

STATE OF TEXAS §
 November 21, 2022
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 November 21, 2022.

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

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:02 p.m. The Pledge of Allegiance and Invocation were led by Council Member Shawn Teamann.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of November 7, 2022. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Dobbs; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

OATH OF OFFICE

OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION

Linda Ashby, City Clerk, administered the Oath of Office to the following Council-elect positions.

OATH OF OFFICE

Council Member, Shawn Teamann
District 1

Council Member, Pam Howeth
District 3

A Certificate of Election was presented to each newly sworn Council Member. The new members were seated at the Council table.

NEW COUNCIL SEATED

MEMBERS PRESENT: Mayor David Plyler.
 Council Members Dobbs, Holland, Howeth,
 Marroquin, Stevenson, Teamann.

MEMBERS ABSENT: None.

COUNCIL ELECTION OF DEPUTY MAYOR

Mayor Plyler asked for a nomination for Deputy Mayor.

DEPUTY MAYOR
ELECTION

ACTION TAKEN.

Motion by Deputy Mayor Howeth to nominate Council Member Josh Stevenson to serve as Deputy Mayor from November 21,

COUNCIL MINUTES – NOVEMBER 21, 2022

2022 until November 7, 2023. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZENS 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.

CONSENT AGENDA

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

Mayor Plyler introduced Ordinance No. 6544 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE; DESCRIBING AVAILABILITY OF CERTAIN LOCAL INCENTIVES; DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES; AND NOMINATING GLOBAL WAFERS AMERICA TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE PROJECT; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6544
TEXAS ENTERPRISE
ZONE PROGRAM
(GLOBAL WAFERS
AMERICA)

Mary Lawrence, Director of Finance, said this was the second ordinance concerning the Texas Enterprise Zone Program for Globi Tech. This was an additional step for their application. Redoing the ordinance gives them additional time to meet that step.

No citizens appeared before the City Council to discuss Ordinance No. 6544.

Mayor Plyler introduced Ordinance No. 6545 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "PERSONNEL", ARTICLE 9.05, ENTITLED "CIVIL SERVICE FOR FIREFIGHTERS AND POLICE OFFICERS", AT SECTION 9.05.026, ENTITLED "AUTHORIZED NUMBER OF POSITIONS", TO REVISE THE NUMBER OF AUTHORIZED POSITIONS IN THE POLICE DEPARTMENT; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6545
POLICE DEPT
AUTHORIZED
POSITIONS

COUNCIL MINUTES – NOVEMBER 21, 2022

Jason Jeffcoat, Police Chief, said he is proposing to restructure the rank and file of the Police Department. Currently there are three Assistant Police Chiefs, and with the recent retirement of Assistant Chief Bruce Dawsey, there is a vacancy.

He proposed to remove the position of the third Assistant Chief, who's responsibility it was to oversee the Criminal Investigation Division, CID. The manpower from that position would be moved into the Patrol Division.

The move would save the City some money, even though they remained at 78 positions.

No citizens appeared before the City Council to discuss Ordinance No. 6545.

Mayor Plyler introduced Ordinance No. 6546 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE FIRST AMENDMENT TO THE PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER EIGHT (#8); PROVIDING FOR FINDINGS OF FACT.

ORD 6546
TIRZ #8
AMENDMENT

Ms. Lawrence said, since the TIRZ #8 Board has approved the plan, it is now required to be approved by the City Council.

No citizens appeared before the City Council to discuss Ordinance No. 6546.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6544

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE; DESCRIBING AVAILABILITY OF CERTAIN LOCAL INCENTIVES; DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES; AND NOMINATING GLOBAL WAFERS AMERICA TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE PROJECT; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6544
TEXAS ENTERPRISE
ZONE PROGRAM
(GLOBAL WAFERS
AMERICA)

Ordinance 6545

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 9 OF THE CODE OF ORDINANCES, ENTITLED "PERSONNEL", ARTICLE 9.05, ENTITLED "CIVIL SERVICE FOR FIREFIGHTERS AND POLICE OFFICERS", AT SECTION 9.05.026, ENTITLED "AUTHORIZED NUMBER OF POSITIONS", TO REVISE THE NUMBER OF

ORD 6545
POLICE DEPT
AUTHORIZED
POSITIONS

COUNCIL MINUTES – NOVEMBER 21, 2022

AUTHORIZED POSITIONS IN THE POLICE DEPARTMENT;
PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES;
PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Ordinance Nos. 6544 and 6545, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6546

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING AND APPROVING THE FIRST AMENDMENT TO THE PROJECT PLAN AND THE FINANCING PLAN FOR THE SHERMAN TAX INCREMENT REINVESTMENT ZONE, NUMBER EIGHT (#8); PROVIDING FOR FINDINGS OF FACT.

ORD 6546
TIRZ #8
AMENDMENT

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to adopt Ordinance No. 6546, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

ABSTAIN: Teamann.

MOTION CARRIED.

RESOLUTION NO. 6982 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SPIARS ENGINEERING, INC. FOR THE HICKORY HILL THOROUGHFARE AND UTILITY IMPROVEMENTS (NO ACTION TAKEN AT THE NOVEMBER 7, 2022 REGULAR CITY COUNCIL MEETING)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SPIARS ENGINEERING, INC. FOR THE HICKORY HILL THOROUGHFARE AND UTILITY IMPROVEMENTS.

RES 6982
HICKORY HILL
THOROUGHFARE &
UTILITY
IMPROVEMENTS

Wayne Lee, Director of Engineering, said this is a service agreement with Spiars Engineering, for engineering design and construction plans for water infrastructure bordering Hickory Hill Planned Development.

This agreement involves 5,500 feet of roadway, which is an extension of Lamberth Road, from Carriage Estates westward to the western edge of the Hickory Hill Planned Development. It also includes the extension of, what will be named Friendship Road, south of Lamberth Road, where Lamberth currently turns 90 degrees northward.

The plans will design two of four lanes, and includes 6,600 feet of large wastewater main, extended from Sand Creek to Hickory Hill Development, and along Friendship Road. It also includes 6,900 feet of 12" water main, from Carriage Estates, where the water line

dead ends now, turns and goes up Lamberth Road to another dead end line.

It also includes the design of a 12" water line, along the extensions of Lamberth Road and Friendship Road. Per the Development Agreement, the developer is contributing the construction costs for one of the two lanes of Lamberth Road and one of two lanes of Friendship Road.

The project is estimated to be \$7.5 million in infrastructure, with the City's portion at about \$4.1 million and the developer's portion at \$3.4 million. Funds for the contract are included in the 2023 General Obligation Bonds, and 2023 GTUA Utility Bonds.

Council Member Teamann verified the staff had worked out the issues and pricing that caused the delay during the last Council Meeting.

ACTION TAKEN.

Motion by Deputy Mayor Stevenson to approve Resolution No. 6982, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6994 – AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH QT SOUTH, LLC FOR THE ENCROACHMENT BY A MAXIMUM OF 6 FEET FOR A NEW 80' POLE SIGN AND A NEW 6'-8 1.2" MONUMENT SIGN WITHIN THE PROPOSED PLATTED 10-FOOT UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE OF QT 1915 ADDITION, APPROVED BY CITY COUNCIL ON JULY 18, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 2801 TEXOMA PARKWAY IN THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT WITH QT SOUTH, LLC FOR THE ENCROACHMENT BY A MAXIMUM OF 6 FEET FOR A NEW 80' POLE SIGN AND A NEW 6'-8 1/2 " MONUMENT SIGN WITHIN THE PROPOSED PLATTED 10-FOOT UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE OF QT 1915 ADDITION, APPROVED BY CITY COUNCIL ON JULY 18, 2022, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 2801 TEXOMA PARKWAY IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RES 6994
ENCROACHMENT FOR
SIGN FOR QT SOUTH

RESOLUTION NO. 6995 – AUTHORIZING THE PURCHASE OF A NEW CATERPILLAR 308 EXCAVATOR FROM HOLT CAT FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH SOURCEWELL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW CATERPILLAR 308 EXCAVATOR FROM HOLT CAT FOR THE

RES 6995
EXCAVATOR FOR
DISTRIBUTION SVCS

DISTRIBUTION SERVICES DEPARTMENT THROUGH
SOURCEWELL.
CONSENT AGENDA.

OTHER BUSINESS

RECEIVE PRESENTATION REGARDING POLICY AND ORDINANCE
UPDATES FOR DOWNTOWN SHERMAN

DOWNTOWN
SHERMAN
POLICY & ORDINANCE
UPDATES

Nate Strauch, Community and Support Services Manager, presented an update regarding the policy and ordinances for downtown Sherman. He said the update has been “months in the making” and has involved many people. They have met with many downtown “stakeholders” to figure out where the “cracks” in the system were and where the problems were. The update will include discussions on incentives, policies, and infrastructure.

Currently the two main sources of funding for downtown include the General Fund, through the Main Street Program, and the Hotel/Motel Tax. Previously the Hotel/Motel Tax was the only funding available for downtown. Funding through Main Street was added in 2015. He showed a breakdown of how the funding was divided and noted the façade grants that were funded through Hotel/Motel Taxes at \$50,000.

Another funding source for downtown is the Tax Increment Reinvestment Zone, or TIRZ, which takes a portion of the property taxes paid by all the individuals in the downtown TIRZ, and sets that aside in its own private account to be used for projects in downtown. This TIRZ funding has experienced very good growth over the past several years. This year the staff is expecting about \$273,000 income from the TIRZ. That money is marked specifically for uses in downtown Sherman.

Mr. Strauch said, currently there is \$638,000 that has been built up in the downtown TIRZ, since the last time it was used for the downtown streetscape project for sidewalks. He reiterated that they expected a yearly income of \$273,000 in the fund this year, with that amount continuing to increase.

The State of Texas designates the uses of TIRZ money, but the City plans to focus on public infrastructure and the remediation of public or private land or buildings. He added that they would like to turn the TIRZ money into something of a more on-going process, rather than something that is used every year.

Mr. Strauch outlined some proposed projects for the TIRZ money including new lighting for the Grayson County Courthouse Square (\$200,000); improvements to Kidd-Key Park (\$70,000); and parking lot improvements (\$30,000).

The on-going remediation of public or private land or buildings, would be paid through the Downtown Building Improvement Grant. The façade grant was originally intended for the façade of a building to beautify the building, and to restore original facades.

There are three improvements that would allow for a 2:1 match, instead of a 4:1 match. All approved projects would be exempt

from building and impact fees. Applicants would no longer be required to come before the Council prior to their project. The incentives are for improvements to the building, and there would be a requirement for the building to remain occupied for four of the next five years, for ongoing applicant eligibility. Projects will not be funded for buildings that are sitting empty.

In the previous downtown ordinance, "historic" was not defined and it is now defined as more than 50 years old. Also, if the project is significant, over \$500,000, the applicant can come back in multiple budget years to receive multiple grants for the same project.

The program will also be opened up for residential projects downtown, which most people agree is the number one thing missing from downtown. People living downtown, help sustain the businesses that are located there.

Mr. Strauch said the program could either be approved at the staff level, or brought back to the Council for approval, and so they know what is going on downtown.

By using the TIRZ dollars instead of the Hotel/Motel Tax dollars, it expands the downtown footprint, of where the money can be used. Currently the program is confined to the Central Business District, which stops at the railroad tracks behind Washington Street. Using the TIRZ, would allow the district to be extended to Kam Korner, which would include several more blocks.

As for policy, Mr. Strauch said they are proposing to take a more lenient view of the City's role in bringing utilities to the downtown area. Currently, if a business is on the west side of the street, and the waterline is on the other side of the street, it is the business owner's responsibility to bring the water across the street. They are proposing that the City commit to bringing water and sewer "to the door" for downtown businesses.

He also discussed the vacant building registry, which has been discussed in the past, but never implemented. Some responsibilities have been moved, and they are proposing managing the registry out of the Main Street Office. The Ballroom and Auditorium bookings have been moved to the Parks and Recreation Department, which would free-up the Main Street Office to handle the registry. If the Council agrees, that change will be drafted as an ordinance and brought back for their consideration at a later date.

Mr. Hefton said the staff started working on this because they have heard "clearly from the Council," and as a part of the Comprehensive Master Plan, a thrust and a refocus is needed on the revitalization of downtown. He said, in the past, there has been "progressive attention" given to downtown, and it has gone in that direction.

But, with this plan, the staff would like to accomplish a more noticeable, meaningful step in that direction. They want to move

toward a better utilization of the TIRZ dollars, a more robust participation by the City on parking, lights, infrastructure, and getting infrastructure to the buildings. Much of the downtown area is on State highways, and Mr. Hefton said it is very difficult for a private developer to get anything done on a State highway. The City taking a lead in getting utilities in the State right-of-way, is important.

He felt there would be some future opportunities for the City to help get services to buildings downtown, if they truly want to revitalize downtown. He said TIRZ dollars are taxpayer dollars that are already allocated to downtown.

He said they are just now doing substantial work to clean up the Kelly Square building that was damaged in the fire. There were insurance issues with the businesses. He mentioned sprinkling of buildings, and said, many business owners are willing to consider that, but the cost of getting enough volume and pressure of water, to the actual building is prohibitive.

Mr. Hefton said, part of the plan could be to help get that infrastructure in place so that the City could help sprinkle the buildings downtown.

He said, what the staff is proposing is pretty significant, however there is no action needed tonight. He did ask if the staff is "headed in the right direction," and if they had any input regarding the City's participation in the proposal.

Mr. Strauch presented several action items that are being proposed by the staff. These include:

- Replace 12 lights around the Court House with custom iron poles. The lights are currently owned by Oncor and this would give the City control of the lights and poles around the Court House. Cost of the project would be about \$200,000.
- Infrastructure for Kidd-Key Park. Hot Summer Nights attendance for 2022 was 17,100, with 12,500 of that being unique visitors. Cost would be about \$70,000 to refurbish the fountain and the flower beds.
- Downtown parking. They considered a new street alignment and paid parking. They are proposing to "flip" the two City lots and move the paid parking to the back City lot. The 61 lots in the front parking lot would then be available for hourly parking. Paid parking would be managed through Main Street, and would increase paid parking from 61 spaces to 110 spaces. The current lot would be resurfaced and restriped at a cost of about \$30,000. The public parking would also be featured with public parking signage.

Mr. Strauch also discussed the downtown parking policy and the situation with unpaid parking tickets. In the past, if someone didn't pay their tickets, they received an "angry letter" and that was about it.

COUNCIL MINUTES – NOVEMBER 21, 2022

He said the staff is recommending a more stringent parking policy because the City has some “serial abusers” on downtown parking. These abusers park wherever they want and don’t worry about receiving tickets.

The proposal is, that after January 1, 2023, if a person has more than five unpaid parking tickets, the City will tow your car. Currently of the 1,587 overdue tickets, 43 individuals have more than five tickets outstanding, totaling \$23,362.

In exchange, Mr. Strauch said they are proposing to grant amnesty to anyone that has fewer than five unpaid parking tickets. He addressed the 43 individuals that have more than five tickets. The biggest offender has 55 unpaid parking tickets and an outstanding balance of \$2,310.

He asked Council Members if they wanted to grant amnesty prior to a specific date. If they used January 1, 2021, it would remove 21 people from the list. If that date is used, the third most offender’s outstanding fines would be reduced from \$1,395 to \$500.

He delineated between projects the staff could initiate, and things that would need to be approved by Council, at a future date.

Council Member Howeth felt that the businesses located downtown, would appreciate any incentives that the Council would enact.

Council Member Howeth asked how many businesses don’t have waterlines. Mr. Hefton said many of the utilities are in the middle of the street, and if they are on Houston or Lamar Streets, it’s in the middle of a State highway. It’s very difficult to get a water tap from a main that’s in the middle of a State highway. It might be a case of running a water line from a different location to the building so as to not tear up the State highway.

She said parking has also been an issue, and said the City needed to do something to try and increase the available parking.

Council Member Teamann liked the idea of using TIRZ dollars for downtown redevelopment and infrastructure. He said that was exactly what that money was designed to do.

Council Member Holland praised the work that the staff has done. He praised the use of TIRZ dollars downtown to revitalize the area.

Deputy Mayor Stevenson said there are a lot of projects going on, including the Hwy 75 Project. He said downtown businesses are “hurting,” and he praised the new downtown policies and the way the City was making it easier to do business downtown. He said the changes would go a long way in showing the businesses that the City was here to support them.

Council Member Marroquin mentioned more favorable grease trap requirements, to attract more restaurants downtown. He asked what the City was proposing for that.

COUNCIL MINUTES – NOVEMBER 21, 2022

Mr. Hefton said the staff would come back with more definitive recommendations, but said they do feel they are behind other cities. The City match portion of the project might be changed, to help supplement these types of projects. He said there are also alternatives that don't require inground systems for smaller restaurants.

Council Member Marroquin added that the size of a restaurant would also make a difference. The staff is trying to be proactive in working with businesses to find workable solutions.

Council Member Teamann said the TIRZ is generating \$273,000 annually, and the City is still talking about \$50,000 for façade grants, through Hotel/Motel Tax. He suggested moving General Fund money into the TIRZ and increase the grant money to \$100,000.

Mr. Strauch said one reason to switch to the TIRZ funding is that the City would no longer need to limit how many grants could be written on an annual basis. Currently, it only allows for two grants annually.

Once the funding is switched to the TIRZ, there will be a big buffer, and they shouldn't "run out of money."

Mr. Hefton said he was hearing positive response from the Council, so staff will bring back items that require additional Council action, and will move forward with changing internal policy.

CONSIDER CANCELLATION OF THE DECEMBER 19, 2022
REGULAR CITY COUNCIL MEETING AND ADD CALLED CITY
COUNCIL MEETING ON DECEMBER 12, 2022

CANCEL REGULAR
COUNCIL MTG &
ADD NEW MTG

Mr. Hefton said December 19, is the Monday preceding Christmas, and the staff thought, instead of canceling the meeting, the meeting would be moved to December 12, which is one week earlier than originally scheduled.

ACTION TAKEN.

Motion by Council Member Howeth to cancel the Regular Council Meeting of December 19, 2022 and set a Called Council Meeting for December 12, 2022, as presented. Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

APPROVAL OF THE 2022 AD VALOREM TAX ROLL VALUE AND
TAX LEVY

TAX ROLL &
TAX LEVY

The City Council approved the 2022 Ad Valorem Tax Roll Value and Tax Levy for FY 2022-2023. The 2022 tax year represents taxes that will be collected during the fiscal year.

The Grayson County Tax Assessor/Collector's Office provided Sherman's taxable value as \$4,911,424,851, which produces a levy of \$21,973,319.29, based on the City's total tax rate of \$0.469932 per \$100 valuation.
CONSENT AGENDA.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

COUNCIL AUDIT COMMITTEE (3)

INVESTMENT COMMITTEE (2)

TAX REINVESTMENT COMMITTEE (2)

TAX INCREMENT FINANCING BOARD #1 (3)

TAX INCREMENT FINANCING BOARD #2 (3)

TAX INCREMENT FINANCING BOARD #3 (3)

TAX INCREMENT FINANCING BOARD #5 (3)

TAX INCREMENT FINANCING BOARD #6 (3)

TAX INCREMENT FINANCING BOARD #7 (3)

TAX INCREMENT FINANCING BOARD #8 (3)

TAX INCREMENT FINANCING BOARD #9 (3)

ACTION TAKEN.

Motion by Council Member Howeth to reappoint all Council Members remaining on the Council and currently serving on the Council Audit Committee, Investment Committee, Tax Reinvestment Committee, Tax Increment Financing Board #1, Tax Increment Financing Board #2, Tax Increment Financing Board #3, Tax Increment Financing Board #5, Tax Increment Financing Board #6, Tax Increment Financing Board #7, Tax Increment Financing Board #8, and Tax Increment Financing Board #9, for terms from November 22, 2022 to November 2023.

Second by Deputy Mayor Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

TABLETOP EXERCISE

Council Member Marroquin thanked Mr. Hefton and the City staff, for holding a recent tabletop exercise.

SELECTION AS DEPUTY MAYOR

Deputy Mayor Stevenson thanked the Council for their faith in him and for appointing him to serve as Deputy Mayor for the next year.

DOWNTOWN SHERMAN

Deputy Mayor Stevenson said Downtown Sherman is a work in progress. There has been a lot of frustration about things that are going on, but this Council is trying to take action to make improvements that will make their lives and their businesses better.

DOWNTOWN SHERMAN

Council Member Teamann said he appreciates the emphasis on the downtown, because it is the "heartbeat of our City." Any City that is growing has a vibrant downtown.

TABLETOP EXERCISE

SELECTION AS
DEPUTY MAYOR

DOWNTOWN
SHERMAN

DOWNTOWN
SHERMAN

He said the biggest complaints that he hears about downtown, are lighting and parking, and those issues were at the forefront of the conversation today, which means the City is listening to the citizen's feedback, and taking action on it.

REALIGNMENT OF POLICE DEPARTMENT PERSONNEL

Council Member Teamann mentioned the realignment of the Police Department, and removing one Assistant Police Chief position and replacing with a Patrolman.

REALIGNMENT OF
POLICE DEPT
PERSONNEL

HAPPY THANKSGIVING

Council Member Dobbs wished everyone a Happy Thanksgiving.

HAPPY
THANKSGIVING

STOPLIGHTS ON TRAVIS STREET

Mayor Plyler asked the staff to look into removing the stoplights at Wall Street and Travis Street and at Cherry Street and Travis Street. He suggested putting stop signs on the respective streets and not on Travis Street.

STOPLIGHTS ON
TRAVIS STREET

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Christmas Parade and Snowflake Festival will be held on December 3, 2022, starting at 6 pm.
- The Parks and Recreation Department will kick-off Holiday Nights of Lights at Pecan Grove Park on December 2, 2022. The event features over seven miles of Christmas lights strung amount the trees.
- Sherman Symphony Orchestra's Annual Christmas Pops concert will be held on December 3, 2022, at 7:30 p.m., at Austin College.

ANNOUNCEMENTS

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

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

EXECUTIVE SESSION

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) Receive legal advice regarding issues addressed in a letter dated March 10, 2022 from the Texas Commission on Environmental Quality

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

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:01 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:23 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

COUNCIL MINUTES – NOVEMBER 21, 2022

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:24 p.m.

ADJOURNMENT

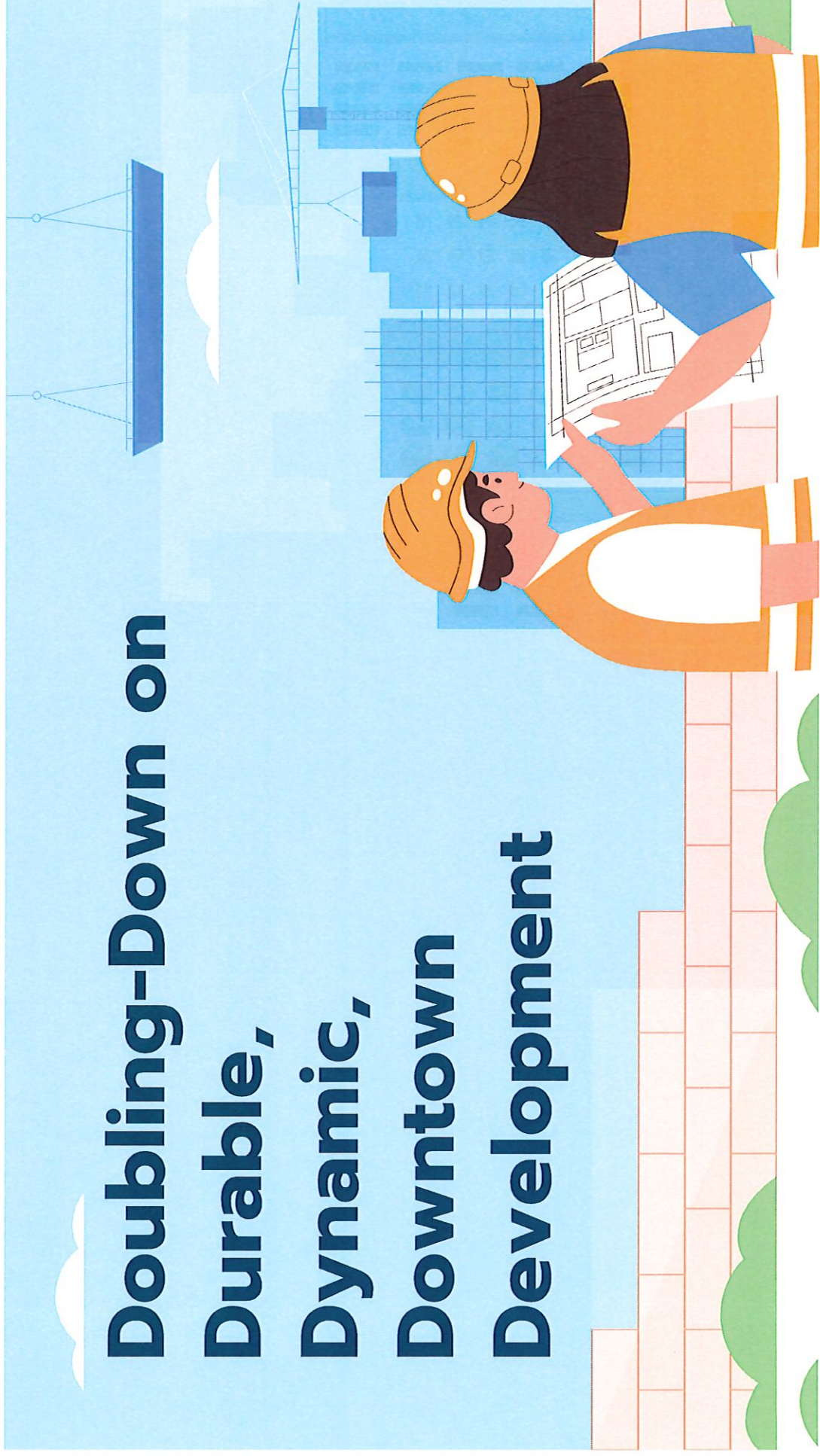


MAYOR



CITY CLERK

Doubling-Down on Durable, Dynamic, Downtown Development





Incentives Policies Infrastructure

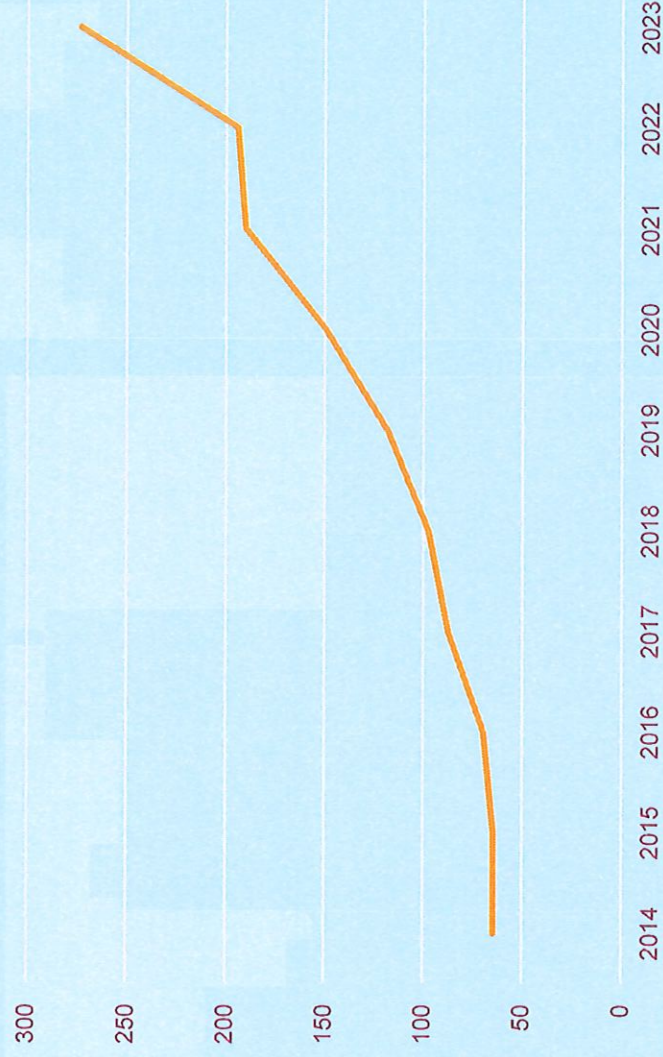
Who pays for downtown?

- Main Street Program (GF): \$47k
 - \$21k salary
 - \$12k grants
 - \$7k rentals
 - \$3k advertising
- Hotel/Motel Tax: 713k
 - \$215k Hot Summer Nights
 - \$132k salaries
 - \$109k debt
 - \$85k LOTL
 - \$70k library
 - \$50k façade grants



Downtown TIRZ

- Created in 2006
- Current balance of \$638k
- Yearly income:
 - 2014 – \$64k
 - 2015 – \$64k
 - 2016 – \$69k
 - 2017 – \$87k
 - 2018 – \$97k
 - 2019 – \$119k
 - 2020 – \$149k
 - 2021 – \$190k
 - 2022 – \$194k
 - 2023 – \$273k



Downtown TIRZ

- Current balance of \$638k
- Yearly income approximately \$273k
 - \$200k yearly earmarked for Phase 1 sewer
- Previously used for downtown sidewalks
- Can be used for:
 - public infrastructure,
 - demolition (public or private property),
 - remodel of existing public buildings,
 - preservation of the façade of public or private buildings,
 - economic development programs (Chapter 380 agreements),
 - remediation of public or private land or buildings,
 - “payments made at the discretion of the governing body of the city that the city finds necessary or convenient to the implementation of the project plans for the zone.”

Downtown TIRZ

- Public Infrastructure (one-time):
 - New Lighting (\$200k)
 - Improvements to Kidd-Key Park (\$70k)
 - Parking lot improvements (\$30K)
- Remediation of public or private land or buildings (ongoing):
 - Downtown Building Improvement Grant (D-BIG)
 - Move to a revolving credit framework
 - No caps on grants
 - Putting the money to use
 - More improvements mean more money mean more improvements

Incentives: D-BIG

- Funding mechanism changed from GF to TIRZ
- Maximum grant changed from \$25k to \$50k
- City-required improvements eligible for 2:1 match; all others, still 4:1
 - Sprinkler systems
 - Grease traps
 - Exception for *historic* façade renovations
- Approved projects are exempt from building and impact fees (not retroactive)
- Requirement to remain occupied for 4 of the next 5 years for ongoing applicant eligibility
- Multi-year eligibility for projects valued at >\$500k
- “Historic” defined as more than 50 years old
- Residential projects are eligible
- Council approval?

[illegible]

Policy

- More generous City policy toward infrastructure
 - Utilities extended to curb free of charge
 - Matches policies of surrounding cities
 - More favorable grease trap requirements
- Provide Meters & Vaults Dedicated to Fire Suppression Lines
- Replace Sidewalks / Curbs
- Vacant building registry
 - Discussed for FY 22, no FTE allocated
 - Managed out of Main Street Office
 - Ballroom/ Auditorium booking moved to Parks and Rec

Infrastructure: Illumination

- Replace 12 lights around GC Courthouse with custom iron poles
 - 30' high on street side, 12' on sidewalk side
 - City-paid power
 - Options for hanging baskets, banners, and speakers
 - Will support cross-street lighting
 - \$200k cost to come from TIRZ
 - Engineering in progress
- Improve lighting in Crockett-Houston lot
 - Paint existing poles
 - Add solar lights on back lot



Infrastructure: Kidd-Key Park

2022 Attendance: 17,100
12,500 unique visitors
\$12.57 per "ticket"



Infrastructure: Kidd-Key Park

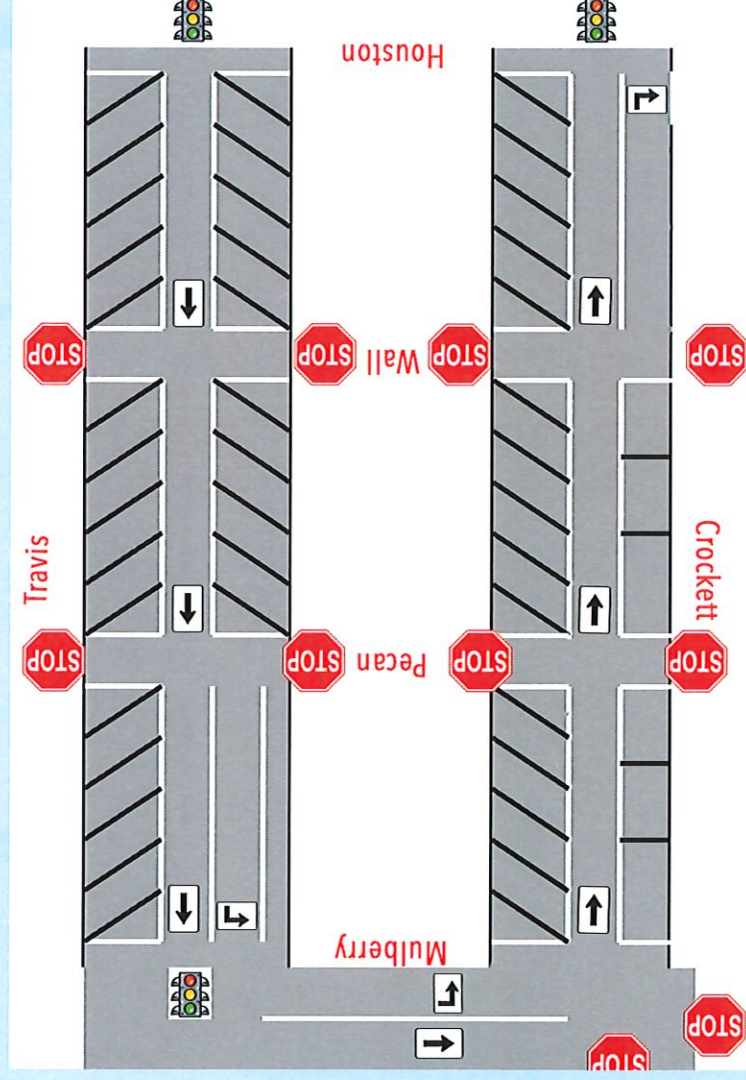


Parking



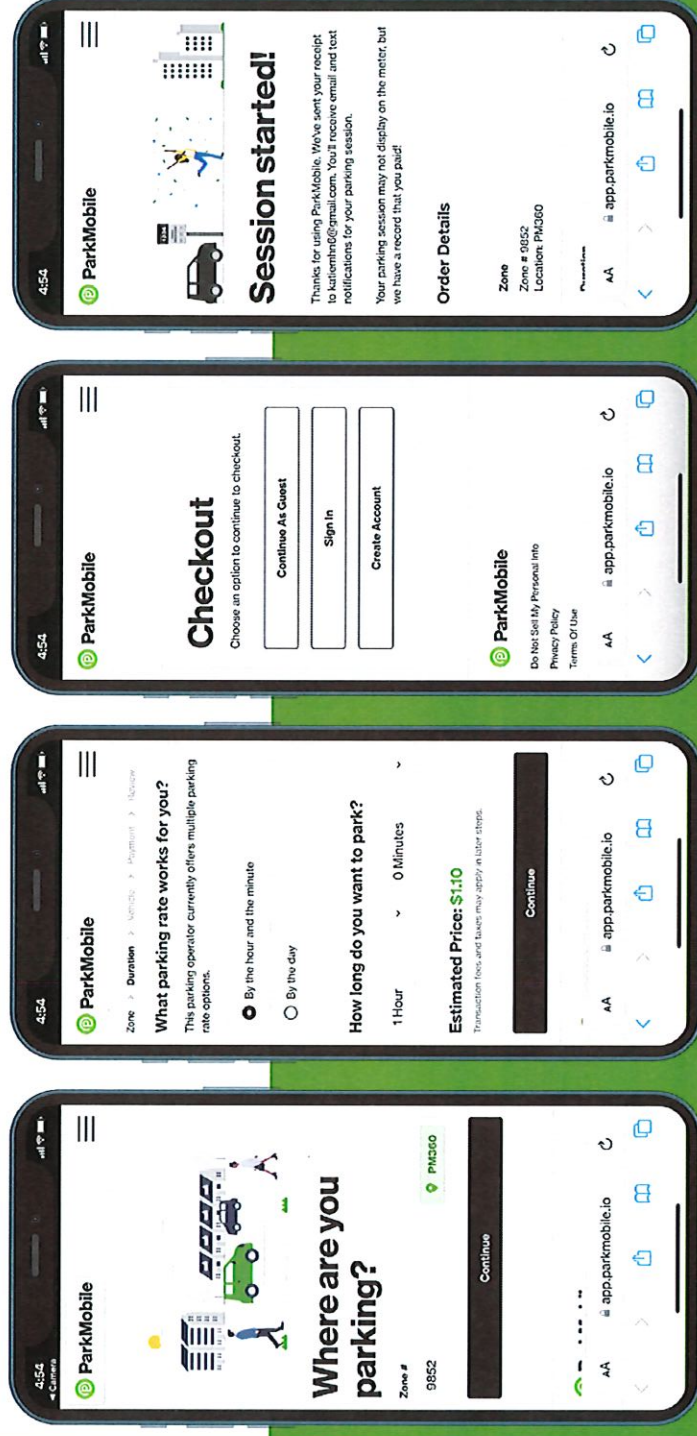
Infrastructure: Parking

- New street alignment?

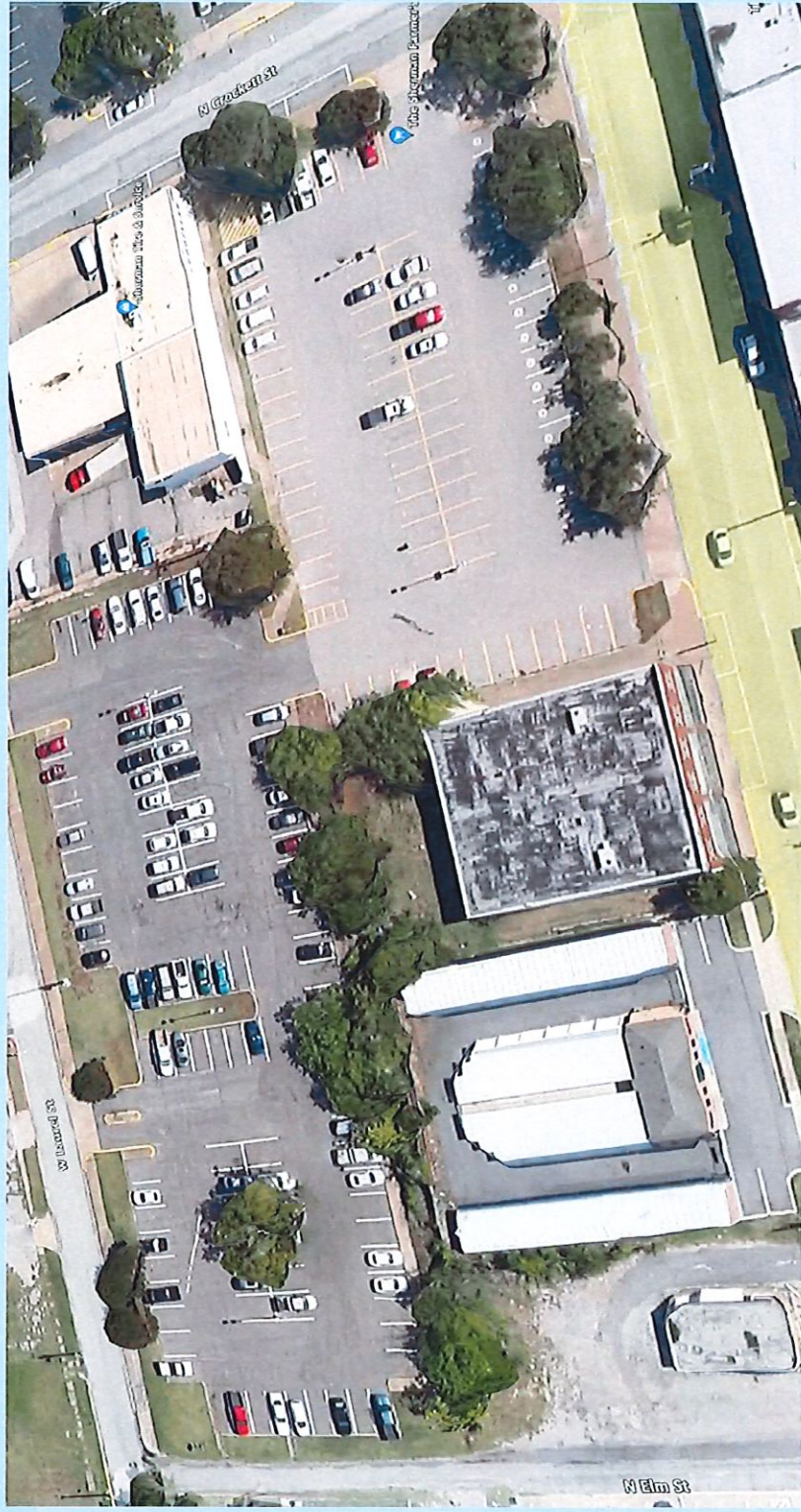


Infrastructure: Parking

- Paid parking?



Infrastructure: Parking



Infrastructure: Parking



Infrastructure: Parking

- 61 additional 3hr/1hr parking spaces at Houston/Crockett
- Moving from 61 paid spaces to 110
 - Waiting list is currently 16
- Stickers instead of individual spots
 - Managed through Main Street instead of Finance
 - Removing signs
 - More space for farmer's market
- Resurface all parking area, repaint individual spots
- Repaint light poles
- Add solar lights to rear parking lot

Infrastructure: Parking

- New signage
 - Consistent branding
 - More street corners
 - Highlight lots vs. on-street



Parking

- No more Mr. Nice Guy with unpaid tickets
 - Five or more unpaid tickets = tow
 - Amnesty for those with fewer than 5 tickets as of 1/1/2023 = clean slate
- Of the 1,587 overdue tickets, 43 individuals have more than 5 tickets outstanding, totaling \$23,362
 - Amnesty for all?
 - Amnesty prior to a certain date? Using 1/1/21 would remove 21 people

Top 3 Scofflaws

Tickets	Outstanding Balance
55	\$2,310
32	\$1,302
31	\$1,395

Viol. Date	
04/09/2021	06/15/2022
05/04/2021	06/17/2022
07/01/2021	07/07/2022
07/26/2021	08/09/2022
08/12/2021	08/11/2022
08/23/2021	08/16/2022
09/23/2021	08/18/2022
09/30/2021	08/30/2022
10/05/2021	08/31/2022
10/26/2021	09/01/2022
11/10/2021	09/06/2022
11/10/2021	09/07/2022
01/26/2022	09/14/2022
01/27/2022	09/21/2022
02/10/2022	09/27/2022
03/09/2022	09/29/2022
03/15/2022	10/04/2022
03/16/2022	10/06/2022
03/28/2022	10/13/2022
04/08/2022	10/13/2022
04/12/2022	11/16/2022
04/19/2022	11/17/2022
04/22/2022	11/18/2022
05/04/2022	
05/06/2022	
05/18/2022	
05/19/2022	
06/07/2022	
06/08/2022	
06/14/2022	

D6

- Incentives
 - D-BIG overhaul (staff)
 - Funding moved to TIRZ (staff & TIRZ Board)
- Policy
 - More generous utility work (staff)
 - Vacant building registry (Council)
- Infrastructure
 - Lights (Council)
 - Kidd-Key (staff)
 - Parking lot changes (staff)
 - New signage (staff)
 - Parking ordinance (Council)





Incentives
Policies
Infrastructure