 50,000, for the Texas Instruments expansion.

Mr. Sharp said SEDCO's mission has not changed, and their top accomplishment for this quarter was the ground breaking of GlobalWafers American's new $5 billion, 300-mm silicon wafer production facility. The project brings 1,500 new jobs to the community, and at full build-out, the plant will be one of the largest electronics production facilities in the United States, and among the largest manufacturing plants in the world.

The Golden Shovel Website ranked sedco.org in the top five of the "Best Economic Development Websites for 2023."

He said SEDCO also voted on the new officers for the upcoming year. Janie Bates was elected Chairman, Scott Bandemir was elected Vice Chairman, and Jason Brumm was elected Secretary/ Treasurer.

Mr. Sharp said their plans for the next quarter include the attraction of new jobs and investments by narrowing their focus to companies that align with the City's semiconductor cluster, as well as working with business retention and expansion.

They launched the 2023 Raising Innovative Sherman Entrepreneurs Challenge and are actively seeking applications through the website portal. They also hosted the Sherman Women-Owned and Minority-Owned Business Kick-Off Event in January. Eighty-four individuals expressed an interest in the program, which will help them with their business needs and create an environment for education and support, and build a database of these businesses.

Mr. Sharp said he, Ashton Bellows, Chief Administrative Officer, and Shannon Blake, Economic Development Specialist, will be attending the Texas Economic Development Council Legislative Conference, in support of the Chapter 313 Agreements with the School District in Texas. These agreements encourage businesses to invest and grow in Texas. They keep Texas competitive with the other states.

SEDCO is currently working six active projects with an estimated $3.06 billion in capital expenditures, 4,440 new jobs, and 283 retained jobs. He said, one project makes up the bulk of that. They have also completed four site visits, with companies interested in relocation and/or expanding their operations to Sherman.

Mr. Sharp, Mayor Plyler, and Mr. Hefton traveled to Austin recently to meet with Governor Greg Abbott, and Coherent's Chairman/CEO, President, and Vice President. They met about a potential $3 billion project which could bring up to 4,000 high-tech jobs to Sherman over the next five years. Coherent is formerly II-VI/Finisar.

Council Member Marroquin asked about regular minority owned businesses. Mr. Sharp said the program includes both "women owned businesses" and "minority owned businesses."

CLOSE STREETS BLACK HISTORY MONTH FREEDOM PARADE (FEBRUARY 11, 2023)

CONSIDER THE REQUEST OF JAN FLETCHER TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE BLACK HISTORY MONTH FREEDOM PARADE ON SATURDAY, FEBRUARY 11, 2023, AT 10:00 AM

The City Council approved the request of Jan Fletcher to temporarily close certain streets for the Black History Month Freedom Parade on February 11, 2023, at 10:00 a.m. The BC Bowie Scholarship Foundation will be hosting the event, which will be the third year.

The event will require traffic control assistance from the City and they will contact the Police Department to coordinate the parade escort. They will also require City labor and equipment to provide traffic control assistance and implement barricade placement and removal.

CONSENT AGENDA.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

KEEP SHERMAN BEAUTIFUL

KEEP SHERMAN BEAUTIFUL COMMISSION (4)

ACTION TAKEN.

Motion by Council Member Teamann to reappoint Ronald Engelke to the Keep Sherman Beautiful Commission for a term from January 1, 2023 to January 1, 2025, to appoint Karla Vessels and Allen Martin to terms from January 18, 2023 to January 18, 2025, and to appoint Rhonda Corley to fill an unexpired term from January 18, 2023 to April 5, 2024, as presented. Second by Deputy Mayor Stevenson.

VOTING AYE: Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

COUNCIL COMMENTS

DR. MARTIN LUTHER KING, JR. PROGRAM

DR. MLK PROGRAM

Council Member Holland said they did a good job on the program yesterday at Austin College for Dr. Martin Luther King, Jr. Day. He would like to see high school students become more involved next year.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Habitators fundraiser for Habitat for Humanity will be held on January 21, 2023, at 11:00 a.m., in the Municipal Ballroom.

- The Chamber of Commerce's Annual Awards luncheon will be held on January 27, 2023, and is a great way to recognize some of Sherman's community leaders.

- Coffee with the Mayor will be held on February 7, 2023, at the Goodwill Store on Texoma Parkway.

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

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.

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

The Executive Session was not needed.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:49 p.m.

ADJOURNMENT

MAYOR

Linda Ashby
CITY CLERK

FIRE STATION NO. 1

CITY OF SHERMAN FIRE DEPARTMENT

CITY COUNCIL
PRESENTATION
1.17.2023

PREPARED BY
HIDELL AND ASSOCIATES ARCHITECTS, INC.

PO Box 1106 | Sherman, TX 75091 | 903-892-7206 | www.ci.sherman.tx.us

PROJECT GOALS

EXPAND STAFFING CAPACITY
Increase capacity to accommodate combining Station No.1 and Station No. 2

PROMOTE A HEALTHY WORKING ENVIRONMENT
Isolate contaminated equipment and establish decontamination and transition zones to create safe living spaces.

ACCESSIBLE TO ALL DEPARTMENT STAFF MEMBERS
Create a layout allowing all staff members to work at this location

EXTEND THE LIFE OF EXISTING BUILDING
Update building systems to meet current code and industry standards

SECURE SITE FOR STAFF MEMBERS
Revise the site to create secure parking and outdoor areas for staff.

SHERMAN FIRE STATION NO. 1

EXISTING CONDITIONS

QUICK FACTS
•CONSTRUCTED IN **1964**
•SIZE: **9,570 SF** – Single Story
•SITE AREA: 0.8 ACRES
•**Battalion 81**
•**Rescue 81**
•**Ladder 81**
•**ISO**

BUILDING ASSESSMENT

The existing structural system is in good condition

The floor slab and foundation are in good condition

Crew capacity is **limited**

Equipment is not properly isolated

Living Areas **are not** adequate in size or configuration.

The facility **does not** meet current code standards:

The facility is currently **not sprinkled**

The configuration **does not** meet ADA standards

The layout **does not** have individual toilets/showers

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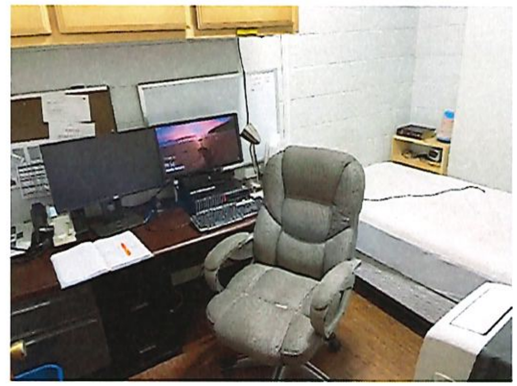


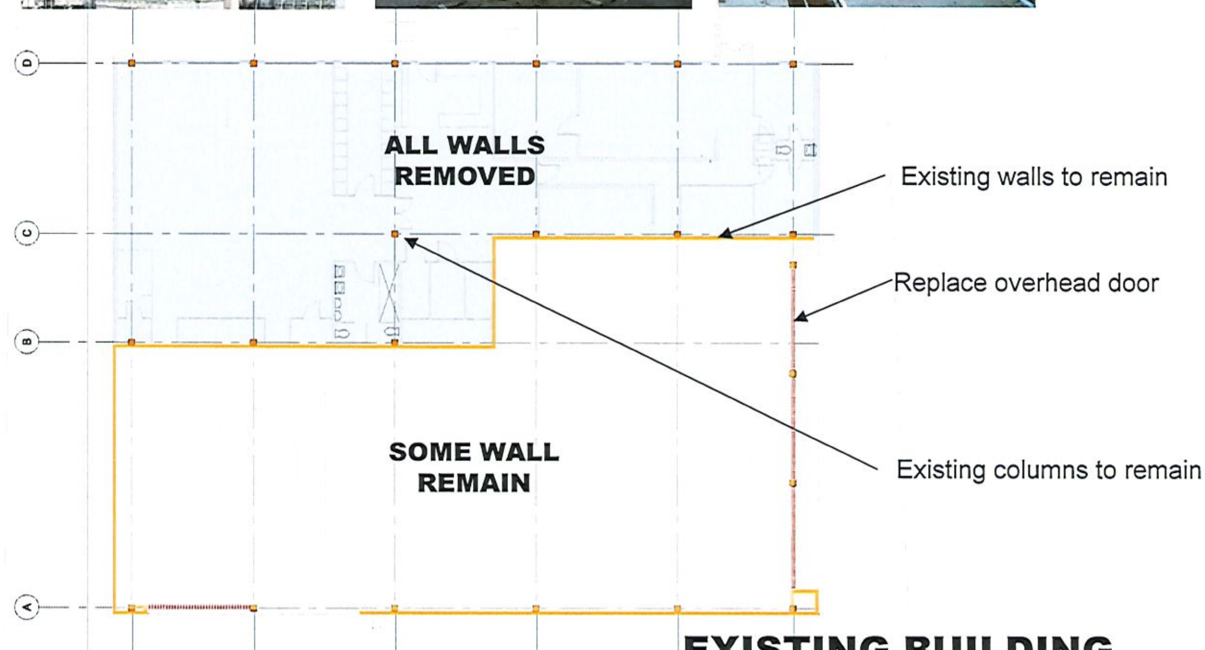
PLANS TO REBUILD

ASSESS WHAT CAN REMAIN

- •Existing structure
  Concrete columns
  Concrete roof structure
- Existing bay walls
- Existing floor structure
- Height of bays is acceptable for future use

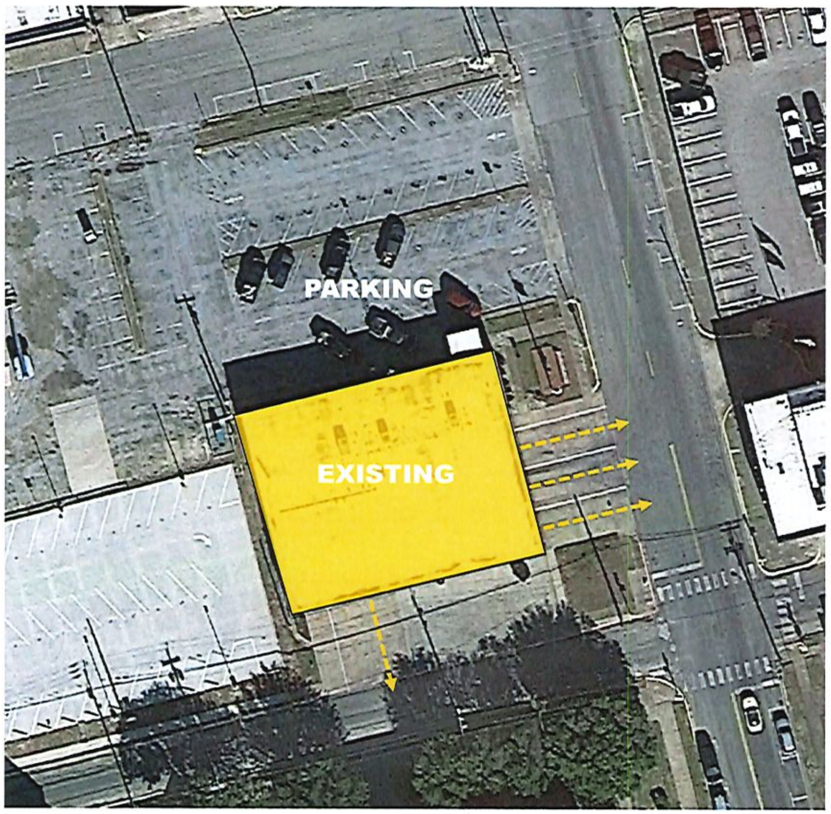
ASSESS WHAT NEED TO BE REPLACED

- Interior configuration – new interior wall layout
- Building systems – New mechanical, plumbing and electrical distribution
- Select exterior wall removal and replacement
- New apparatus bay doors
- New lighting
- New interior finishes

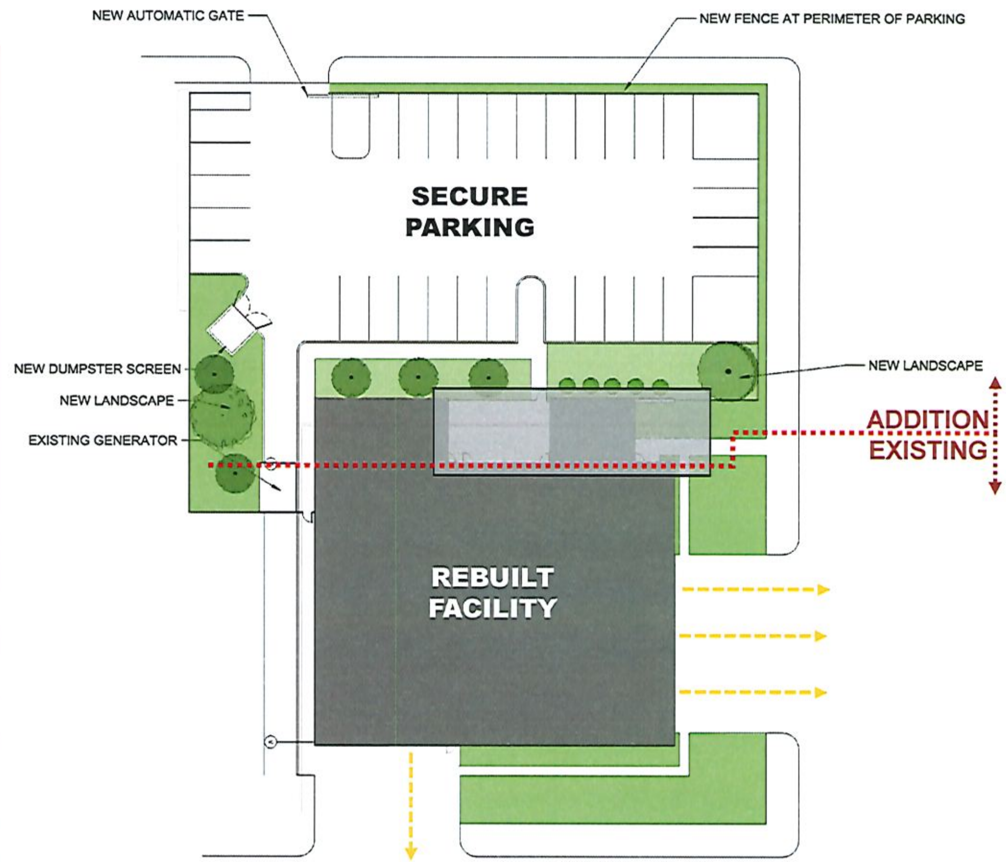


EXISTING BUILDING

CONCEPTUAL LAYOUT – SITE LAYOUT



EXISTING SITE



PROPOSED SITE CONCEPT

PREPARED BY HIDELL AND ASSOCIATES ARCHITECTS, INC. 2023

CONCEPTUAL LAYOUT – FLOOR PLAN LAYOUT

QUICK FACTS

HEAVY RENOVATION:	5,062 SF
LIGHT RENOVATION:	4,484 SF
ADDITION:	1,320 SF
TOTAL:	10,866 SF

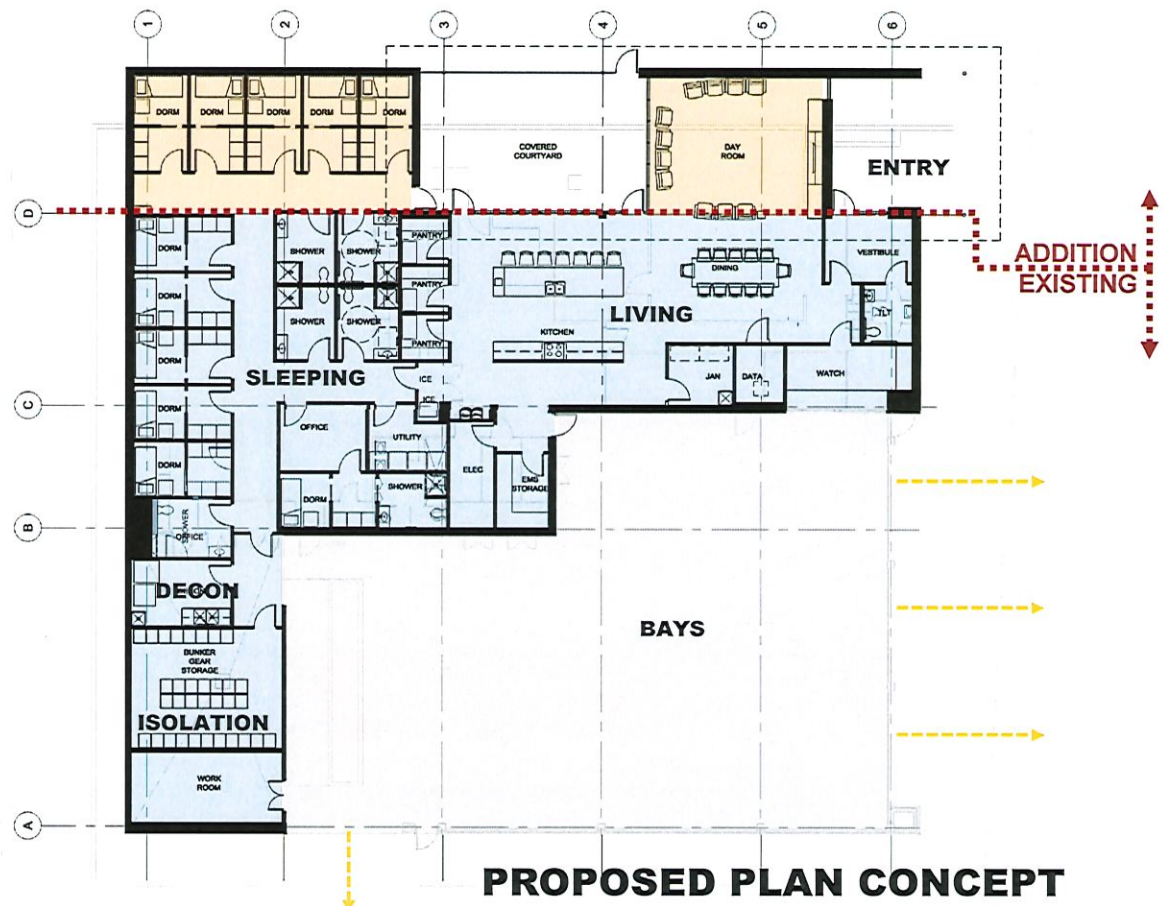
DORMS11

RESTROOMS: 5 (SINGLE SHOWER)
1 (SINGLE TOILET)

BAYS: 3 (BACK-IN)

LAYOUT AMENITIES:

- Bunker gear isolated
- Gear laundry isolated
- Dedicated workroom
- Individual dorms
- Individual showers
- Covered outdoor patio
- Enlarged watch room
- Vehicle parking (1 inside bay)



PROPOSED PLAN CONCEPT

PREPARED BY HIDELL AND ASSOCIATES ARCHITECTS, INC. 2023

REQUIRED STEPS TO COMPLETE CONSTRUCTION

STEPS

DESIGN PROCESS
- SELECT CONSTRUCTION MANAGER AT RISK
- COMPLETE DESIGN DRAWINGS
- ESTABLISH A GMP (ESTIMATED COST $4+ MILLION)
- SUBMIT FOR REGULATORY REVIEW

CITY COUNCIL APPROVAL OF GMP

VACATE STATION NO. 1 DURING CONSTRUCTION
- RELOCATE CREW / EQUIPMENT →

PROPOSED SOLUTION

PERMANENTLY USE STATION NO. 4
REQUIRED WORK: CREATE ADDITIONAL BUNK ROOM
TIMEFRAME: COMPLETE SPRING 2023
Battalion and Reserve

TEMPORARILY USE STATION NO. 2
REQUIRED WORK: N/A
TIMEFRAME: SUMMER 2023 TO SUMMER 2024
Engine and Medic

- RELOCATE THE FIRE ADMINISTRATION →

TEMPORARILY RELOCATE TO 5 1/2
REQUIRED WORK: RELOCATE WORKSTATIONS IN THE EXISTING MEETING ROOM
TIMEFRAME: (2 YEARS OR LESS)

FACILITY CONSTRUCTION
- RENOVATION AND EXPANSION

FIRE STATION NO. 1 OPENING
- ESTIMATED SUMMER / FALL 2024

PROPOSED MODIFICATIONS – INCREASE STAFF CAPACITY

QUICK FACTS

Existing Bunks 5 Crew + 1 Captain

Relocate Data Rack

Renovate existing Data room to Bunk

Install new Data Cabinet in EMS Storage

Revise Mechanical System for new Bunk Layout