

STATE OF TEXAS

§

January 6, 2014

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 6, 2014.

MEMBERS PRESENT:

MAYOR CARY WACKER; DEPUTY MAYOR ROBERT  
SOFTLY.  
COUNCIL MEMBERS DAVIS, PLYLER, SOFEY, WATT.

MEMBERS ABSENT:

COUNCIL MEMBER JOHNSON.

CALL TO ORDER

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

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 16, 2013. Deputy Mayor Softly moved to approve the Minutes as presented; Second by Council Member Watt. All present voted AYE.  
MOTION CARRIED.

APPROVE MINUTES

INTRODUCTION AND PUBLIC HEARING OF ORDINANCES

Mayor Wacker introduced Ordinance 5806 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.

ORD 5806  
REVISED OFFICIAL  
ZONING MAP

Scott Shadden, Director of Development Services, explained that the ordinance was to update the changes that have been approved through the zoning and Council process since 2002. Mayor Wacker verified that it included the new zoning classifications, such as the Single Family designation. Mr. Shadden said it also included the S.H. 289 and U.S. Hwy 82 annexations.

No citizens appeared before the City Council to discuss Ordinance 5806.

Mayor Wacker introduced Ordinance 5807 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-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 815 NORTH TRAVIS STREET (MWWF LLC, OWNERS; AND BARRY FONTAINE, REPRESENTATIVE); PROVIDING FOR A REPEALER.

ORD 5807  
ZONE CHANGE  
(815 N. TRAVIS)

Barry Fontaine, 7171 Dripping Springs Road, Denison

Mr. Fontaine represented the request for the zone change at 815 N. Travis. The City previously approved rezoning the three adjacent properties from the C-1 (Retail Business) District to the R-1 (One Family Residential) District. He is now requesting an additional lot also be changed to R-1 to be used as rental property.

No other citizens appeared before the City Council to discuss Ordinance 5807.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 5806

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

ORD 5806  
REVISED OFFICIAL  
ZONING MAP

Ordinance 5807

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-1 (ONE FAMILY RESIDENTIAL) DISTRICT AT 815 NORTH TRAVIS STREET (MWWF LLC, OWNERS; AND BARRY FONTAINE, REPRESENTATIVE); PROVIDING FOR A REPEALER.

ORD 5807  
ZONE CHANGE  
(815 N. TRAVIS)

ACTION TAKEN.

Motion by Council Member Sofey to approve Ordinance Nos. 5806 and 5807, as presented. Second by Deputy Mayor Softly.

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

VOTING NAY: None.

MOTION CARRIED.

CONSENT AGENDA

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

CONSENT AGENDA

RESOLUTIONS

RESOLUTION NO. 5835 – AMENDING RESOLUTION NO. 5764 TO REVISE THE CITY OF SHERMAN'S GUIDELINES AND CRITERIA FOR PARTICIPATION IN A RESIDENTIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING RESOLUTION NO. 5764 TO REVISE THE CITY OF SHERMAN'S GUIDELINES AND CRITERIA FOR PARTICIPATION IN A RESIDENTIAL TAX ABATEMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN CERTAIN AREAS OF THE CITY.

RES 5835  
RESIDENTIAL TAX  
ABATEMENT  
GUIDELINES

Robby Hefton, Assistant City Manager/CFO, explained that the City has had a residential tax abatement policy for several years. That policy allowed for a modernization component in the abatement criteria which incentivized property owners to improve existing structures through modernization. There have been no applications for this criterion until recently.

At that time, it was determined that the City's ability to administer that portion of the policy was nearly impossible because it would require that the City or Grayson County Appraisal District appraise specific improvements by performing a detailed property inspection and evaluation and to make a judgment on the incremental value to be added to the tax roll. Neither entity is set up to make this type of assessment.

Mr. Hefton said the staff was recommending that the City Council strike the portion of the policy that deals with modernization. He said they are still encouraging citizens to invest and reinvest in those distressed parts of town, but the criteria would limit the abatements to new structures and additions.

Council Member Watt expressed concern for citizens in his District and asked if there was a revision that would leave the exterior of a building available for abatement. George Olson, City Manager, said this particular program is not for repairs such as painting the outside of a home. The value to the property and the tax rolls is not equal to the abatement they would receive. He felt there might be another method to encourage this type of repair through a separate program or policy.

Council Member Watt verified that there was probably another program that would be better to encourage this type of repair to structures.

Mr. Hefton said this program is designed to recognize increases in property value that can be established through a "drive-by" type of appraisal or an aerial. The goal is to add value to the tax roll and incentivize people who do that through this abatement program.

Things such as updating the existing house would be better accomplished through programs such as the Community Development Block Grant.

Council Member Sofey said he was a proponent of the Residential Tax Abatement and felt it had encouraged a lot of new construction. Mayor Wacker verified that over 100 residential tax abatements had been approved since the program was enacted.

**ACTION TAKEN.**

Motion by Council Member Watt to approve Resolution

No. 5835, as presented. Second by Council Member Sofey.

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

VOTING NAY: None.

MOTION CARRIED.

**REQUEST TO ADVERTISE**

**WATER AND SEWER MAINTENANCE SUPPLIES AND PARTS**

The City Council approved the request to advertise for water and sewer parts and supplies for annual maintenance work.  
CONSENT AGENDA.

REQ TO ADVERTISE  
WATER & SEWER  
MAINTENANCE  
SUPPLIES

**WASTEWATER TREATMENT PLANT ULTRA VIOLET LIGHT EQUIPMENT REPLACEMENT**

The City Council approved the request to advertise for the replacement of Wastewater Treatment Plant Ultra Violet Light Equipment. The existing system has reached the end of its useful life and the Capital Improvement Program contains a project for its replacement.  
CONSENT AGENDA.

WWTP ULTRA VIOLET  
LIGHT EQUIPMENT  
REPLACEMENT

**OTHER BUSINESS**

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

Brooks Hull, Sherman Economic Development Corporation Vice Chairman, thanked the City Council for the opportunity to serve the community through SEDCO and the shared partnership with the City.

SEDCO QUARTERLY  
PROGRESS REPORT

Scott Connell, SEDCO President, presented the quarterly update on the Board's work. He thanked the City and the citizens for their support and the funding that allows them to "grow the community."

This has been an active quarter for SEDCO, including a performance agreement with Progress Rail for \$555,000 for new production equipment. The project does not include any new jobs but does include 156 retained jobs.

Two projects were also approved this quarter for significant investments in infrastructure. SEDCO owns real estate in Progress Park and therefore they become the "developers" of that Park, concerned with conserving the needs of the area.

One project is a water line that will be installed along Flannery Road in support of the Panda Energy Project. The new water line will also open up some opportunities for development.

The second project is a utility sewer line along Howe Drive to replace some systems that have been in place for a long time. This project will support some of Sherman's largest

employers. The line will also support long term growth in Progress Park.

Southeastern Freight Lines is establishing a new operation in Progress Park I, on the north side of FM 1417, next to FedEx Ground. SEDCO will extend Northgate Drive to support some of their property and to open additional sites in the area.

Mr. Connell said SEDCO has also rebranded the old Blalock Industrial District as Progress Park and has enacted a new website to market the area. He distributed a new brochure they have also designed to market Progress Park and the other industries in the area.

There are some long-term projects, including the FM 1417 – US 75 exit ramp, which will help improve the marketability and infrastructure support of the area property.

Also this quarter, SEDCO completed an aerial video of Sherman that is available on the Internet and is an attractive way to display the Sherman community.

Council Member Watt asked about the length of the extension of Northgate Drive, which is estimated at \$200,000. Mr. Connell said the extension removes the cul-de-sac, extends the street about 100 feet, and includes water and sewer along the extension. He felt it would increase the flexibility of future extensions of the street.

**CONSIDER RENEWAL OF THE CITY'S PARTICIPATION IN THE TRANSPORTATION EXCELLENCE FOR THE 21<sup>ST</sup> CENTURY (TEX-21) U.S. 75/69 CORRIDOR TASK FORCE AND THE APPOINTMENT OF REPRESENTATIVES FOR FISCAL YEAR 2013-2014**

TEX-21 US 75/69  
CORRIDOR TASK  
FORCE

Mayor Wacker said she attended the 16<sup>th</sup> Annual Transportation and Infrastructure Conference sponsored by the TEX-21 organization. The group is an advocacy group and the City's main interest is to stay connected to those working toward a high priority transportation corridor designation for US Hwy 75. This would allow Sherman to continue to receive funding for improvements for safety and to work toward the standards that an interstate highway would have. Ultimately the goal is for US Hwy 75 to receive the interstate designation.

She said the City has been attending quarterly meetings and continue to "be a voice" in the process. The project has continued to US Hwy 82, but she did not want it to end there and felt the City should continue to work for progress. There is no timeline as to when the official designation might come.

Council Member Watt asked about any response from Oklahoma. Mayor Wacker said one of the quarterly

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meetings was held in Durant last year and the various entities along the corridor attended.

She added that Sherman's highway access is pretty good, and there are no traffic lights on the highway. However, in Oklahoma there are traffic lights along the highway, and that issue must be addressed.

Currently the priority is to advance the project to the US Hwy 82 node. The corridor can then be connected through additional transportation nodes. The Task Force will then continue working up into Oklahoma and choosing a route to make controlled access onto US Hwy 69. This portion will be very expensive and will be a long term project.

Mayor Wacker added that the Oklahoma portion of the project should not limit what can be completed on the Texas portion of the project.

She said Sherman is tentatively scheduled to host the next quarterly meeting of the Task Force. She said that even though Sherman is "the end of the line," it is an important access point for a great deal of traffic both from US Hwy 75 and US Hwy 82, and she did not want Sherman to be "forgotten."

Mayor Wacker felt Sherman should continue to have a voice in the TEX-21 Task Force and said she would be happy to serve. An alternate representative should also be appointed at some point.

Mr. Olson said the goal for tonight is for the Council to consider renewing their membership in the Task Force, to appoint a representative to serve, and consider an alternative if the representative is unable to attend. Appointment of an alternate representative could also be considered at a future meeting.

**ACTION TAKEN.**

Motion by Council Member Watt to approve the renewal of the City's participation in the TEX-21 U.S. 75/69 Corridor Task Force and to appoint Mayor Cary Wacker to serve as the City's representative, as presented.

Second by Deputy Mayor Softly.

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

VOTING NAY: None.

MOTION CARRIED.

**CITIZENS REQUESTS**

**THANKS TO CITY STAFF**

Nancy Kirkpatrick, 1020 Western Hills, thanked the City Council and the Sherman Tourism Department for supporting the Sherman Holiday Invitational Basketball Tournament.

**THANKS TO  
CITY STAFF**

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Beth Tallant, Girls Basketball Coach, thanked the City Council for their support through the Tourism Department. She also thanked Council Member Plyler for sponsoring a bracket. She said the money received provides the student athletes with funding while in school and with scholarships after graduation. It also enhances the program.

Coach Tallant introduced Girls Basketball players Emily Kirkpatrick, Sa'liesha Hunter, J'Lyn Wash, and Brandi Higgs.

**THANKS TO CITY STAFF**

Rick Adamson, 1911 Bethany Road, commented on a notice he received during the recent ice storm, on a commercial shopping center he owns at Loy Lake Road and Texoma Parkway. His tenants begin hearing noises in the building and expressed concern about the ceiling falling down. He contacted the City and after inspection the building was evacuated and condemned.

Mr. Adamson thanked several City departments including the Police Department that came out and “took control.” He thanked the Police Dispatch, Fire Marshall Jamie Baggs, Acting Fire Chief Tom Brown, and Development Inspector Byrle White for their assistance and direction as to what needed to be done and the quick disconnection and reconnection of utilities.

He again thanked the City for all their help during this critical time of the year.

**MEDIA QUESTIONS**

There were no media questions.

**COUNCIL COMMENTS**

**ICE STORM RESPONSE**

Deputy Mayor Softly thanked the City staff for their hard work during the ice storm and for keeping everyone updated on the status of the area.

**ICE STORM RESPONSE**

Council Member Sofey also thanked the staff for their hard work during the ice storm and wished everyone a Happy New Year.

**ICE STORM RESPONSE**

Council Member Watt said it was amazing to see how well the City staff comes together to “take care of business.”

**POLICE DEPARTMENT RETIREMENT**

Council Member Watt recognized Lieutenant Ken Brooks, who recently retired from the Police Department after almost 20 years of service. He said Lt. Brooks was an amazing asset and he will be missed.

**CONGRATULATIONS TO SEDCO**

Council Member Plyler congratulated SEDCO on “a job well

**THANKS TO  
CITY STAFF**

**MEDIA QUESTIONS**

**ICE STORM  
RESPONSE**

**ICE STORM  
RESPONSE**

**ICE STORM  
RESPONSE**

**KEN BROOKS  
RETIREMENT**

**CONGRATULATIONS  
TO SEDCO**

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done.” He said the brochure they displayed was very nice. While traveling to Oklahoma City, Oklahoma over the holidays, he also said he saw one of the billboards for Sherman. He added that he appreciated all the work SEDCO does.

HAPPY NEW YEAR

Council Member Plyler wished everyone a Happy New Year.

HAPPY NEW YEAR

ICE STORM RESPONSE

Council Member Davis said it was nice to hear about the City’s response to Mr. Adamson during the ice storm.

ICE STORM  
RESPONSE

ANNOUNCEMENTS

Mayor Wacker announced the following:

- The pipeline between the City’s Water Treatment Plant and Lake Texoma will be out of service for one month beginning Monday, January 13, 2014. It will return to service on Monday, February 10, 2014. During this time, the entire City will be supplied with well water.

ANNOUNCEMENTS

HAPPY NEW YEAR

Mayor Wacker wished everyone a Happy New Year.

HAPPY NEW YEAR

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 5:37 p.m.

ADJOURNMENT

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MAYOR

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CITY CLERK