

STATE OF TEXAS §
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on January 16, 2024.

**MEMBERS PRESENT: MAYOR DAVID PLYLER.
COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN.**

**MEMBERS ABSENT: DEPUTY MAYOR SHAWN TEAMANN.
COUNCIL MEMBERS HOWETH, STEVENSON.**

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

The Council reviewed the Minutes of the Regular City Council Meeting of January 2, 2024. Council Member Holland moved to approve the Minutes, as presented; Second by Council Member Dobbs; All present voted AYE.

MOTION CARRIED.

CITIZEN'S COMMENTS

There were no citizen's comments.

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**

Tenitrus Bethel, Deputy City Secretary, from the City of McKinney, presented Tasheena Taylor, Administrative Assistant, with her certification from the Texas Municipal Clerk's Association. Ms. Taylor is now a Texas Registered Municipal Clerk.

Mayor Plyler introduced Ordinance No. 6683 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

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Rob Rae, Director of Development Services, briefed the Council on this zone change, adding that the Planning and Zoning Commission and the staff recommended approval of the request.

Terry Wright, 1430 S. Broadway, Carrollton, Texas

Mr. Wright appeared to represent the request and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6683.

Mayor Plyler introduced Ordinance No. 6684 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A SCHOOLS; ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN THE C-1 (RETAIL BUSINESS) DISTRICT/FM 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.

**ORD 6684
SUP FOR SCHOOL
(2276 S. FM 1417)**

Mr. Rae said the request was to allow a Charter School in a C-1 District. The Planning and Zoning Commission and the staff recommended approval of the request.

Michael Carlisle, Kimley-Horn, 200 N. Travis Street, Sherman

Mr. Carlisle appeared representing the engineering aspect of the school, and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6684.

Mayor Plyler introduced Ordinance No. 6685 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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. McANAI 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

**ORD 6685
SUP FOR JUNK,
SALVAGE YARD,
WRECKING SERVICE
(415 E. HOUSTON ST)**

SPECIFIC USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this Specific Use Permit would allow a wrecking service in an M-2 District. The request came about after code enforcement action for cars parked along East Street. The use is not compatible with the Comprehensive Plan; however, the staff does recommend approval.

Justin Ellis, 2502 Canyon Creek, Sherman

Mr. Ellis appeared representing Ellis Auto, and asked the Council to recognize his “grandfather” status as being there before the ordinances were in place.

No other citizens appeared before the City Council to discuss Ordinance No. 6685.

Mayor Plyler introduced Ordinance No. 6686 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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, KWLTL 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.

**ORD 6686
SUP FOR
RV RESORT
(3551 E. HWY 82)**

Mr. Rae said the request is to allow an RV Park at the corner of Hwy 82 and Skaggs Road. The Planning and Zoning Commission recommended approval, however the staff does not recommend approval, since it would not be the highest and best use of the property.

Wendy Ferguson, Owner, KWLTL Assets, LLC

Ms. Ferguson appeared representing the request and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6686.

Mayor Plyler introduced Ordinance No. 6687 and called for a public hearing:

AN ORDINANCE OF THE CITY OF SHERMAN, TEXAS, 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

**ORD 6687
ZONE CHANGE
(413 S. WILLOW ST)**

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.

Mr. Rae said the applicant is requesting a zone change to be in conformance with the City's zoning ordinance. The Planning and Zoning Commission and the staff recommend approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6687.

Mayor Plyler introduced Ordinance No. 6688 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

ORD 6688
SUP FOR AUTO
REPAIR
(3314 & 3318
TEXOMA PKWY)

Mr. Rae said the auto repair business wanted to add a new paint booth, and it was discovered that they did not have a Certificate of Occupancy for auto repair. They are requesting the SUP to come into conformance with the zoning ordinance.

The Planning and Zoning Commission and the staff recommend approval of the zone change.

Thomas Hardin, 1755 Meadowlake Drive, Sherman

Mr. Hardin appeared representing the applicant and was available to answer any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6688.

The Public Hearing was closed.

Ordinance 6683

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

ORD 6683
ZONE CHANGE
(2505 N. HICKORY ST)

Ordinance 6684

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A SCHOOLS; ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN THE C-1 (RETAIL BUSINESS) DISTRICT/FM 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.

ORD 6684
SUP FOR SCHOOL
(2276 S. FM 1417)

ACTION TAKEN.

Motion by Council Member Dobbs to approve Ordinance Nos. 6683 and 6684, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6685

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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

ORD 6685
SUP FOR JUNK,
SALVAGE YARD,
WRECKING SERVICE
(415 E. HOUSTON ST)

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\$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Council Member Dobbs asked Mr. Ellis if he would be willing to clean up the fence and replace the existing slats. Mr Ellis said he would do that.

Ryan Pittman, City Attorney, said the current draft would require a new fence to be installed, and screened from all sides. The decision was made to require screening on the East Street and Houston Street sides, but that the existing fence can stay in its current location.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Ordinance No. 6685, allowing the existing fence to stay in its current location, but replacing existing screening, where needed, and adding screening along East Street. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6688

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

**ORD 6688
SUP FOR AUTO
REPAIR
(3314 & 3318
TEXOMA PKWY)**

ACTION TAKEN.

Motion by Council Member Holland to approve Ordinance No. 6688, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6687

AN ORDINANCE OF THE CITY OF SHERMAN, TEXAS, 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

**ORD 6687
ZONE CHANGE
(413 S. WILLOW ST)**

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.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Ordinance No. 6687, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6686

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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, KWLT 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.

ORD 6686
SUP FOR
RV RESORT
(3551 E. HWY 82)
(DENIED)

ACTION TAKEN.

Motion by Council Member Dobbs to deny Ordinance No. 6686, as presented. Second by Council Member Marroquin.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED TO DENY.

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

RES 7242
CITY HALL
RENOVATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

Robby Hefton, City Manager, briefed the City Council on timing and modification of the current City Hall building to accommodate the growth in City departments.

Zach Flores, Assistant City Manager, said the project would include increasing the meeting space in the Council Chambers, the City

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Manager's Conference Room, and a more secure entrance to City Hall. He introduced Aaron Babcock, Architect, Hidell & Associates Consultants, to discuss the project.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 7242, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

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

**RES 7243
36" WEST SHERMAN
WATER MAIN**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

Tom Pruitt, Utility Engineer, explained the bid packages that would be awarded through the Greater Texoma Utility Authority for the 36-inch West Sherman Water Main project.

ACTION TAKEN.

Motion by Council Member Holland to approve Resolution No. 7243, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

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

**RES 7244
WWTP WATER
REUSE MASTER PLAN**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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 PROJECT.

Mr. Pruitt said this was the second amendment for the Wastewater Treatment Water Reuse Master Plan.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 7244, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

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

RES 7245
THREE OAKS
DEVELOPMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND THREE OAKS DEVELOPMENT AND CONSTRUCTION COMPANY FOR THE CONSTRUCTION OF PARK IMPROVEMENTS IN AN APPROXIMATE 12 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.

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

RES 7246
THREE OAKS
DEVELOPMENT
CONVEYANCE OF
LAND

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

Mr. Rae said the City posted a sale of land, which in conjunction with a Developer's Agreement, will secure property for a future park, Shark Tooth Park, at that location.

ACTION TAKEN.

Motion by Council Member Holland to approve Resolution Nos. 7245 and 7246, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

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

ANNEXATION
SCHEDLUE
(GREENWAY)

DEPARTMENT OF ENGINEERING SERVICES TO DEVELOP A SERVICE PLAN FOR THE AREA TO BE ANNEXED UPON APPROVAL OF THE ANNEXATION SCHEDULING PLAN

Mr. Rae said this annexation is prompted by an upcoming appeal of a zoning item from the Planning and Zoning Commission. The City Council can't hear the appeal unless the property has been annexed. If annexed, the appeal will be on the February 5, 2024 City Council Meeting.

ACTION TAKEN.

Motion by Council Member Holland to approve the Annexation Schedule for approximately 220.18 acres, located west of FM 1417 (Heritage Parkway) and north of OB Groner Road, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Marroquin.

VOTING NAY: None.

MOTION CARRIED.

PRESENTATION FROM DEVELOPMENT SERVICES DIRECTOR ON AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED "BUILDING REGULATIONS"

**BUILDING
REGULATIONS**

Mr. Rae said the staff recommends updating Chapter 3 of the Code of Ordinances, concerning building and fire code regulations. Larry Bollier, Building Official/Chief Plans Examiner; Dillon Stewart, Fire Marshal; and Steven Davis, Assistant Fire Marshal, discussed the proposed changes to the Code.

Mr. Rae said the proposed changes also included a Residential Rental Property Regulation, which would allow staff to have additional enforcement power on some "problem properties." This would apply to single family homes, as well as large apartment complexes. The purpose would be to improve the living conditions of all Sherman residents, especially rental tenants. It would allow staff to license and make inspections on rental property.

The proposed changes also include increasing building permit fees. Actual Council consideration of the proposed changes will be at the February 5, 2024 Council Meeting.

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT SHARP

**SEDCO QUARTERLY
PROGRESS REPORT**

Kent Sharp, President, Sherman Economic Development Corporation, presented the Quarterly Progress Report on their activities and accomplishments.

APPROVE INVESTMENT REPORT FOR QUARTER ENDED DECEMBER 31, 2023

INVESTMENT REPORT

Mary Lawrence, Director of Finance, presented the City's Investment Report for the quarter ended December 31, 2023.

ACTION TAKEN.

Motion by Council Member Dobbs to approve the Investment Report for the quarter ended December 31, 2023, as presented. Second by Council Member Holland.

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

COUNCIL COMMENTS

- Congratulated Ms. Taylor on achieving her Certification as a Registered Municipal Clerk. (Council Member Dobbs)
- Urged citizens to keep their pets inside during the freezing weather. (Council Member Dobbs)
- Congratulated Mr. Rae on the proposed changes to the building code. (Council Member Marroquin)

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Tickets are on sale for the Annual Parks and Recreation Father Daughter Dance, which will be held on February 9 and 10, 2024, in the Municipal Ballroom. Tickets are \$15 per person.
- The Sherman Chamber of Commerce will hold their Annual Awards Luncheon on January 26, 2024, at 11:00 a.m., at Austin College. The event will celebrate local community leaders.
- Habitat for Humanity will host their Annual “Habi-Taters” fundraiser on January 27, 2024, in the Municipal Ballroom.

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.

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

COUNCIL COMMENTS

ANNOUNCEMENTS

EXECUTIVE SESSION

**DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN
NEGOTIATIONS WITH A THIRD PERSON**

TEX. GOV'T CODE § 551.074 --

**DELIBERATING THE APPOINTMENT, EMPLOYMENT,
EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR
DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR
A COMPLAINT OR CHARGE AGAINST AN OFFICER OR
EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE
SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A
PUBLIC HEARING**

(A) Greater Texoma Utility Authority Board of Directors (2)

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 Junction Development

TEXAS 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 6:21 p.m.**

**On Motion duly made and carried, the Executive Session recessed
at 6:49 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

GREATER TEXOMA UTILITY AUTHORITY BOARD OF DIRECTORS

(2)

ACTION TAKEN.

**Motion by Council Member Holland to reappoint Donald
Johnston and Matt Brown to the Greater Texoma Utility
Authority Board of Directors for a term from December 31, 2023
to December 31, 2025, as presented. Second by Council
Member Dobbs.**

GTUA

COUNCIL MINUTES – JANUARY 16, 2024

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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:50 p.m.

ADJOURNMENT

MAYOR

CITY CLERK