STATE OF TEXAS §

January 3, 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 3, 2023.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR JOSH STEVENSON COUNCIL MEMBERS DOBBS, HOLLAND, HOWETH, MARROQUIN, 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 led by Council Member Daron Holland.

APPROVE MINUTES

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of December 5, 2022, and the Called Meeting of December 12, 2022. Council Member Holland moved to approve the Minutes, as presented; Second by Council Member Dobbs; All present voted AYE.

MOTION CARRIED.

CITIZEN'S COMMENTS

CONSTRUCTION MANAGER AT RISK FOR CITY HALL FACILITY

CITY HALL FACILITY CMAR

Peter Tracy, 705 S. Valentine, addressed the agenda item for the Request to Advertise for a Construction Manager at Risk for the City Hall Facility. He asked if plans for the project had already been drawn up, if land had been purchased, and what the justification was for getting a construction manager for a new City Hall.

Mayor Plyler said the Construction Manager will assist the City in budgeting for a proposed location, and work through a process of finding the location, identifying the need, doing a space analysis study, looking at each department to determine how much space they really need, and how much space they'll need in five years.

Mr. Tracy asked if the new facility would be in the immediate general area or at another location. Mayor Plyler said it could be in the general area or in another location.

CONSENT AGENDA

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 Howeth moved to approve the Consent Agenda, as presented. Second by Deputy Mayor Stevenson. All present voted AYE.

CONSENT AGENDA

Double Asterisked (**) items are considered to be routine and will be enacted in one motion, subject to the Staff Review Letter, 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, subject to the Staff Review Letter. Second by Council Member Howeth. All present voted AYE.

ORD 6558
SUP FOR MINI-WAREHOUSE
(920 S. FM 1417)

Mayor Plyler introduced Ordinance No. 6558 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 MINI-WAREHOUSE AND OUTDOOR RECREATIONAL VEHICLE (RV) STORAGE IN A C-1 (RETAIL BUSINESS) DISTRICT/0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 2.29 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 3-R, BLOCK ONE OF THE REPLAT OF LOTS 2 & 3, BLOCK ONE OF CHIEF'S ADDITION (REESE AND LORIBETH SHAFFER, OWNERS; NBS DRAFTING AND DESIGN, ARCHITECTURAL DESIGNER; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Rob Rae, Director of Development Services, said this is a Specific Use Permit for a mini-warehouse and RV storage. The Planning and Zoning Commission recommended approval of the Specific Use Permit, with an additional condition that trees and shrubs, that would achieve site distance along Quail Run, be installed.

One citizen complained that they would be "looking at RV storage from the back of their home." This resulted in the additional condition being added.

No citizens appeared before the City Council to discuss Ordinance No. 6558.

ORD 6559
SUP FOR LOAN OFFICE
(701 W. HOUSTON)

Mayor Plyler introduced Ordinance No. 6559 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 LOAN OFFICE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 701 W. HOUSTON STREET, BEING 0.086 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (JEJE HOLDINGS, LLC, OWNERS; WILLIAM BAIN, FIRST TEXAS NATIONAL BANK, TENANT; AND COPLEY LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mr. Rae said this item is for a Specific Use Permit to allow a loan office at this location. The Planning and Zoning Commission recommended approval of the Specific Use Permit, with the condition that it be tied to the bank that was making the request, and with a one-year time limit.

He said the staff did recommend that the Specific Use Permit be denied, due to it's location within the floodway.

William Bain, 11810 Oak Ridge Drive, Kingston, Oklahoma
Mr. Bain appeared representing First Texas National Bank, and said the location is in the flood plain. However, it is in current use and anyone else could take possession of the building and use it. He is asking for use of the building for a two-person operation, and there is currently two parking spaces.

No other citizens appeared before the City Council to discuss Ordinance No. 6559.

The Public Hearing was closed.

Ordinance 6558
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 MINI-WAREHOUSE AND OUTDOOR RECREATIONAL VEHICLE (RV) STORAGE IN A C-1 (RETAIL BUSINESS) DISTRICT/0-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT LOCATED AT 920 SOUTH FM 1417 (HERITAGE PARKWAY), BEING 2.29 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625, AND BEING PART OF LOT 3-R, BLOCK ONE OF THE REPLAT OF LOTS 2 & 3, BLOCK ONE OF CHIEF'S ADDITION (REESE AND LORIBETH SHAFFER, OWNERS; NBS DRAFTING AND DESIGN, ARCHITECTURAL DESIGNER; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

ORD 6558
SUP FOR MINI-WAREHOUSE
(920 S. FM 1417)

Council Member Dobbs asked if a storage unit on FM 1417 was within the City's Master Plan. Mr. Rae said it is consistent because it is a commercial business and that's what is designated on the Future Land Use Plan, as a compatible use.

Council Member Teamann said they have been "moving dirt," and he asked if that was preparation groundwork. Mr. Rae wasn't aware of any groundwork being done.

Reese Shaffer, 1825 N. Highland
Mr. Shaffer is the owner and said the groundwork in progress is for the apartment complex that is located behind their facility. They have not started any groundwork.

Ordinance 6559
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

ORD 6559
SUP FOR LOAN OFFICE
(701 W. HOUSTON)

TO ALLOW A LOAN OFFICE IN A C-1 (RETAIL BUSINESS) DISTRICT LOCATED AT 701 W. HOUSTON STREET, BEING 0.086 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (JEJE HOLDINGS, LLC, OWNERS; WILLIAM BAIN, FIRST TEXAS NATIONAL BANK, TENANT; AND COPLEY LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED $2,000.00.

Mayor Plyler verified that this was a temporary situation. He said they closed on property to build a new bank, located behind Taco Cabana. In the next couple of months, they will be submitting plans for the new facility. Their builder is confident it will take four months to build the bank. He said they should be in the new location by the middle of the fourth quarter. Therefore, Mr. Bain said the year approval on the Specific Use Permit would be perfect.

Mayor Plyler asked if the Planning and Zoning Commission discussed limiting the Specific Use Permit to one year. Mr. Rae said they did limit it to one year.

Jonathan Earnhart, 110 S. Houston Avenue, Denison
Mr. Earnhart is the owner of the building that the loan office would be occupying. He said the building is not in the flood zone, but some of the property is. He said the parking lot is above Houston Street.

He added that even though the loan office plans to be out of the facility in one year, they have it leased for two years. He asked the Council to consider a two-year SUP, which would match their lease. Also, if there were construction delays, the additional year would cover that timeframe.

Robby Hefton, City Manager, said the Council could approve a one-year Specific Use Permit that would automatically renew for a two-year total. He added that the permit would be specific only to First Texas National Bank, so whenever they didn't occupy the property, the SUP would "go away."

Council Members verified that it is currently one year, and tied to the bank.

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to adopt Ordinance No. 6558, as presented, and Ordinance No. 6559, but with the stipulation that it be extended to two years. Second by Council Member Teamann.

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

RES 7008
WATER TREATMENT
PLANT EXPANSION

RESOLUTION NO. 7008 – APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH ARCHER WESTERN CONSTRUCTION, LLC FOR THE SHERMAN WTP EXPANSION PACKAGE 1 PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH ARCHER WESTERN CONSTRUCTION, LLC FOR THE SHERMAN WTP EXPANSION PACKAGE 1 PROJECT.

Tom Pruitt, Utility Engineer, said this project would expand the Water Treatment Plant, to an additional five million gallons per day capacity. Bid openings were held December 8, 2022, and there were 21 general contractors, 31 subcontractors, and 46 suppliers that bid.

On December 19, 2022, the Greater Texoma Utility Authority approved awarding the contract, contingent on the City of Sherman's recommendation.

He said Archer Western Construction is the number one wastewater contractor, and the number two water contractor in the United States. The City's engineer, Garver, has reviewed their background and recommend approval of the contract.

If the Council approves, the contract will be executed and the project will start as soon as possible.

Council Member Teamann said the bid came in $750,000 less than the budget.

Mr. Hefton said there will be several of these approvals coming before the Council in the next few months. This is phase one of multiple phases of projects for the most recent expansion.

ACTION TAKEN.
Motion by Deputy Mayor Stevenson to approve Resolution No. 7008, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 7009
WWTP OPERATIONS
BUILDING & REMODEL

RESOLUTION NO. 7009 – ACCEPTING THE CONTRACT WITH PIAZZA CONSTRUCTION, LLC AS COMPLETE FOR THE CONSTRUCTION OF THE WWTP OPERATIONS BUILDING ADDITION & REMODEL

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING THE CONTRACT WITH PIAZZA CONSTRUCTION, LLC AS COMPLETE FOR THE CONSTRUCTION OF THE WWTP OPERATIONS BUILDING ADDITION & REMODEL.

Mr. Hefton asked the Council not to take action on this item, because there is still some work to do with the architect on this project. The information was received this past week, but the item will be brought back to Council in the future for approval.

RES 7010 ENCROACHMENT FOR RETAINING WALL (1103 S. FM 1417)

RESOLUTION NO. 7010 – AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH CREST VENTURES, LP FOR THE ENCROACHMENT OF A RETAINING WALL WITHIN THE PLATTED 10 FOOT UTILITY EASEMENT ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES OF HERITAGE COURT ADDITION, FILED OF RECORD IN INSTRUMENT NO. 2021-108, PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 1103 S. FM 1417 IN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT TO CREST VENTURES, LP FOR THE ENCROACHMENT FOR A RETAINING WALL WITHIN THE PLATTED 10-FOOT UTILITY EASEMENT ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES OF HERITAGE COURT ADDITION, FILED IN INSTRUMENT NO. 2021-108, PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 1103 S. FM 1417 IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 7011 RESIDENTIAL TAX ABATEMENT (2017 S. MONTGOMERY ST)

RESOLUTION NO. 7011 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 2017 SOUTH MONTGOMERY STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 2017 SOUTH MONTGOMERY STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

RES 7012 ANNUAL SUPPLY OF TIRES

RESOLUTION NO. 7012 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH DAYTON TIRE SALES, INC. FOR AN ANNUAL SUPPLY OF LIGHT TRUCK, PASSENGER, AND OTG/COMMERCIAL TIRE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH DAYTON TIRE SALES, INC, FOR AN ANNUAL SUPPLY OF LIGHT TRUCK, PASSENGER, AND OTR/COMMERCIAL TIRES.
CONSENT AGENDA.

REQ TO ADVERTISE VEHICLE PURCHASE

REQUEST TO ADVERTISE
PURCHASE OF TWO (2) THREE-QUARTER TON TRUCKS AND ONE (1) HALF TON TRUCK FOR THE PARKS MAINTENANCE DEPARTMENT AND (1) HALF TON TRUCK FOR THE ENGINEERING DEPARTMENT

The City Council approved the purchase of two three-quarter ton truck and one half ton truck for the Parks Maintenance Department and one half ton truck for the Engineering Department.
CONSENT AGENDA.

PURCHASE AND INSTALLATION OF BALLFIELD AND TRAIL LIGHTING AT PECAN GROVE ATHLETIC COMPLEX

PECAN GROVE ATHLETIC COMPLEX

The City Council approved the purchase and installation of ballfield and trail lighting at Pecan Grove Athletic Complex. The lighting will be added to four baseball/softball fields and approximately one mile of walking trail.

Funding for the improvements was approved in the FY 2022-2023 Budget, and part of the Capital Improvement Program.
CONSENT AGENDA.

CONTRACTING WITH A CONSTRUCTION MANAGER-AT-RISK (CMAR) FOR THE CONSTRUCTION OF A NEW CITY HALL FACILITY

NEW CITY HALL

The City Council approved contracting with a Construction Manager-at-Risk for the construction of a new City Hall Facility, to be located at 221 W. Mulberry Street.

The current City Hall was opened in 2000, after being renovated from its previous use as the City's post office. The building has provided offices for several municipal functions, but has never housed everything that would typically be in a City Hall.

In the past five years, the City has experienced unprecedented growth, with the last year bringing in billions of dollars of industrial investments. This has resulted in an increase in City staff, to the point that the current City Hall is too small.

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

OTHER BUSINESS

FINAL PLAT APPROVAL OF BROWN'S DRIPPING SPRINGS ADDITION, BEING 3.959 ACRES IN THE JOHN McCLENIHAN SURVEY, ABSTRACT NO. 789; JON AND LAVONDA BROWN, OWNER AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR (1022 BROWN ROAD)

APPROVE FINAL PLAT BROWN'S DRIPPING SPRINGS ADDITION (1022 BROWN RD)

The City Council approved the Final Plat of Brown's Dripping Springs Addition, a 3.959 acre tract, located at 1022 Brown Road, in the City's Extra Territorial Jurisdiction. The owner would like to plat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF EARNHARTBUILT'S 8TH ADDITION, BEING 4.121 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND ALSO BEING ALL OF LOT 6, BLOCK 8 TURTLE CREEK SOUTH ADDITION, SECTION 3; EARNHARTBUILT, LLC, OWNER AND COPLEY LAND SURVEYING, SURVEYOR (1400 BLOCK OF WEST LAMBERTH ROAD)

APPROVE REPLAT EARNHARTBUILT'S 8TH ADDITION (1400 BLOCK OF W. LAMBERTH RD)

The City Council approved the Replat of Earnhartbuilt's 8th Addition, a 4.121 acre tract, located in the 1400 block of West Lamberth Road. The property is zoned R-1 (One-Family

Residential) District. The owner would like to plat 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, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT McCONNELL ADDITION (5202 WILDER TRAIL)

REPLAT APPROVAL OF McCONNELL ADDITION BEING 2.481 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119, AND BEING ALL OF LOT 8 OF FRIENDSHIP RANCH ADDITION; SUSAN McCONNELL, OWNER AND UNDERWOOD DRAFTING & SURVEYING, INC, SURVEYOR (5202 WILDER TRAIL)
The City Council approved the Replat of McConnell Addition, a 2.481 acre tract, located at 5202 Wilder Trail. The property is zoned SF-1 (Single Family Residential) District, and partially located in the City's Extra Territorial Jurisdiction. The owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT MEYERS COMMERCIAL ADDITION (120 RIDGEVIEW RD)

REPLAT APPROVAL OF MEYERS COMMERCIAL ADDITION, BEING 1.951 ACRES IN THE FIELDING BACON SURVEY, ABSTRACT NO. 119 AND THE WILLIAM THOMPSON SURVEY, ABSTRACT NO. 1210, AND BEING ALL OF LOT 1 OF TIMBER VIEW ESTATES; WANDA LOUISE MEYERS ESTATE, OWNER; KENNETH MEYERS, REPRESENTATIVE; UNDERWOOD DRAFTING & SURVEYING, SURVEYOR (120 RIDGEVIEW ROAD)
The City Council approved the Replat of Meyers Commercial Addition, a 1.951 acre tract, located at 120 Ridgeview Road. The property is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into two lots for residential and commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT LUELLA CROSSING, PHASE 2 (200-600 BLOCKS LUELLA RD)

FINAL PLAT APPROVAL OF LUELLA CROSSING PHASE 2, BEING 48.487 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329; SHERMAN 2, LLC, OWNER; LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, DEVELOPER; AND KIMLEY-HORN AND ASSOCIATES, INC., SURVEYOR/ENGINEER (200-600 BLOCKS LUELLA ROAD)
The City Council approved the Final Plat of Luella Crossing, Phase 2, a 48.487 acre tract, located in the 200 to 600 blocks of Luella Road. The owner would like to plat the property for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT (305-405 BLOCKS W. PROGRESS DR)

REPLAT APPROVAL OF SHERMAN III ADDITION, BEING 21.880 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765, AND BEING ALL OF LOT 3 OF THE REPLAT OF LOTS 2R & THREE, SHERMAN INDUSTRIAL DEVELOPMENT ADDITION; SEDCO (SHERMAN ECONOMIC DEVELOPMENT CORPORATION), OWNER; KENT SHARP, REPRESENTATIVE; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR (305-405 BLOCKS WEST PROGRESS DRIVE)

The City Council approved the Replat of Sherman III Addition, a 21.800 acre tract, located in the 305 to 405 blocks of West Progress Drive, in the BIP, Blalock Industrial Park. The property is owned by the Sherman Economic Development Corporation, and they would like to plat it into two lots for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT LIAM'S ADDITION (1002 S. MONTGOMERY ST)

REPLAT APPROVAL OF LIAM'S ADDITION, BEING 0.289 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, BEING ALL OF LOT 7 AND THE NORTH 40 FT. OF LOT 8, BLOCK ONE, WAKEFIELDS ADDITION; M&G HOME BUILDERS, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (1002 SOUTH MONTGOMERY STREET)

The City Council approved the Replat of Liam's Addition, a 0.289 acre tract, located at 1002 South Montgomery Street. The property is zoned R-2 (Multi-Family Residential) District. The owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT DHESI ADDITION (310 N. CARL ST)

REPLAT APPROVAL OF DHESI ADDITION, LOT 2R, BLOCK 3, BEING 0.217 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, AND ALSO BEING PART OF LOTS 2, 3, AND 4, BLOCK 3, GREENMOUNT 2ND ADDITION; DHESI INVESTMENT, LLC, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (310 NORTH CARL STREET)

The City Council approved the Replat of the Dhesi Addition, a 0.217 acre tract, located at 310 North Carl Street. The property is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT RALEIGH ACRES (5211 OB GRONER RD)

FINAL PLAT APPROVAL OF RALEIGH ACRES, LOTS 1 AND 2, BLOCK 1, BEING 9.991 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115; JOHN AND MARY RALEIGH, OWNER AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR (5211 OB GRONER ROAD)

The City Council approved the Final Plat of Raleigh Acres, a 9.991 acre tract, located at 5211 OB Groner Road. The property is zoned

R-1 (One-Family Residential) District. The property owners would like to plat the property into two lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT RENDEZVOUS ADDITION (2111 TEXOMA PKWY)

REPLAT APPROVAL OF RENDEZVOUS ADDITION, BEING 0.969 ACRES IN THE SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808, AND BEING PART OF LOT 6, AND ALL OF LOTS 7 & 8, BLOCK 7, HIGHLAND PARK ADDITION, DJT AND JJT HOLDINGS, LLC, OWNER; THOMAS JOSEPH ALTLAND, PARTNER/MEMBER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (2111 TEXOMA PARKWAY)
The City Council approved the Replat of the Rendezvous Addition, a 0.969 acre tract, located at 2111 Texoma Parkway. The property is zoned C-2 (General Commercial) District. The property owner would like to plat the property into one lot for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT SHERMAN CROSSROADS PHASE II (3120 S. HIGHWAY 75)

REPLAT APPROVAL OF SHERMAN CROSSROADS, PHASE II, BEING 4.474 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND ALSO BEING LOTS 2 AND 3, BLOCK 2, SHERMAN CROSSROADS, PHASE II; ELAINE BRAUM, OWNER; BILLY DUCKWORTH, REPRESENTATIVE; SHERMAN CROSSROADDS, LTD, DEVELOPER; AND A&2 SURVEYING, SURVEYOR (3120 SOUTH HIGHWAY 75)
The City Council approved the Replat of Sherman Crossroads, Phase II, a 4.474 acre tract, located at 3120 South Highway 75. The property is in the BIP (Blalock Industrial Park). The owner would like to plat the property into three lots for commercial development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE REPLAT HABITAT SOUTH FIRST ADDITION (1015 S. FIRST ST)

REPLAT APPROVAL OF HABITAT SOUTH FIRST ADDITION, BEING 0.152 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT 963, AND BEING PART OF LOT 4, BLOCK 2, WD FITCH ADDITION; FRANK VENTURA, HABITAT FOR HUMANITY, OWNER; BACA STUDIOS, ARCHITECT; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (1015 SOUTH FIRST STREET)
The City Council approved the Replat of Habitat South First Addition, a 0.152 acre tract, located at 1015 South First Street. The property is zoned R-1 (One-Family Residential) District. The owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended approval of the Replat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF BEL-AIR VILLAGE WEST, BEING 105.109 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329; RONNY GUERRERO, OWNER AND MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, SURVEYOR (300-1000 BLOCKS EAST FM 1417 (VIETNAM VETERANS PARKWAY))

APPROVE FINAL PLAT BEL-AIR VILLAGE WEST (300-1000 BLOCKS E. FM 1417)

The City Council approved the Final Plat of Bel-Air Village West, a 105.109 acre tract, located in the 300 to 1000 blocks of East FM 1417. The property is zoned PD (Planned Development), C-2 (General Commercial) District, R-1 (One Family Residential) District, O-1 (75 & 82) Overlay District, O-1.1 (FM highway 1417) Overlay District. The owner would like to plat the property into four lots for residential development.

The Planning and Zoning Commission recommended approval of the Final Plat, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

COUNCIL COMMENTS

CITY COUNCIL WORK

CITY COUNCIL WORK

Council Member Marroquin said a lot of work will be coming to the City, and good things will be happening to the City.

QUICK COUNCIL MEETING

QUICK COUNCIL MTG

Council Member Teamann said this 16-minute meeting may be setting a record.

HAPPY NEW YEAR

HAPPY NEW YEAR

Council Member Dobbs wished everyone a Happy New Year.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Friend's of the Library will host their annual Book Sale on January 14, 2023, at the East Street location.
- The annual Habitators fundraiser for Habitat for Humanity will be held on January 21, 2023, at 11:00 a.m. in the Municipal Ballroom.
- The Sherman Chamber of Commerce's Annual Awards Luncheon will be held January 27, 2023. Tickets are available through the Chamber.
- Recognized Clint Philpott, Assistant City Manager, as "team leader and head architect" for the "Smokin' Philpotts" racing team during the City's annual employee appreciation lunch Mr. Philpott's team won the 9th Annual Pinewood Derby Race. He was presented with a plaque commemorating the win.

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
(A) Grayson County Jail Expansion

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
(A) Greater Texoma Utility Authority Board of Directors (1)

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
(A) Grayson County Jail Expansion

TEX. GOV'T CODE § 551.089 --
DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR

SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:18 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:19 p.m. and reconvened in Open Meeting.

OPEN MEETING

OPEN MEETING

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

GTUA BOARD OF DIRECTORS

GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS (1)

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to reappoint Brad Morgan to the Greater Texoma Utility Authority Board of Directors for a term from December 31, 2022 to December 31, 2024. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:21 p.m.

MAYOR

Linda Ashby

CITY CLERK