

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
TUESDAY, JANUARY 16, 2024
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 2, 2024**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Special Presentations

C.1. SPECIAL PRESENTATION

Recognizing Tasheena Taylor's Accomplishments in Achieving her Texas Registered Municipal Clerk Certification through Texas Municipal Clerks Association and the University of North Texas

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6683

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 1.673 acres in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, Located at 2505 North Hickory Street, Heretofore Zoned MF-30 (Multi Family Residential) District; Rezoning and Placing the Tract in the MF-15 (Multi Family Residential) District Zoning Classification, Sarika Mandavilli (Owner), Vamsi Krishna Chitluri (Representative) and Burns Surveying (Surveyor); Providing for a Penalty not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6684

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, and Granting a Specific Use Permit to Allow Schools; Elementary, High, College and Universities, Public, Private, or Denominational in the C-1 (Retail Business) District/F.M. 1417 Overlay District, Located at 2276 South FM 1417 (Heritage Parkway), consisting of 10.0030 acres in the E. Jones Survey, Abstract No. 625, City of Sherman, Grayson County, Texas; Sherman Developers, LLC (Owner), Michael Carlisle, P.E. (Applicant) and Kimley-Horn and Associates, Inc. (Engineer/Surveyor); Prescribing Conditions to the Specific Use Permit; Providing A Penalty Not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6685

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, and Granting a Specific Use Permit to Allow a Junk, Salvage Yard, or Wrecking Service in the M-2 (Heavy Manufacturing) District, Located at 415

East Houston Street, Consisting of 1.526 acres being a Part of the J.B. McAnair Survey, Abstract No. 763 and being all of Tract One, Tract Two and Tract Three, City of Sherman, Grayson County, Texas Justin Ellis, Ellis Truck and Auto, Inc. (Owner) and Underwood Drafting & Surveying (Surveyor); Prescribing Conditions to the Specific Use Permit; Providing A Penalty Not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6686

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, and Granting a Specific Use Permit to Allow a Travel Trailer Park in the C-1 (Retail Business) District/75 & 82 Overlay District, Located at 3551 East Highway 82, consisting of 10.586 acres in the Samuel M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, Wendy Ferguson, KWL Assets, LLC (Owner), Todd Evans, Lanterra Group, LLC (Applicant) and North Texas Surveying, LLC (Surveyor); Prescribing Conditions to the Specific Use Permit; Providing A Penalty Not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6687

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 0.115 acres in the G.B. Pilant Survey, Abstract No. 963, City of Sherman, Grayson County, Texas, Located at 413 South Willow Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning and Placing the Tract in the R-5 (Single Family Residential) District Zoning Classification, Gladiator Build (Owner) and Barton Chapa Surveying (Surveyor); Providing for a Penalty not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6688

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, and Granting a Specific Use Permit to Allow An Automobile Repair, Body Work, or Painting in the C-2 (General Commercial) District, Located at 3314 and 3318 Texoma Parkway, Tract One Consisting of 5.34 acres being a part of Lots 12, 13, 14, all of Lots 15 and 16, 17, Block 1 of the Redick Addition and Tract Two, Consisting of 2.927 acres being a part of the Reuben Hendrix Survey, Abstract No. 504, City of Sherman, Grayson County, Texas, Thomas Hardin II (Owner); Prescribing Conditions to the Specific Use Permit; Providing A Penalty Not to Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Close Public Hearing and Consider Adoption of Ordinances

E.1. ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers 6683, 6684, 6685, 6686, 6687 & 6688.

Resolutions

F.1. RESOLUTION NO. 7242

Authorizing Execution of a Standard Short Form of Agreement Between Owner (City of Sherman) and Architect (Hidell and Associates Architects, Inc.) for Professional Services Relating to the Renovation for the Sherman City Hall

F.2. RESOLUTION NO. 7243

Approving the Greater Texoma Utility Authority's Intention to Award Amendment 5.00 - Bid Package 5.00 to Garney Companies, Inc. for the 36-Inch West Sherman Water Main

F.3. RESOLUTION NO. 7244

Authorizing Execution of Amendment No. 2 to the Professional Services Agreement with Plummer Associates, Inc. for Engineering Services for Design of the Wastewater Treatment and Water Reuse Master Plan

F.4. RESOLUTION NO. 7245

Authorizing Execution of a Development Agreement between the City of Sherman and Three Oaks Development and Construction Company for the Construction of Infrastructure Improvements and the conveyance to Sherman of a 22.48 acre tract of land in the Preston Kitchen Survey, Abstract No. 67, City of Sherman, Grayson County, Texas, Generally Located in the 2400-2500 blocks of South East Street

F.5. RESOLUTION NO. 7246

Awarding a Bid to Three Oaks Development and Construction Company for the conveyance of approximately 12 Acres of City-owned Land in the Preston Kitchen Survey, Abstract No. 667, City of Sherman, Grayson County, Texas, Generally Located in the 2400-2500 Blocks of South East Street; Authorizing Execution of Necessary Transaction Documents Related Thereto

Other Business

G.1. OTHER BUSINESS

Consider Approval of the Annexation Scheduling Plan for the Proposed Annexation of Approximately 220.18 acres of land located West of F.M. 1417 (Heritage Parkway) and North of OB Groner Road adjacent to the Sherman City Limits and in the City of Sherman's Extraterritorial Jurisdiction; and Directing the Department of Engineering Services to Develop a Service Plan for the Area to be Annexed Upon Approval of the Annexation Scheduling Plan

G.2. OTHER BUSINESS

Presentation from Development Services Director on Amending Chapter 3 of the Code of Ordinances, entitled "Building Regulations"

G.3. OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

G.4. OTHER BUSINESS

Approve Investment Report for Quarter Ended December 31, 2023

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

I.1. 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.

I.2. 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.

I.3. 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.

I.4. 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

Greater Texoma Utility Authority Board of Directors (2)

I.5. TEX. GOV'T CODE § 551.076

Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.

I.6. 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.

I.7. 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.

Sherman Junction Development

The Council reconvenes into General Session

COUNCIL CALENDAR

K.1. COUNCIL CALENDAR

2024 Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Friday, January 12, 2024 at 5:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of January 2024. City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of “Citizens Requests”, “Media Questions”, and “Council Concerns” may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

David Plyler

Deputy Mayor

Shawn C. Teamann

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code