

STATE OF TEXAS

§

November 7, 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 7, 2022.

MEMBERS PRESENT:

MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN,
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 led by Council Member Juston Dobbs.

APPROVE MINUTES

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of October 17, 2022 and the Called Tax Increment Financing Board #8 Meeting of October 17, 2022. Deputy Mayor Howeth moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.

MOTION CARRIED.

SPECIAL PRESENTATION

RECOGNIZING THE 2022 LEADERSHIP SHERMAN CLASS

2022 LEADERSHIP
SHERMAN CLASS

Eddie Brown, President and CEO of the Sherman Chamber of Commerce, introduced members of the 2022 Leadership Sherman Class that were in attendance at the meeting.

He explained, that the program began in 1980, with a class of four people. Over the years, the program has grown to include 25 to 30 people annually.

It is a nine-month community leadership program, sponsored by the Chamber. It includes a teambuilding day, City government, County government, regional issues, leisure and cultural issues, health services, and public safety. Members also select and complete a class project that benefits the community.

Members of the 2022 Leadership Sherman Class are Beth Eggar, Chad Luper, Emilie Nelson, Joey Beason, Katy Cope, Naomi Williams, Robin Lyday, Stephanie Davidson, Tiffany Francis, Brandy Washington, Courtney Mitchell, Jennifer Bohannon, John Williams, Kelly Corbett, Paul Terrell, Savanna Dixon, Stephanie Clark, Tina Gardner, Will Bain, Cassi Bergland, Craig Bowser, Jessica Cain, Justin Morris, Mailinh Nguyen, Rev. Frank Drenner, Shalyn Hernandez, Tiara Jones, and Wendy Vellotti.

CITIZEN'S COMMENTS

REPLAT APPROVAL OF TIMBER CREEK ADDITION, PHASE 2,
BEING 4.055 ACRES IN THE WILLIAM THOMPSON SURVEY,

REPLAT TIMBER
CREEK ADDITION,

ABSTRACT NUMBER 1210 AND THE GEORGE W. McGLOTHLIN SURVEY, ABSTRACT NO. 828, AND BEING ALL OF LOT 2 OF THE REPLAT OF PART OF LOT 9, TIMBER CREEK ADDITION, ALL OF LOT 4, CORRECTED PLAT OF LISA ADDITION, AND A PORTION OF THE FORMER TEXAS AND PACIFIC RAILROAD; WILLIAM MAGERS, OWNER AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (4 TIMBER CREEK ROAD)

PHASE 2
(4 TIMBER CREEK RD)

Mayor Plyler recognized Roy Franks, 24 Timber Creek Road, Sherman, who wanted to discuss Agenda Item I-10.

Mr. Franks said several of the neighbors of this property attended the Planning and Zoning Commission Meeting concerning this issue. He said that addition has a covenant on the property that requires 2.5 acres for any building site in the addition. Other residents have had to purchase additional property, in order to build a house on 2.5 acres.

He said this request is trying to remove one of the covenants of that addition. He said if this is allowed, then any resident of Timber Creek could build whatever they wanted too on any size lot, thereby "ruining" the addition.

He said other residents have had to acquire additional acreage before they could build, in order to meet the covenant requirements.

He explained that during the Planning and Zoning Commission Meeting, the residents presented their side, Bill Magers, the requesting property owner, presented his side, Members entered Executive Session, returned to the Regular Session and ruled that the covenant "didn't matter." He added that the residents "are looking at other legal means to enforce the covenant." He said the residents weren't allowed to rebut anything.

FINAL PLAT APPROVAL OF HIDDEN MEADOWS PHASE TWO, BEING 44.484 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT NUMBER 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119; LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, OWNERS AND KIMLEY-HORN AND ASSOCIATES, SURVEYOR (3800 BLOCK WEST HOUSTON STREET)

FINAL PLAT
HIDDEN MEADOWS,
PHASE 2
(3800 BLOCK OF
W. HOUSTON ST)

Mayor Plyler recognized Roy Franks, 24 Timber Creek Road, Sherman, who wanted to discuss Agenda Item I-8.

Mr. Franks said what the City is about to do with Woodman Circle Home on Hwy 56 is a safety concern. He said 300 new apartments are going to be built in that area, along with 287 on Hwy 56. It concerns a replat of linear homes.

He said, Hwy 56 is currently two lanes between Friendship Road and FM 1417. They have also approved the construction of 300 apartments on the "other side of FM 1417." That could potentially mean 587 cars on Hwy 56, a two lane road, within a half a mile. He felt that would cause some safety concerns.

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. Deputy Mayor Howeth moved to approve the Consent Agenda, as presented. Second by Council Member Dobbs. 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.

Council Member Teamann asked to remove Item I-8, entitled "Final Plat approval of Hidden Meadows Phase Two, located in the 3800 block of West Houston Street", and Item I-10, entitled "Replat approval of Timber Creek Addition, Phase 2, located at 4 Timber Creek Road", for discussion in their regular order of business.

The Council reviewed the Consent Agenda. Council Member Teamann moved to approve the Consent Agenda, subject to the Staff Review Letter, with the exception of Items I-8 and I-10, which will be discussed in their regular order of business. Second by Council Member Stevenson. All present voted AYE.

REPLAT APPROVAL OF TIMBER CREEK ADDITION, PHASE 2, BEING 4.055 ACRES IN THE WILLIAM THOMPSON SURVEY, ABSTRACT NUMBER 1210 AND THE GEORGE W. MCGLOTHLIN SURVEY, ABSTRACT NO. 828, AND BEING ALL OF LOT 2 OF THE REPLAT OF PART OF LOT 9, TIMBER CREEK ADDITION, ALL OF LOT 4, CORRECTED PLAT OF LISA ADDITION, AND A PORTION OF THE FORMER TEXAS AND PACIFIC RAILROAD; WILLIAM MAGERS, OWNER AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (4 TIMBER CREEK ROAD)

Council Member Teamann asked Ryan Pitman, City Attorney, if a development is within the City's residential zoning, and they submit for a plat, and it "lines up" with all City codes and ordinances, and they have proper zoning, is there anything the City can do to prevent a plat from being approved, from a legal standpoint.

Mr. Pittman said the City would not have authority, under State law, or the City's ordinances, to deny the plat, if it is in compliance with the rules and regulations, and State law.

He addressed the specific issue, saying that the interplay between HOA rules and regulations, covenant, and deed restrictions, which are a matter of a private, civil agreement between landowners. The City doesn't have a role to enforce those private HOA covenants and restrictions. He said the action of approving a plat, that does conform with the City's ordinances and regulations, would not amend the HOA regulations. The two are separate and the

CONSENT AGENDA

CONSENT AGENDA

APPROVE REPLAT
TIMBER CREEK
ADDITION, PHASE 2
(4 TIMBER CREEK RD)

enforcement mechanism for enforcing those are separate. He confirmed that it is a civil matter between property owners.

ACTION TAKEN.

Motion by Council Member Teamann to approve the Replat of Timber Creek Addition, Phase 2, a 4.055 acre tract, located at 4 Timber Creek Road, subject to the Staff Review Letter. The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into two lots for residential development, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF HIDDEN MEADOWS PHASE TWO, BEING 44.484 ACRES IN THE W.M. THOMPSON SURVEY, ABSTRACT NUMBER 1210 AND THE FIELDING BACON SURVEY, ABSTRACT NO. 119; LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, OWNERS AND KIMLEY-HORN AND ASSOCIATES, SURVEYOR (3800 BLOCK WEST HOUSTON STREET)

APPROVE FINAL PLAT
HIDDEN MEADOWS,
PHASE 2
(3800 BLOCK OF
W. HOUSTON ST)

Council Member Stevenson asked for clarification on this issue.

Wayne Lee, Director of Engineering, said the developer was required to do a traffic impact analysis for the subdivision. That study showed the need for deceleration lanes, entering the development. It also recommended decreasing the speed limit to 45 mph, on Hwy 56, along that stretch.

The staff has asked the Texas Department of Transportation to analyze the traffic study and do their own traffic study. They have also asked that they consider reducing the speed limit on Hwy 56 to 45 mph, based on the traffic study.

Council Member Stevenson asked if that was based on residential development. He said the alternative is a lot higher density than single-family residential. Robby Hefton, City Manager, said the area is already zoned for more. Residential would be a lesser density than what could be located there.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Final Plat of Hidden Meadows Phase Two, a 44.484 acre tract, located in the 3800 block of West Houston Street, subject to the Staff Review Letter. The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into 138 lots for residential development, as presented. Second by Deputy Mayor Howeth.

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

VOTING NAY: None.

MOTION CARRIED, SUBJECT TO STAFF REVIEW LETTER.

Mayor Plyler introduced Ordinance No. 6540 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 SCHOOL, NURSERY, KINDERGARTEN OR DAYCARE IN AN C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT AT 2100 POST OAK CROSSING, BEING LOT 2, POST OAK CROSSING REPLAT (HERITAGE MONTESSORI ACADEMY, OWNERS; SRC LAND BUILDING AND REAL ESTATE, REPRESENTATIVE; OMEGA DESIGN LLC, DESIGNER; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6540
SUP FOR SCHOOL,
NURSERY, KINDER-
GARTEN, DAYCARE
(2100 POST OAK
CROSSING)

Rob Rae, Development Services Director, said this Specific Use Permit is for a school, kindergarten, daycare, in a C-1 District. The applicant is proposing to use an existing office building, and repurposing it.

The proposed use is compatible with the City's new Comprehensive Plan, and the Planning and Zoning Commission recommended approval of the Specific Use Permit.

Glenn Hooper, 323 S. Dallas Avenue, Lancaster, Texas

Alex Freeman, 18740 Wainsborough Lane, Dallas, Texas

Mr. Hooper said he was the architect on the project, and explained that it was an existing building, with a law office, a clothing store, and a daycare suite. It is about 8,300 square feet. Eventually the entire building will be used for the proposed facility.

No other citizens appeared before the City Council to discuss Ordinance No. 6540.

Mayor Plyler introduced Ordinance No. 6541 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 TWO-FAMILY (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 210 WEST FAIRVIEW STREET, BEING 0.385 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763, BLOCK 1, ALSO BEING PART OF LOT 5, BLOCK 2, OF W.M. SHANNON SUPPLEMENTAL ADDITION (MARIO TOBAR, OWNER; SIAS DRAFTING AND DESIGN; DESIGNER; AND PRESTON TRAIL 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.

ORD 6541
SUP FOR DUPLEX
(210 W. FAIRVIEW ST)

Mr. Rae said this Specific Use Permit is for a duplex in an R-1 District. The proposed use is compatible with the City's new Comprehensive Plan, and the Planning and Zoning Commission recommended approval of the Specific Use Permit.

COUNCIL MINUTES – NOVEMBER 7, 2022

Mario Tobar, 635 Preston Meadows Road

Mr. Tobar was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6541.

Mayor Plyler introduced Ordinance No. 6542 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 PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 600-700 BLOCKS GRAHAM DRIVE, BEING 5.8608 ACRES, LOT 2, BLOCK 1, SHERMAN TOWN CENTER SECTION TWO (A-S 71 SHERMAN-PHASE III, LP, OWNERS; MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, REPRESENTATIVE/ENGINEER; MEEKS PARTNERS, ARCHITECT; AND ADAMS SURVEYING COMPANY, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6542
ZONE CHANGE
FOR MULTI-FAMILY
(600-700 BLOCKS
GRAHAM DR)

Mr. Rae said this request was for a zone change from a C-1 District to an R-2 District, and containing two lots. The Site Plan for the development currently consists of 340 multi-family units. The lot on the west side is already zoned R-2, but the lot on the east side is zoned C-1. The request is to change the zoning on this lot to R-2.

The proposed use is compatible with the City's new Comprehensive Plan, and the Planning and Zoning Commission recommended approval of the Specific Use Permit.

Michael Carlisle, 260 E. Davis Street, Suite 100, McKinney, Texas

Mr. Carlisle, Civil Engineer, from Kimley-Horn, appeared to answer any questions that the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6542.

Mayor Plyler introduced Ordinance No. 6543 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 ADOPT AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A CHURCH, DAYCARE AND FOOD BANK IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AND REPEAL ORDINANCE NO. 3820 AND ORDINANCE NO. 5647, LOCATED AT 2111 EAST TUCK STREET, BEING LOT 1, BLOCK 1, HARMONY BAPTIST CHURCH ADDITION (HARMONY BAPTIST CHURCH, OWNER; TERRENCE STEELE, REPRESENTATIVE; 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 6543
SUP FOR CHURCH,
DAYCARE, FOOD
BANK
(2111 E. TUCK ST)

Mr. Rae said they wanted to update the Specific Use Permit, and currently have two other Specific Use Permits at the site. They would like to construct a new building for a food bank.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6543.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6540

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 SCHOOL, NURSERY, KINDERGARTEN OR DAYCARE IN AN C-1 (RETAIL BUSINESS) DISTRICT/O-1.1 (FM HIGHWAY 1417) OVERLAY DISTRICT AT 2100 POST OAK CROSSING, BEING LOT 2, POST OAK CROSSING REPLAT (HERITAGE MONTESSORI ACADEMY, OWNERS; SRC LAND BUILDING AND REAL ESTATE, REPRESENTATIVE; OMEGA DESIGN LLC, DESIGNER; AND UNDERWOOD DRAFTING & SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6540
SUP FOR SCHOOL,
NURSERY, KINDER-
GARTEN, DAYCARE
(2100 POST OAK
CROSSING)

Ordinance 6541

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 TWO-FAMILY (DUPLEX) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 210 WEST FAIRVIEW STREET, BEING 0.385 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, BLOCK 1, ALSO BEING PART OF LOT 5, BLOCK 2, OF W.M. SHANNON SUPPLEMENTAL ADDITION (MARIO TOBAR, OWNER; SIAS DRAFTING AND DESIGN; DESIGNER; AND PRESTON TRAIL 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.

ORD 6541
SUP FOR DUPLEX
(210 W. FAIRVIEW ST)

Ordinance 6542

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-2 (MULTI-FAMILY RESIDENTIAL) DISTRICT LOCATED IN THE 600-700 BLOCKS GRAHAM DRIVE, BEING 5.8608 ACRES, LOT 2, BLOCK 1, SHERMAN TOWN CENTER SECTION TWO (A-S 71 SHERMAN-PHASE III, LP, OWNERS; MICHAEL CARLISLE, KIMLEY-HORN AND ASSOCIATES, REPRESENTATIVE/ENGINEER; MEEKS PARTNERS, ARCHITECT; AND ADAMS SURVEYING COMPANY, SURVEYOR); PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A

ORD 6542
ZONE CHANGE
FOR MULTI-FAMILY
(600-700 BLOCKS
GRAHAM DR)

REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Ordinance 6543

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO ADOPT AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A CHURCH, DAYCARE AND FOOD BANK IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AND REPEAL ORDINANCE NO. 3820 AND ORDINANCE NO. 5647, LOCATED AT 2111 EAST TUCK STREET, BEING LOT 1, BLOCK 1, HARMONY BAPTIST CHURCH ADDITION (HARMONY BAPTIST CHURCH, OWNER; TERRENCE STEELE, REPRESENTATIVE; 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 6543
SUP FOR CHURCH,
DAYCARE, FOOD
BANK
(2111 E. TUCK ST)

ACTION TAKEN.

Motion by Council Member Teamann to adopt Ordinance Nos. 6540, 6541, 6542, and 6543, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6982 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH SPIARS ENGINEERING, INC. FOR THE HICKORY HILL THOROUGHFARE AND UTILITY IMPROVEMENTS

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

Mr. Hefton said the staff is asking the Council to either table Resolution 6982 or take no action on the item. After the agenda was prepared, additional information was received that indicated there needed to be “more digging into the proposed contract.” He said they expect to be ready to present to the Council at the next Meeting.

Council Members chose to “skip” the agenda item.

RESOLUTION NO. 6983 – DETERMINING THE COSTS OF PHASE #2 PROJECTS TO BE FINANCED BY THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED PHASE #2 ASSESSMENT ROLL, FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL WITH THE CITY CLERK; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR DECEMBER 5, 2022, TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED

RES 6983
BEL AIR VILLAGE
PHASE #2

WITHIN THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL WITH THE CITY CLERK TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO

A RESOLUTION OF THE CITY OF SHERMAN, TEXAS, DETERMINING THE COSTS OF PHASE #2 PROJECTS TO BE FINANCED BY THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED PHASE #2 ASSESSMENT ROLL, FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL WITH THE CITY CLERK; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR DECEMBER 5, 2022 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL WITH THE CITY CLERK TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

Clint Philpott, Assistant City Manager, said this is Phase 2 of the Bel Air Subdivision. Plans are almost ready for approval and this is the next step for the public improvement district. Council will be approving the preliminary service assessment plan.

As construction continues, that plan will be submitted for actual construction costs, and then every year the plan will come back for assessment charges on how to bill each individual homeowner.

Mr. Philpott said this resolution is approving the preliminary plan, and calling for a regular meeting on December 5, 2022, to consider levying of the actual costs to each lot.

Phase 2 is combining Phases 2 and 3, of the original Master Plan. He said they are moving along very quickly on all the single-family portions of the development.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6983, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

ABSTAIN: Stevenson.

MOTION CARRIED.

RESOLUTION NO. 6984 – AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT BETWEEN SHERMAN HICKORY HILL, LLC AND THE CITY OF SHERMAN, TEXAS, FOR ACTUAL IMPROVEMENT COSTS FOR THE PLANNED DEVELOPMENT KNOWN AS HICKORY HILL

RES 6984
HICKORY HILL
PLANNED
DEVELOPMENT
REIMBURESEMENT
AGREEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT BETWEEN SHERMAN HICKORY HILL, LLC AND THE CITY OF SHERMAN, TEXAS FOR ACTUAL IMPROVEMENT COSTS FOR THE PLANNED DEVELOPMENT KNOWN AS HICKORY HILL.

Mr. Phillpott said this was a reimbursement agreement with Sherman Hickory Hill. A previous master development agreement was approved. They are working through the engineering and the cost estimates. This is the reimbursement for the City's portion of the design in the master development agreement.

They previously talked about the City paying for the offsite sewer extension, a waterline extension down Lamberth Road, and one of the two lanes that will be constructed on both Lamberth Road and Friendship Road. The developer is paying for the other half of that road cost.

He said the plan is to add two lanes initially, and then as traffic warrants, the other two lanes would be constructed, for an ultimate four lane road.

ACTION TAKEN.

Motion by Council Member Teamann to approve Resolution No. 6984, as presented. Second by Deputy Mayor Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6985 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR ENGINEERING SERVICES FOR LEAD AND COPPER RULE REVISION COMPLIANCE PROGRAM – PHASE 2 SERVICES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR ENGINEERING SERVICES FOR LEAD AND COPPER RULE REVISION COMPLIANCE PROGRAM – PHASE 2 SERVICES.

Tom Pruitt, Utility Engineer, said this is Phase 2 of the project. On January 15, 2021, the Environmental Protection Agency, established standards for lead and copper, for all distribution systems throughout the United States. TCEQ then handed down the rule to all Texas cities.

The deadline for cities to be in compliance with the rule is October 16, 2024. Phase 1 was the initial risk and resource report, which was completed by Freese and Nichols. That project was completed in May 2022.

RES 6985
LEAD & COPPER RULE
REVISION
COMPLIANCE
PROGRAM, PHASE 2

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 6985, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6986 – AUTHORIZING THE PURCHASE OF A NEW SPARTAN 105' RMA FIRE TRUCK FROM METRO FIRE APPARATUS SPECIALISTS FOR THE FIRE DEPARTMENT THROUGH HGAC

RES 6986
FIRE TRUCK
PURCHASE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW SPARTAN 105' RMA FIRE TRUCK FROM METRO FIRE APPARATUS SPECIALISTS FOR THE FIRE DEPARTMENT THROUGH HGAC.

Billy Hartsfield, Acting Fire Chief, said this resolution is for a new ladder truck. The current ladder truck is a 2010 model and has almost 70,000 miles and over 6,700 hours on it. The original cost was \$1.3 million, in 2010. A truck like that would cost over \$2 million today.

Repairs on that vehicle have totaled over \$530,000, with most repairs since 2018. Of it's 12 years in service, it has spent 3.5 years out of service, with most coming after 2018.

A team of seven firefighters and a division chief were assembled to determine the best replacement for the ladder truck. It was determined that a 2023-2024 Spartan 105' Gladiator Chassis for \$1.52 million would be best. That is an increase over the original price, however with inflation what it is today, that's not that much. With trade-ins, the final cost of the truck will be closer to \$1.1 million.

Mayor Plyler confirmed that the new ladder truck will extend 10 foot farther than the previous one. It also has a pumper, which will extend the capacity of the truck.

Mr. Hefton confirmed that the City would be getting all the quality and functionality of the other ladder truck. There is a 400 day build on the truck.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6986, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6987 – AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE CONTRACT DOCUMENTS FOR THE PURCHASE AND ACQUISITION OF REAL PROPERTY FROM MORGAN VILLARREAL AND ELLEN VILLARREAL LOCATED AT 1405 WEST

RES 6987
ROW PURCHASE
FOR WIDENING
MOORE ST
(1405 W. MOORE ST)

MOORE STREET, BEING LOT 2, BLOCK 1 OF THE HOLLY MOORE ADDITION, AS SHOWN IN PLAT OF RECORD IN DOCUMENT NO. 2020-07, PLAT RECORDS, GRAYSON COUNTY, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE CONTRACT DOCUMENTS FOR THE PURCHASE AND ACQUISITION OF REAL PROPERTY FROM MORGAN VILLARREAL AND ELLEN VILLARREAL LOCATED AT 1405 WEST MOORE STREET, BEING LOT 2, BLOCK 1 OF THE HOLLY MOORE ADDITION, AS SHOWN IN PLAT OF RECORD IN DOCUMENT NO. 2020-07, PLAT RECORDS, GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6988 – AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE CONTRACT DOCUMENTS FOR THE PURCHASE AND ACQUISITION OF REAL PROPERTY FROM ERICA GONZALEZ LOCATED AT 1401 WEST MOORE STREET, BEING LOT 1, BLOCK 1 OF THE HOLLY MOORE ADDITION, AS SHOWN IN PLAT OF RECORD IN DOCUMENT NO. 2020-07, PLAT RECORDS, GRAYSON COUNTY, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO FINALIZE NEGOTIATIONS AND TO FINALIZE AND EXECUTE CONTRACT DOCUMENTS FOR THE PURCHASE AND ACQUISITION OF REAL PROPERTY FROM ERICA GONZALEZ LOCATED AT 1401 WEST MOORE STREET, BEING LOT 1, BLOCK 1 OF THE HOLLY MOORE ADDITION, AS SHOWN IN PLAT OF RECORD IN DOCUMENT NO. 2020-07, PLAT RECORDS, GRAYSON COUNTY, TEXAS.
CONSENT AGENDA.

RES 6988
ROW PURCHASE
FOR WIDENING
MOORE ST
(1401 W. MOORE ST)

RESOLUTION NO. 6989 – AUTHORIZING THE PURCHASE OF A NEW FREIGHTLINER 114SD VACTOR TRUCK FROM FREIGHTLINER OF AUSTIN FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH BUYBOARD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW FREIGHTLINER 114SD VACTOR TRUCK FROM FREIGHTLINER OF AUSTIN FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH BUYBOARD.
CONSENT AGENDA.

RES 6989
DISTRIBUTION SVCS
NEW VEHICLE

RESOLUTION NO. 6990 – AUTHORIZING THE PURCHASE OF A NEW 2023 AUTOCAR DCX64 ROLL OFF TRUCK FROM CHASTANG ENTERPRISES FOR SOLID WASTE DEPARTMENT THROUGH BUYBOARD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2023 AUTOCAR DCX64 ROLL OFF TRUCK FROM CHASTANG ENTERPRISES FOR SOLID WASTE DEPARTMENT THROUGH BUYBOARD.
CONSENT AGENDA.

RES 6990
SOLID WASTE DEPT
NEW VEHICLE

RESOLUTION NO. 6991 – AUTHORIZING THE PURCHASE OF A NEW V65H VACUUM SWEEPER TRUCK FROM BMNA FOR THE STREET MAINTENANCE DEPARTMENT THROUGH H-GAC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW V65H VACUUM SWEEPER TRUCK FROM BMNA FOR THE STREET MAINTENANCE DEPARTMENT THROUGH H-GAC.

CONSENT AGENDA.

RES 6991
STREET DEPT
NEW VEHICLE

RESOLUTION NO. 6992 – AUTHORIZING THE PURCHASE OF VENTRAC TRACTOR: KN, 4520Z KUBOTA WG972-GL WITH ATTACHMENTS FOR THE PARKS MAINTENANCE DEPARTMENT FROM PROFESSIONAL TURF PRODUCTS, LP OF EULESS, TEXAS THROUGH BUYBOARD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF VENTRAC TRACTOR: KN, 4520Z KUBOTA WG972-GL WITH ATTACHMENTS FOR PARKS MAINTENANCE DEPARTMENT FROM PROFESSIONAL TURF PRODUCTS, LP OF EULESS, TEXAS THROUGH BUYBOARD.

CONSENT AGENDA.

RES 6992
PARKS MAINT DEPT
NEW VEHICLE

RESOLUTION NO. 6993 – AUTHORIZING THE PURCHASE OF A NEW CATERPILLAR 308 EXCAVATOR FROM HOLT CAT FOR THE STREET MAINTENANCE 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 STREET MAINTENANCE DEPARTMENT THROUGH SOURCEWELL.

CONSENT AGENDA.

RES 6993
STREET MAINT
NEW VEHICLE

REQUEST TO ADVERTISE ANNUAL CONTRACT TO SUPPLY AVIATION FUEL TO THE SHERMAN MUNICIPAL AIRPORT

The City Council approved a request to advertise for the annual contract to supply aviation fuel to the Sherman Municipal Airport. Aviation fuel is available for sale to patrons of the Airport facility. By contracting with a vendor through the public bidding process, the City will be able to negotiate pricing.

CONSENT AGENDA.

REQUEST TO ADV
AVIATION FUEL
ANNUAL CONTRACT

REQUEST TO ADVERTISE PURCHASE OF FOUR NEW HALF-TON TRUCKS FOR THE SHERMAN FIRE DEPARTMENT

The City Council approved a request to advertise for four new half-ton trucks for the Fire Department. The fire fleet is aging, with multiple units reaching the end of their useful life within the department. The four new half-ton trucks will replace existing staff vehicles.

CONSENT AGENDA.

REQUEST TO ADV
FIRE DEPT VEHICLES

CHANGE ORDER NO. 1
TEXOMA PARKWAY WATER MAIN REPLACEMENT FROM FM 691 TO FALLON DRIVE; DOUGLAS DAILEY CONSTRUCTION, LLC;
\$270,474.00 INCREASE

CHANGE ORDER NO. 1
TEXOMA PKWY
WATER MAIN
REPLACEMENT

Travis Overturf, Civil Engineer, said the Change Order is to Douglas Dailey Construction, for the Texoma Parkway Water Main Replacement Project, from FM 691 to Fallon Drive, in the amount of a \$270,474 increase. The changes were requested by the City staff.

(\$270,474 INCREASE)

The additional scope adds approximately 1,400 liner foot of 6-inch water line, from the Texoma Parkway, FM 691 intersection, and travels 1,400 foot west. All engineering design and plan production was done inhouse.

Council Member Stevenson asked why the additional footage was needed. Mr. Overturf said that additional footage was needed to serve additional water customers that are in the City limits that weren't previously served by City water. Eventually it is expected to extend to Hwy 75.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Change Order No. 1, to Douglas Dailey Construction, LLC, in the amount of a \$270,474 increase, for the Texoma Parkway Water Main Replacement from FM 691 to Fallon Drive Project, as presented.

Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

CHANGE ORDER NO. 1

PICKLEBALL/BASKETBALL COURT PROJECT; MERRITT COMPANIES; \$19,986.55 INCREASE

Mr. Philpott said this change order was also due to a change in scope. Part of the initial bid for the pickleball and basketball court included a requirement that they hire a structural engineer to make sure that the design that was speced met standards. The structural design contractor said modifications needed to be made to the footing and the subgrade.

**CHANGE ORDER NO .1
PICKLEBALL/
BASKETBALL COURT
PROJECT
(\$19,986.55 INCREASE)**

The initial change was significantly higher, but some of the larger trucks that were purchased for the Street Department are being used to haul some additional base material and remove other materials.

Mr. Philpott said the net result is a change order of approximately \$20,000. The slab will increase from five inches to six inches and the footings are increasing from 12x12 to 12x20 and to 12x24 for the basketball court. Mr. Hefton added that some of the work is also being done inhouse.

Council Member Teamann asked about the timeline for the project. Theresa Hutchinson, Parks and Recreation Manager, said there was no timeline included in the contract.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Change Order No. 1, to Merritt Companies, in the amount of a \$19,986.55

increase, for the Pickleball/Basketball Court Project, as presented. Second by Council Member Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

RECEIVE AN UPDATE ON THE CITY OF SHERMAN'S ONGOING PROJECTS

UPDATE ON CITY PROJECTS

Nate Strauch, Community and Support Service Manager, presented an update on the City's ongoing projects. Projects included in the video update included:

Woodman Circle Home	The Grove
Highway 75	Hidden Meadows
Highway 75/82 Interchange	Sweetwater Springs
Washington Meadows	Heritage Ranch
Heritage Crossing	Bel Air
Texoma Parkway Waterline	Texas Instruments
Sherman Police Department	

FINAL PLAT APPROVAL OF SHERDEN MALL LOT 1, BLOCK B, BEING 31.317 ACRES IN THE RUEBEN HENDRIX SURVEY, ABSTRACT NUMBER 504 AND IN THE SAM M McGLOTHLIN SURVEY, ABSTRACT NO. 811; CHARLIE NICHOLAS, SHERMAN NEC TEXOMA & 82 LP, OWNER; NE DEVELOPMENT, DEVELOPER; AND SPIARS ENGINEERING, INC., ENGINEER/SURVEYOR (3209 TEXOMA PARKWAY)

**APPROVE FINAL PLAT
SHERDEN MALL
(3209 TEXOMA PKWY)**

The City Council approved the Final Plat of Sherden Mall, Lot 1, Block B, a 31.317 acre tract, located at 3209 Texoma Parkway. The item was tabled at the September 20, 2022 Council Meeting. The property is zoned R-2 (Multi-Family Residential) District, and the owner would like to plat the property into one lot for a multi-family 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 HERNANDEZ EAST SIDE ADDITION, BLOCK 1, LOT 1, BEING 0.152 ACRES IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963, AND ALSO BEING PART OF LOT 3, BLOCK 1, EAST SIDE ADDITION; LUIS HERNANDEZ, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (1319 EAST JONES STREET)

**APPROVE REPLAT
HERNANDEZ EAST
SIDE ADDITION
(1319 E. JONES ST)**

The City Council approved the Replat of Hernandez East Side Addition, Block 1, Lot 1, a 0.152 acre tract, located at 1319 East Jones Street. The property is zoned R-1 (One-Family Residential) District, and 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.

REPLAT APPROVAL OF HIGHLAND MEADOWS ESTATES, LOTS 59 AND 60, BEING 3.560 ACRES IN THE WINFORD BAILEY SURVEY, ABSTRACT NO. 64, AND BEING ALL OF LOTS 59 AND 60 OF HIGHLAND MEADOWS ESTATES; ALETA OPPERMANN, OWNER; MARK KERR, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (1109 RIDGEVIEW DRIVE)

The City Council approved the Replat of Highland Meadows Estates, Lots 59 and 60, a 3.560 acre tract, located at 1109 Ridgeview Drive. The property is located in Sherman's Extraterritorial Jurisdiction, and 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
HIGHLAND MEADOWS
ESTATES
(1109 RIDGEVIEW DR)

FINAL PLAT APPROVAL OF SUTHERLAND HOUSE ADDITION, LOT 1, BLOCK 1, BEING 0.555 ACRES IN THE JASON STAMPS SURVEY, ABSTRACT NO. 1115; RUSTY SUTHERLAND, OWNER AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (2315 SOUTH FRIENDSHIP ROAD)

The City Council approved the Final Plat of Sutherland House Addition, Lot 1, Block 1, a 0.555 acre tract, located at 2315 South Friendship Road. The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into one lot 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 FINAL PLAT
SUTHERLAND HOUSE
ADDITION
(2315 S. FRIENDSHIP
RD)

FINAL PLAT APPROVAL OF ANDY PLACE ADDITION, LOT 1, BLOCK 1, BEING 2.193 ACRES IN THE WILLIAM MARTIN SURVEY, ABSTRACT NO. 765; OF CINDY GRIFFIN AND DRAKE HANTIA, OWNERS AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (5000 BLOCK FARMINGTON ROAD)

The City Council approved the Final Plat of Andy Place Addition, Lot 1, Block 1, a 2.193 acre tract, located in the 5000 block of Farmington Road. The property is located in Sherman's Extraterritorial Jurisdiction, and the owner would like to plat the property into one lot 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 FINAL PLAT
ANDY PLACE
ADDITION
(5000 BLOCK OF
FARMINGTON RD)

REPLAT APPROVAL OF TOBAR FAIRVIEW ADDITION, BEING 0.385 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, BLOCK 1, ALSO BEING PART OF LOT 5, BLOCK 2, OF W.M. SHANNON SUPPLEMENTAL ADDITION; MARIO TOBAR, OWNER; SIAS DRAFTING AND DESIGN; DESIGNER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (210 WEST FAIRVIEW STREET)

The City Council approved the Replat of Tobar Fairview Addition, a 0.385 acre tract, located at 210 West Fairview Street. The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into one lot to build a duplex.

APPROVE REPLAT
TOBAR FAIRVIEW
ADDITION
(210 W. FAIRVIEW ST)

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 HICKORY HILL MULTI FAMILY, LOT 1, BLOCK 1, BEING 24.680 ACRES IN THE W. THOMPSON SURVEY, ABSTRACT NO. 1209; SHERMAN HICKORY HILL, LLC, OWNER; DOBIE DEVELOPMENT GROUP, DEVELOPER; SEVAN MULTI-SITE SOLUTIONS AND SPIARS ENGINEERING, INC., ENGINEER/SURVEYOR (3400-4000 BLOCKS WEST LAMBERTH ROAD)

APPROVE FINAL PLAT
HICKORY HILL
MULTIFAMILY
(3400-4000 BLOCKS
OF W. LAMBERTH RD)

The City Council approved the Final Plat of Hickory Hill Multifamily, Lot 1, Block 1, a 24.680 acre tract located in the 3400 to 4000 blocks of West Lamberth Road. The property is zoned PD (Planned Development) District, and the owner would like to plat the property into one lot 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.

FINAL PLAT APPROVAL OF SWINDELL ADDITION, LOTS 1 & 2, BEING 5.000 ACRES IN THE JOHN McCLENIHAN SURVEY, ABSTRACT NUMBER 798; AMY SWINDELL, OWNER AND PRESTON TRAIL LAND SURVEYING LLC, SURVEYOR (112 BARBARA LANE)

APPROVE FINAL PLAT
SWINDELL ADDITION
(112 BARBARA LANE)

The City Council approved the Final Plat of Swindell Addition, Lots 1 and 2, a 5.000 acre tract, located at 112 Barbara Lane. The property is in Sherman's Extraterritorial Jurisdiction, and 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.

FINAL PLAT APPROVAL OF TITAN HERITAGE ADDITION, BEING 4.500 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625; TITAN HERITAGE LLC, OWNER; PRABHAKARAN THANGABEL, REPRESENTATIVE AND UNDERWOOD DRAFTING AND SURVEYING INC., SURVEYOR (475 OLD DORCHESTER ROAD)

APPROVE FINAL PLAT
TITAN HERITAGE
ADDITION
(475 OLD
DORCHESTER RD)

The City Council approved the Final Plat of Titan Heritage Addition, a 4.500 acre tract, located at 475 Old Dorchester Road. The property is located in Sherman's Extraterritorial Jurisdiction, and the owner would like to plat the property into one lot for commercial 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
FRIGHT FEST

FRIGHT FEST

Deputy Mayor Howeth thanked the staff for their hard work with Fright Fest. Because of weather it had to be moved, but they were still able to have it.

RIGHT TO VOTE

Council Member Dobbs urged citizens to exercise their right to vote in tomorrow's Election.

RIGHT TO VOTE

ANNOUNCEMENTS

Mayor Plyler announced the following:

- The Sherman Christmas Parade and Snowflake Festival is scheduled for December 3, 2022, at 6:00 p.m., in Downtown Sherman.
- The Parks and Recreation Department will kick-off Holiday Nights of Lights at Pecan Grove Park on December 2, 2022. The event will feature over seven miles of Christmas lights strung among the trees. The event starts at 5:30 p.m.
- The 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

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

(A) Sherman Hospital

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 6:02 p.m.

On Motion duly made and carried, the Executive Session recessed
at 6:35 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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:37 p.m.

ADJOURNMENT


CITY CLERK


MAYOR