STATE OF TEXAS §

January 15, 2018

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 15, 2018.

MEMBERS PRESENT: **MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH. COUNCIL MEMBERS HOLLAND, SOFEY, STEELE, STEVENSON, TEAMANN.**

MEMBERS ABSENT: **NONE.**

CALL TO ORDER

CALL TO ORDER

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

APPROVE MINUTES

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 2, 2018. Deputy Mayor Howeth moved to approve the Minutes as presented; Second by Council Member Sofey. All present voted AYE.
MOTION CARRIED.

PROCLAMATION
“DR. MARTIN LUTHER KING, JR. DAY” – JANUARY 15, 2018

DR. MARTIN LUTHER KING, JR. DAY (JAN. 15, 2018)

Mayor Plyler presented a proclamation to Reverend Charles Brown, Sr. and several neighborhood representatives, proclaiming January 15, 2018 as “Dr. Martin Luther King, Jr. Day” in Sherman.

Reverend Brown thanked the City Council for the proclamation, saying he was proud to “keep the dream alive.”

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

ORD 6094 ADOPT REVISED ZONING MAP

Mayor Plyler introduced Ordinance No. 6094 and called for a public hearing:
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING FOR A REPEALER.

Scott Shadden, Director of Development Services, said the City Council last adopted the official zoning map on June 5, 2017. By adopting this ordinance, the Council will make the zone changes since this time, official.

Mayor Plyler asked how often the zoning map should be adopted. Mr. Shadden said the Council could adopt the map twice a year.

No citizens appeared before the City Council to discuss Ordinance No. 6094.

ORD 6095
SUP FOR BREWERY & RETAIL/EVENT CENTER
(1002 N. WALNUT)

Mayor Plyler introduced Ordinance No. 6095 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 BREWERY AND RETAIL/EVENT CENTER IN A C-1 (RETAIL BUSINESS) DISTRICT AT 1002 NORTH WALNUT STREET, BEING THE WEST 38' OF LOT 1 AND LOTS 2, 3, 4 AND 6, BLOCK 1, J.F. EVANS ADDITION AND A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 FOR A TOTAL OF 2.184 ACRES (1002 N WALNUT, LLC, OWNERS; 903 BREWERS, TENANTS; AND DAVID BACA STUDIO, LLC, ARCHITECT); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Shadden said this Specific Use Permit is for the Old Lee School, located at 1002 North Walnut Street. 903 Brewers would like to use the facility for a brewery and retail/event center. They do have support from the surrounding neighborhood.

David Baca, 100 N. Travis
Mr. Baca appeared representing David Baca Studio, LLC, the architect for the applicant. He said the SUP would allow the brewery and retail/event center in a C-1 (Retail Business) District. Mr. Baca said the location was "a very visible location" and he felt, it would have a major impact on tourism and convert a dilapidated building into "a draw."

No other citizens appeared before the City Council to discuss Ordinance No. 6095.

ORD 6096
ZONE CHANGE
(5215 KNOLLWOOD)

Mayor Plyler introduced Ordinance No. 6096 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 PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 5215 KNOLLWOOD ROAD, BEING 0.77 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42 (JUD CORP, LLC, OWNERS; AND UMA CHANDAR, REPRESENTATIVE); PROVIDING FOR A REPEALER.

Mr. Shadden said the proposed zone change was at Knollwood and was for a small commercial center.

No citizens appeared before the City Council to discuss Ordinance No. 6096.

ORD 6097
ZONE CHANGE
(1305 S. FM 1417)

Mayor Plyler introduced Ordinance No. 6097 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 PROPERTIES WITHIN THE

R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 1305 SOUTH F.M. 1417 (HERITAGE PARKWAY), BEING 0.645 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC HOLDINGS, LLC, OWNERS; JNPHM DEVELOPMENT, LLC, DEVELOPER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER.

Mr. Shadden said this zone change is proposed to correct the boundaries of a zone change that was originally approved in 2002 by Ordinance No. 4978. It was discovered that one boundary was 40 feet further north than was originally believed.

No citizens appeared before the City Council to discuss Ordinance No. 6097.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6094

ORD 6094 ADOPT REVISED ZONING MAP

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A REVISED OFFICIAL ZONING MAP; PROVIDING FOR A REPEALER.

Ordinance 6095

ORD 6095 SUP FOR BREWERY & RETAIL/EVENT CENTER (1002 N. WALNUT)

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 BREWERY AND RETAIL/EVENT CENTER IN A C-1 (RETAIL BUSINESS) DISTRICT AT 1002 NORTH WALNUT STREET, BEING THE WEST 38' OF LOT 1 AND LOTS 2, 3, 4 AND 6, BLOCK 1, J.F. EVANS ADDITION AND A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 FOR A TOTAL OF 2.184 ACRES (1002 N WALNUT, LLC, OWNERS; 903 BREWERS, TENANTS; AND DAVID BACA STUDIO, LLC, ARCHITECT); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Ordinance 6096

ORD 6096 ZONE CHANGE (5215 KNOLLWOOD)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 5215 KNOLLWOOD ROAD, BEING 0.77 ACRES IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42 (JUD CORP, LLC, OWNERS; AND UMA CHANDAR, REPRESENTATIVE); PROVIDING FOR A REPEALER.

Ordinance 6097

ORD 6097 ZONE CHANGE (1305 S. FM 1417)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT AT 1305 SOUTH F.M. 1417 (HERITAGE PARKWAY), BEING 0.645 ACRES IN THE

ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (SSCGC HOLDINGS, LLC, OWNERS; JNPHM DEVELOPMENT, LLC, DEVELOPER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR); PROVIDING FOR A REPEALER.

ACTION TAKEN.

Motion by Council Member Sofey to adopt Ordinance Nos. 6094, 6095, 6096, and 6097, as presented. Second by Council Member Stevenson.

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

CONSENT AGENDA

CONSENT AGENDA

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

RESOLUTIONS

RES 6322 WARRANTY DEED FOR FIRE STATION #4

RESOLUTION NO. 6322 – AUTHORIZING THE ACCEPTANCE OF A GENERAL WARRANTY DEED FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION AKA SEDCO FOR THE CONVEYANCE OF A 7.7109 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" AND ILLUSTRATED IN THE ATTACHED EXHIBIT "B"

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A GENERAL WARRANTY DEED FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION AKA SEDCO FOR THE CONVEYANCE OF A 7.7109 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, CITY OF SHERMAN, COUNTY OF GRAYSON, STATE OF TEXAS, BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "A" AND ILLUSTRATED IN THE ATTACHED EXHIBIT "B".

Robby Hefton, City Manager, said this Resolution conveys the land for the relocation of Fire Station #4 from the Sherman Economic Development Corporation to the City of Sherman.

The station will be moved from its current location at the southeast corner of FM 1417 and U.S. Hwy 75 to a tract of land on Northgate Drive. Construction of the Fire Station will begin in January 2018 and is expected to be completed in late 2018.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Resolution No. 6322, as presented. Second by Council Member Sofey.

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

RES 6323
HAWN PARK
SKATEPARK
DESIGN
IMPROVEMENTS

<u>RESOLUTION NO. 6323 – AUTHORIZING EXECUTION OF A CONTRACT WITH TRANSCEND, INC. D/B/A SPA SKATEPARKS TO DESIGN AND BUILD SKATEPARK IMPROVEMENTS AT HAWN PARK THROUGH THE TIPS PURCHASING COOPERATIVE</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A CONTRACT WITH TRANSCEND, INC. D/B/A SPA SKATEPARKS TO DESIGN AND BUILD SKATEPARK IMPROVEMENTS AT HAWN PARK THROUGH THE TIPS PURCHASING COOPERATIVE.

Theresa Hutchinson, Parks and Recreation Manager, said skatepark improvements were the second most requested project in the 2017 Parks, Recreation and Open Space Master Plan. A meeting was held recently for citizens to provide input into the design of the project. Thirty-five people attended to talk with SPA Skateparks to discuss improvements at the Skatepark at Hawn Park.

The estimated cost for the project is $250,000, with funding provided in the FY 2018 Capital Improvement Program budget. Construction time is estimated at 150 days.

Council Member Teamann asked if the proposed skatepark would be more permanent. Ms. Hutchinson said the current skatepark is wood and the proposed would be concrete. Features would not be moveable and the facility would not be temporary.

Deputy Mayor Howeth attended the input meeting and said participants were very involved and articulate at the meeting and felt the skatepark would be a draw for skaters from outside of Sherman.

ACTION TAKEN.
Motion by Deputy Mayor Howeth to adopt Resolution No. 6323, as presented. Second by Council Member Teamann.
VOTING AYE: Holland, Howeth, Sofey, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6324
DRAINAGE
AGREEMENT
(CROSS
DEVELOPMENT
ER SHERMAN)

<u>RESOLUTION NO. 6324 – AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH CROSS DEVELOPMENT ER SHERMAN, LLC.</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH CROSS DEVELOPMENT ER SHERMAN, LLC.
CONSENT AGENDA.

RES 6325 DRAINAGE AGREEMENT (STEVE PALMER)

<u>RESOLUTION NO. 6325 – AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH STEVE PALMER</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH STEVE PALMER.
CONSENT AGENDA.

RES 6326 DRAINAGE AGREEMENT (ONE GANESHA, LTD)

<u>RESOLUTION NO. 6326 – AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH ONE GANESHA, LTD</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DRAINAGE AGREEMENT WITH ONE GAHESHA, LTD.
CONSENT AGENDA.

RES 6327 DETENTION AGREEMENT (MAGNOLIA VILLAGE)

<u>RESOLUTION NO. 6327 – AUTHORIZING EXECUTION OF A DETENTION AGREEMENT WITH YOUNG ENTERPRISES, LP FOR THE CONSTRUCTION OF PUBLIC DETENTION AND DRAINAGE FACILITIES IN MAGNOLIA VILLAGE, A 12.0-ACRE DEVELOPMENT EAST OF NORTH TRAVIS STREET AND NORTH OF U.S. HIGHWAY 82 IN THE CITY OF SHERMAN</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DETENTION AGREEMENT WITH YOUNG ENTERPRISES, LP FOR THE CONSTRUCTION OF PUBLIC DETENTION AND DRAINAGE FACILITIES IN MAGNOLIA VILLAGE, A 12.0-ACRE DEVELOPMENT EAST OF NORTH TRAVIS STREET AND NORTH OF U.S. HIGHWAY 82 IN THE CITY OF SHERMAN.

Clint Philpott, Director of Engineering, said this is the second project that will be funded by the City's Stormwater Protection Program and is located along the floodplain. The project will reduce flooding downstream, and will help with development upstream.

The project will be construction of a public detention and drainage facility in Magnolia Village, which is located east of North Travis Street and north of U.S. Hwy 82.

ACTION TAKEN.
Motion by Council Member Stevenson to adopt Resolution No. 6327, as presented. Second by Council Member Holland.
VOTING AYE: Holland, Howeth, Sofey, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6328 ENCROACHMENT EASEMENT FOR WATER LINE (STAPLES ST. TO W. TRAVIS ST.)

<u>RESOLUTION NO. 6328 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO YOUNG ENTERPRISES FOR THE INSTALLATION OF A WATER LINE WITHIN THE PLATTED PUBLIC RIGHT-OF-WAY ALONG STAPLES STREET TO SOUTH TRAVIS STREET TO PROVIDE WATER SERVICES FOR PART OF BLOCK "B" OF STAPLES ADDITION, SHERMAN, TEXAS, KNOWN AS 112 W. STAPLES STREET IN THE CITY OF SHERMAN</u>

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO YOUNG ENTERPRISES FOR THE INSTALLATION OF A WATER LINE WITHIN THE PLATTED PUBLIC RIGHT-OF-WAY ALONG STAPLES STREET TO SOUTH TRAVIS STREET TO PROVIDE WATER SERVICES FOR PART OF BLOCK "B" OF STAPLES ADDITION, SHERMAN, TEXAS, KNOWN AS 112 WEST STAPLES STREET IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 6329 PURCHASE OF FLOOD PROPERTY (637-639 REGENCY DR.)

RESOLUTION NO. 6329 – AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM RALPH COURTNEY AND JACQUELINE COURTNEY FOR THE CONVEYANCE AND ACQUISITION OF PROPERTIES LOCATED AT 637-639 REGENCY DRIVE, BEING LOT 10 OF THE REPLAT OF BELAIRE THIRD ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 3, PAGE 2 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE ACCEPTANCE OF A CONVEYANCE DOCUMENT FROM RALPH COURTNEY AND JACQUELINE COURTNEY FOR THE CONVEYANCE AND ACQUISITION OF PROPERTIES LOCATED AT 637-639 REGENCY DRIVE, BEING LOT 10 OF THE REPLAT OF BELAIRE THIRD ADDITION TO THE CITY OF SHERMAN, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 3, PAGE 2 OF THE PLAT RECORDS OF GRAYSON COUNTY, TEXAS, SAID PROPERTIES BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.
CONSENT AGENDA.

RES 6330 PURCHASE OF EQUIPMENT FOR STREET & FIRE DEPTS.

RESOLUTION NO. 6330 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH LANDMARK BANK, N.A. FOR THE LEASE-PURCHASE FINANCING OF CAPITAL EQUIPMENT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH LANDMARK BANK, N.A. FOR THE LEASE-PURCHASE FINANCING OF CAPITAL EQUIPMENT.
CONSENT AGENDA.

RES 6331 SOLID WASTE EQUIPMENT

RESOLUTION NO. 6331 – AUTHORIZING THE PURCHASE OF A NEW 2018 T800 KENWORTH ROLL OFF TRUCK FOR THE SOLID WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2018 T800 KENWORTH ROLL OFF TRUCK FOR THE SOLID

WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)
CONSENT AGENDA.

RES 6332
SOLID WASTE
EQUIPMENT

<u>RESOLUTION NO. 6332 – AUTHORIZING THE PURCHASE OF A NEW 2018 T370 KENWORTH WITH HEIL PT1000 REAR LOADER BODY REAR LOAD TRUCK FOR THE SOLID WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2018 T370 KENWORTH WITH HEIL PT1000 REAR LOADER BODY REAR LOAD TRUCK FOR THE SOLID WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

RES 6333
SOLID WASTE
EQUIPMENT

<u>RESOLUTION NO. 6333 – AUTHORIZING THE PURCHASE OF A NEW 2018 T370 KENWORTH BRUSH TRUCK WITH HEIL-EPSILON BODY FOR THE SOLID WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)</u>
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2018 T370 KENWORTH BRUSH TRUCK WITH HEIL-EPSILON BODY FOR THE SOLID WASTE DEPARTMENT FROM MHC KENWORTH EQUIPMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

CHANGE ORDER
LOY LAKE ROAD
PROJECT

<u>CHANGE ORDER NO. 1</u>
<u>THE LOY LAKE ROAD PROJECT; VESSELS CONSTRUCTION A DIVISION OF VESCOR, INC.; $102,217.41 INCREASE</u>
Mr. Philpott said this is the Final Change Order for the Loy Lake Road Project. The street has been open since August 2017. The Change Order results in a 5% increase over the contract price.

The Change Order includes retaining walls, an ADA compliant ramp, and pedestrian signal poles with push buttons. Mr. Philpott said retaining walls were used instead of grading with a slope, to achieve a better look.

Also, on the ramp, there are specific ADA parameters that must be met for a grade difference. The ramp was considered a significant change. The number of pedestrian poles was also increased for the project.

Council Member Teamann expressed concern over the change order and asked if it was normal to approve these after the project has been completed.

Mr. Philpott said there were several smaller changes that were added up over the course of the project and presented to the Council as one change order. The ramp was a larger part and could have been approved separately. This change order was really a finalization of the project.

Mr. Hefton said the reconciliatory change orders are considered at the end, and address size and scope issues. They are generally bundled at the end of the project.

Council Member Stevenson verified that the change order made the cost of the project less than 5% over the bid and the original bid was less than the engineer's estimate.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Change Order No. 1 to Vessels Construction A Division of Vescor, Inc., in the amount of an increase of $102,217.41, as presented. Second by Council Member Sofey.

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

OTHER BUSINESS

RECEIVE COMMUNICATIONS MANAGER NATE STRAUCH'S PRESENTATION ON THE CITY OF SHERMAN'S LOW INCOME HOUSING TAX CREDIT PROGRAM (SHERMAN HIGH LOFTS)

LOW INCOME HOUSING TAX CREDIT PROGRAM

Nate Strauch, Community and Support Services Manager, said about 18 months ago the City instigated a policy to consider the support for Low Income Housing Tax Credit applications that might be received from developers. The intent was to spur investment in low income housing through the use of tax credits.

A program was created by the Federal government in 1986 to incentivize multifamily housing construction. Each State received a block of tax credits based on their population. The tax credits are "doled out" each year by the Texas Department of Housing & Community Affairs, and are based on applications submitted by developers.

One criteria that is considered in these applications is whether or not the developer has support from the community in which these low income developments will be located. Sherman's LIHTC Policy is one means to help the City determine whether or not they want to "support" a particular project.

Currently there are two low income projects in Sherman, The Villas of Sherman, with 124 units, approved in 1997, and Steeple Chase Farms, with 156 units, approved in 2010.

In January 2017, Sari & Company submitted an application to the City of Sherman for the Sherman High Lofts, a low-income project that would be located in the old Sherman High School building at King and Crockett Streets, consisting of 1.5 acres.

At that time the City issued a letter of support for the project, however Sari & Company did not feel that they would be able to receive enough points to get the project approved, and withdrew their State application. It was later determined that it probably would have been approved.

Sari & Company has decided to submit their application again for this project. Mr. Strauch said there were no substantive changes from their original request, which includes 70 units and two secured parking lots. The project cost is $11.5 million and the current assessment is $240,000.

The property was transferred from the Sherman Independent School District to Grayson County in 2011. Grayson County has approved a reverse transfer back to the SISD in December 2017. One section of the property will be retained by Grayson County.

Sari & Company is a North Carolina company that has developed nearly 50 LIHTC projects since 2002. They have hired David Baca, David Baca Studio, LLC, to answer questions about the project.

Mr. Strauch said the project is unlikely to go forward without the City's support. They are also asking for fee waivers, which will also increase their chance of success.

Council Member Stevenson asked if the City had spoken to tenants that lived in the completed projects by this company. Mr. Strauch said he had, and all were positive. Sari & Company forms another company to manage the properties.

Mr. Baca said Sari & Company submitted their pre-application with the numbers on January 9, 2018. The project won't affect taxes because it is privately owned. Currently the project is "tied for first place."

Council Member Sofey said the application is due March 1, 2018 and a decision should be made by the end of July 2018, with construction starting in the Spring of 2019. Mr. Baca said they would be requesting fee waivers and City support for the project.

ACTION TAKEN.

> **Motion by Council Member Sofey to approve a formal letter of support for the Sherman High Lofts project for the 2018 Budget year, as presented. Second by Council Member Stevenson.**

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

APPROVE REPLAT NORWOOD ADDITION (2320 SHADY OAKS

<u>REPLAT APPROVAL OF LOT 4, OAKS OF NORWOOD ADDITION, BEING ALL OF LOT 4 OF THE OAKS OF NORWOOD ADDITION, CONTAINING 4.417 ACRES IN THE ELIJAH</u>

HARTZOG SURVEY, ABSTRACT NO. 540 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 120; JEFFREY AND LAURA HILL, OWNERS; AND UNDERWOOD DRAFTING AND SURVEYING, INC., SURVEYOR (2320 SHADY OAKS LANE)

LANE)

The City Council approved the Replat of Oaks of Norwood Addition, being all of Lot 4 of the Oaks of Norwood Addition, and consisting of 4.417 acres, located at 2320 Shady Oaks Lane.

The owners would like to replat the property into two lots for residential development. The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF SHERMAN CROSSROADS MEDICAL NO. 2, BEING 6.8384 ACRES IN THE PRESTON KITCHEN SURVEY, ABSTRACT NO. 667, AND IN TRACT 4 OF THE BLALOCK INDUSTRIAL PARK; SHERMAN CROSSROADS, LTD, OWNERS; AND BROCKETTE/DAVIS/DRAKE, INC., CIVIL ENGINEERS/SURVEYOR (2800-3600 BLOCKS OF SOUTH U.S. HIGHWAY 75)

APPROVE FINAL PLAT SHERMAN CROSSROADS (2800-3600 BLOCKS S. US HWY 75)

The City Council approved the Final Plat of Sherman Crossroads Medical No. 2, being 6.8384 acres, located in the 2800 to 3600 blocks of South U.S. Highway 75.

This property is at the northwest corner of U.S. Highway 75 and FM 1417 West, just north of the new West Travis Street extension. The Final Plat was approved at the September 18, 2017 City Council Meeting.

The following changes have been made to the plat: the road on the east is now City right-of-way and Medical Drive does not continue to U.S. Highway 75. The owners would like to plat the property into two lots for commercial development. The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

FINAL PLAT APPROVAL OF THE BROOKS ON HERITAGE PARKWAY ADDITION, BEING 6.423 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; SSCGC HOLDINGS, LLC, OWNER; JNPHM DEVELOPMENT, LLC, DEVELOPER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR [1305 SOUTH F.M. 1417 (HERITAGE PARKWAY)]

APPROVE FINAL PLAT THE BROOKS (1305 S. FM 1417)

The City Council approved the Final Plat of The Brooks in Heritage Parkway Addition, being 6.423 acres, located at 1305 South FM 1417, between Quail Run Road and West Park Avenue.

The property is zoned an R-2 (Multi-Family Residential) District and is also located in the O-1.1 (FM 1417 Overlay) District. The prospective buyer would like to plat the property into one lot for residential development of an apartment complex (The

Brooks on Heritage Parkway). The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA.

SITE PLAN APPROVAL FOR HERITAGE DEVELOPMENT PARTNERS, LLC, OWNERS; BROCKETTE/DAVIS/DRAKE, INC., CIVIL ENGINEERS/SURVEYOR; AND CURTIS GROUP ARCHITECTS, LTD, ARCHITECT UNDER ORDINANCE NO. 2252, ARTICLE IV, SECTION 410(2)(J) TO ALLOW A MEDICAL OFFICE BUILDING (CROSSROADS MEDICAL OFFICE BUILDING) IN THE BLALOCK INDUSTRIAL PARK/BLALOCK COMMERCIAL OVERLAY DISTRICT IN THE 2800-3600 BLOCKS OF SOUTH U.S. HIGHWAY 75

APPROVE SITE PLAN CROSSROADS MEDICAL OFFICE (2800-3600 BLOCKS S. US HWY 75)

The City Council approved the Site Plan for Heritage Development Partners, LLC, for the Crossroads Medical Office Building in the Blalock Industrial Park and Blalock Commercial Overlay District. The facility will be located in the 2800 to 3600 blocks of South U.S. Highway 75.

They would like to construct a 41,056 square foot, two-story medical office building north of the Sherman ER and Davita Medical Office Building. The Planning and Zoning Commission recommended approval of the Site Plan, subject to the Staff Review Letter.
CONSENT AGENDA.

CITIZENS REQUESTS
TEXOMA COMMUNITY CENTER

TEXOMA COMMUNITY CENTER

Whitney Redden, 3001 N. Ricketts, said she was employed by the Texoma Community Center, which provides mental health services to citizens in Grayson, Cooke, and Fannin Counties. She said they serve approximately 1,200 people per month.

Ms. Redden introduced herself to the City Council and said she would be attending future Council Meetings.

MEDIA QUESTIONS

MEDIA QUESTIONS

There were no media questions.

KEEP SHERMAN BEAUTIFUL COMMISSION (5)

KEEP SHERMAN BEAUTIFUL

ACTION TAKEN.

> **Motion by Deputy Mayor Howeth to reappoint Jessica Peters and Dusty Payne to the Keep Sherman Beautiful Commission, for a term from January 1, 2018 to January 1, 2020. Second by Council Member Holland.**

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

Deputy Mayor Howeth also reminded citizens that there are still three vacancies on the Keep Sherman Beautiful Commission, and encouraged them to consider serving on the City's Boards.

COUNCIL COMMENTS

DR. MARTIN LUTHER KING, JR. EVENT

DR. MARTIN LUTHER KING, JR. EVENT

Council Member Teamann said he appreciated the work that was done on the parade and breakfast in honor of "Dr. Martin Luther King, Jr. Day."

DR. MARTIN LUTHER KING, JR. EVENT

DR. MARTIN LUTHER KING JR. EVENT

Council Member Holland said the "Dr. Martin Luther King, Jr. Day" event was a wonderful event. He congratulated the volunteers, saying they did a great job. He recognized the growth in the event.

DR. MARTIN LUTHER KING, JR. EVENT

DR. MARTIN LUTHER KING, JR. EVENT

Mayor Plyler said there was great attendance at the event honoring "Dr. Martin Luther King, Jr. Day."

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- **Coffee with the Mayor will be held at Nautilus Family Fitness on February 2, 2018, at 8:00 a.m.**

- **Tickets for the Sherman Chamber of Commerce's 2018 Annual Awards Luncheon are still on sale. The event will be held February 2, 2018 at the Wright Campus Center at Austin College at 11:30 a.m.**

- **The Annual Mardi Gras Celebration in Downtown Sherman will be held on February 10, 2018.**

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.

SECTION 551.071 –	**CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION**
SECTION 551.071 --	**CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER**

SECTION 551.074 -- **PERSONNEL MATTERS: CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS**
GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1)

SHERMAN ECONOMIC DEVELOPMENT CORPORATION EX-OFFICIO BOARD MEMBERS (2)

SECTION 551.087 -- **DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS:**
DELIBERATE REGARDING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT AND DELIBERATE ANY OFFERS OR INCENTIVES TO THE BUSINESS PROSPECT

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:45 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:45 p.m. and reconvened in Open Meeting.

<u>OPEN MEETING</u> — **OPEN MEETING**
Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

<u>GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1)</u> — **GTUA**
ACTION TAKEN.
> **Motion by Council Member Teamann to appoint Matt Brown to the Greater Texoma Utility Authority Board of Directors, for a term from January 16, 2018 to December 31, 2019. Second by Council Member Stevenson.**

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

<u>SHERMAN ECONOMIC DEVELOPMENT CORPORATION EX-OFFICIO BOARD MEMBERS (2)</u> — **SEDCO**
ACTION TAKEN.
> **Motion by Council Member Stevenson to reappoint Jason Sofey and Willie Steele as Sherman Economic Development Corporation Ex-Officio Board Members, for a term from January 16, 2018 to December 31, 2020. Second by Council Member Holland.**

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

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:47 p.m.

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MAYOR

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CITY CLERK