

STATE OF TEXAS §

February 19, 2024

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 February 19, 2024.

MEMBERS ABSENT: NONE.

CALL TO ORDER

APPROVE MINUTES

SEVERAL ISSUES ADDRESSED

- ## CONSENT AGENDA

CONSENT AGENDA

SPECIAL PRESENTATIONS

TXDOT PROJECT UPDATE

COUNCIL MINUTES – FEBRUARY 19, 2024

Noel Paramanantham, Paris District Engineer, Texas Department of Transportation, presented an update on the \$170 million project on Hwy 75 in Sherman, that began construction in 2020. The current schedule is for the project to be “substantially complete” by the end of June or mid-July, 2024.

He discussed the individual parts of the total project, with updates, as well as future projects, both funded and unfunded. The FM 1417 project is also on schedule.

Robby Hefton, City Manager, asked if the portion of FM 1417, from Hwy 75, about a mile west, needed to be expedited, what would be required on the City’s part. Mr. Paramanantham said any additional money the City could add would help the project.

RECEIVE REPORT FROM TAPS PUBLIC TRANSIT

Shellie White, General Manager, Texoma Area Paratransit System, presented a report on TAPS services, to six counties. She discussed fares charged and types of services offered.

TAPS REPORT

PROCLAMATION

“ENGINEER’S WEEK” - February 12-16, 2024

Mayor Plyler presented a proclamation to Tom Pruitt, President, Texas Society of Professional Engineers and City Utility Engineer, designating “Engineer’s Week.”

**UNITED ACTS OF
KINDNESS DAY
(FEB. 16, 2024)**

Mayor Plyler introduced Ordinance No. 6695 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 0.496 ACRES BEING LOTS 1, 2 AND 3 OF THE NORTHCREEK ADDITION IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 5012-5020 KNOLLWOOD ROAD, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-2F (DUPLEX RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, YOUNG ENTERPRISES, LP AND JOSE MENJIVAR (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6695
ZONE CHANGE
(5012-5020
KNOLLWOOD RD)**

Rob Rae, Director of Development Services, said duplexes were originally allowed in the zoning district, however after the City changed the zoning districts, they would not be allowed.

Todd Young, President, Young Enterprises

Mr. Young said he represented one of the owners, who would like to start construction, and was available to answer any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6695.

Mayor Plyler introduced Ordinance No. 6696 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 MINI-WAREHOUSE (SELF STORAGE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE, CONSISTING OF 5.924 ACRES BEING A REPLAT OF LOTS 1 AND 2, BLOCK A OF FIRST UNITED BANK ADDITION AND A PART OF LOT 5, BLOCK 2 OF TEAGUE INDUSTRIAL PARK UNIT NO. 2, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS IKON GROUP OPPORTUNITY ZONE FUND, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE) AND HELVEY-WAGNER 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.

ORD 6696
SUP FOR MINI-
WAREHOUSE
(2007-2011 TEXOMA
PKWY & 2007
TEXOMA DR)

Mr. Rae said this was a Specific Use Permit for a mini-warehouse.

No citizens appeared before the City Council to discuss Ordinance No. 6696.

Mayor Plyler introduced Ordinance No. 6697 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, REPEALING ORDINANCE 5358 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A CONTRACTORS OR CONSTRUCTION OFFICE, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR, WITH OUTDOOR STORAGE IN A C-2 DISTRICT/75&82 OVERLAY DISTRICT LOCATED AT 2816 TEXOMA PARKWAY, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS RISK FAMILY PARTNERSHIP (OWNER), DOYLE MOORE (REPRESENTATIVE) AND COPLEY LAND 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.

ORD 6697
SUP FOR
CONSTRUCTION
OFFICE & EQUIP
SALES, SERVICE
(2816 TEXOMA PKWY)

Mr. Rae said Good Earth Soil & Materials is currently operating at this location, and expanded their site. They previously had a Specific Use Permit that requires amendment with the expansion.

No citizens appeared before the City Council to discuss Ordinance No. 6697.

Mayor Plyler introduced Ordinance No. 6698 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;

ORD 6698
SUP FOR SCHOOL
(521 S. DEWEY AVE)

ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN A R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 521 SOUTH DEWEY AVENUE, CONSISTING OF 9.863 ACRES BEING IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN INDEPENDENT SCHOOL DISTRICT (OWNER), PHILIP VARUGHESE (REPRESENTATIVE), VLK ARCHITECTS (ARCHITECT) AND TEAGUE NALL & PERKINS (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.

Mr. Rae said this request was from the Sherman Independent School District to reconstruct Crutchfield Elementary School, which is anticipating 750 students.

Philip Varughese, Team Leader, Teague Nall and Perkins, Inc.

Mr. Varughese appeared representing the Sherman Independent School District, and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6698.

Mayor Plyler introduced Ordinance No. 6699 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 SCHOOL; ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN A R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 501 WEST TAYLOR STREET, CONSISTING OF 11.333 ACRES BEING IN THE J. B. McANAI SURVEY, ABSTRACT NUMBER 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN INDEPENDENT SCHOOL DISTRICT (OWNER), PHILIP VARUGHESE (REPRESENTATIVE), VLK ARCHITECTS (ARCHITECT) AND TEAGUE NALL & PERKINS (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 6699
SUP FOR SCHOOL
(501 W. TAYLOR ST)

Mr. Rae said this was similar to the last item, but for Fairview Elementary School.

Mr. Varughese was also available if the Council had any questions on this request.

No other citizens appeared before the City Council to discuss Ordinance No. 6699.

Mayor Plyler introduced Ordinance No. 6700 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 2.61 ACRES BEING A PART OF THE J.B McANAI SURVEY, ABSTRACT NO. 763 AND THE SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1800 TEAGUE STREET, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, ONE GRAND CENTRE, LLC (OWNER), AMANDA NORTH (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6700
ZONE CHANGE
(1800 TEAGUE ST)

Mr. Rae said the property owner of One Grand Centre would like to rezone the location to allow certain uses that weren't allowed in the original zone.

Amanda North, Building Operations Manager, One Grand Centre, appeared representing the request, and was available to answer any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6700.

Mayor Plyler introduced Ordinance No. 6701 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING THE PLATTED RIGHT OF WAY KNOWN AS SPARROW LANE BETWEEN CROCKETT STREET AND WALNUT STREET, IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS BEING SHOWN IN VOLUME 19, PAGE 55 AND VOLUME 25, PAGE 559, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACT "1" AND TRACT "2" IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, SAID PROPERTY SHALL BE RESERVED AS AN UTILITY EASEMENT FOR PUBLIC AND FRANCHISE UTILITIES FOR THE RIGHT OF INGRESS AND EGRESS TO SAME FOR PURPOSES OF OPERATION, MAINTENANCE, OR REMOVAL OF SUCH UTILITIES OR UNTIL SUCH UTILITIES SHALL BE ABANDONED OR RELOCATED.

ORD 6701
CLOSE & ABANDON
PLATTED R-O-W
(SPARROW LN,
BETWEEN CROCKETT
& WALNUT ST)

Wayne Lee, Director of Engineering, said St. Marty Catholic Church owns the property on both sides of Sparrow Lane, and has requested to abandon this narrow public right-of-way, for safety purposes. If abandoned, the right-of-way will be maintained as a public utility easement.

Father Martin Castañeda, St. Mary's Catholic Church

Father Castañeda said they would like to close the street for safety purposes. Their parishioners and students cross the street from one facility to another, and he was worried for their safety. They would like to build a walkway across the abandoned street.

No other citizens appeared before the City Council to discuss Ordinance No. 6701.

Mayor Plyler introduced Ordinance No. 6702 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF U.S HIGHWAY 75 AND THE ADJACENT FRONTAGE ROADS IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS, FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6702
SPEED LIMIT
(HWY 75 &
FRONTAGE RDS)

Mr. Lee said TxDOT is beginning construction on another section of Hwy 75, from Hwy 82, north into Denison. This request would lower the speed limits in this new construction zone.

No citizens appeared before the City Council to discuss Ordinance No. 6702.

The Public Hearing was closed.

Ordinance 6695

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 0.496 ACRES BEING LOTS 1, 2 AND 3 OF THE NORTHCREEK ADDITION IN THE ALEXANDER AND RICHARDS SURVEY, ABSTRACT NO. 42, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 5012-5020 KNOLLWOOD ROAD, HERETOFORE ZONED MF-30 (MULTI FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-2F (DUPLICATE RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, YOUNG ENTERPRISES, LP AND JOSE MENJIVAR (OWNER) AND COPLEY LAND SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6695
ZONE CHANGE
(5012-5020
KNOLLWOOD RD)

Ordinance 6696

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 MINI-WAREHOUSE (SELF STORAGE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED AT 2007-2011 TEXOMA PARKWAY AND 2007 TEXOMA DRIVE, CONSISTING OF 5.924 ACRES BEING A REPLAT OF LOTS 1 AND 2, BLOCK A OF FIRST UNITED BANK ADDITION AND A PART OF LOT 5, BLOCK 2 OF

ORD 6696
SUP FOR MINI-
WAREHOUSE
(2007-2011 TEXOMA
PKWY & 2007
TEXOMA DR)

TEAGUE INDUSTRIAL PARK UNIT NO. 2, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS IKON GROUP OPPORTUNITY ZONE FUND, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE) AND HELVEY-WAGNER 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.

Ordinance 6697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, REPEALING ORDINANCE 5358 AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A CONTRACTORS OR CONSTRUCTION OFFICE, EQUIPMENT SALES, SERVICE, RENTAL AND REPAIR, WITH OUTDOOR STORAGE IN A C-2 DISTRICT/75&82 OVERLAY DISTRICT LOCATED AT 2816 TEXOMA PARKWAY, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS RISK FAMILY PARTNERSHIP (OWNER), DOYLE MOORE (REPRESENTATIVE) AND COPLEY LAND 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.

ORD 6697
SUP FOR
CONSTRUCTION
OFFICE & EQUIP
SALES, SERVICE
(2816 TEXOMA PKWY)

Ordinance 6698

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 A R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 521 SOUTH DEWEY AVENUE, CONSISTING OF 9.863 ACRES BEING IN THE GEORGE B. PILANT SURVEY, ABSTRACT NUMBER 963, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN INDEPENDENT SCHOOL DISTRICT (OWNER), PHILIP VARUGHESE (REPRESENTATIVE), VLK ARCHITECTS (ARCHITECT) AND TEAGUE NALL & PERKINS (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 6698
SUP FOR SCHOOL
(521 S. DEWEY AVE)

Ordinance 6699

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 SCHOOL; ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN A R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 501 WEST TAYLOR STREET, CONSISTING OF 11.333 ACRES BEING IN THE J. B. McANAIR SURVEY, ABSTRACT NUMBER 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS SHERMAN INDEPENDENT SCHOOL

ORD 6699
SUP FOR SCHOOL
(501 W. TAYLOR ST)

DISTRICT (OWNER), PHILIP VARUGHESE (REPRESENTATIVE), VLK ARCHITECTS (ARCHITECT) AND TEAGUE NALL & PERKINS (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.

Ordinance 6700

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 2.61 ACRES BEING A PART OF THE J.B McANAIR SURVEY, ABSTRACT NO. 763 AND THE SMITH McGLOTHLIN SURVEY, ABSTRACT NO. 808, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1800 TEAGUE STREET, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, ONE GRAND CENTRE, LLC (OWNER), AMANDA NORTH (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6700
ZONE CHANGE
(1800 TEAGUE ST)

Ordinance 6702

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ESTABLISHING MAXIMUM, REASONABLE AND PRUDENT RATES OF SPEED ON CERTAIN PORTIONS OF U.S HIGHWAY 75 AND THE ADJACENT FRONTAGE ROADS IN THE CORPORATE LIMITS OF SHERMAN, GRAYSON COUNTY, TEXAS, FIXING PENALTIES FOR VIOLATION THEREOF; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER.

ORD 6702
SPEED LIMIT
(HWY 75 &
FRONTAGE RDS)

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Ordinance Nos. 6695, 6696, 6697, 6698, 6699, 6700, and 6702, as presented.

Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6701

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING THE PLATTED RIGHT OF WAY KNOWN AS SPARROW LANE BETWEEN CROCKETT STREET AND WALNUT STREET, IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, AS BEING SHOWN IN VOLUME 19, PAGE 55 AND VOLUME 25, PAGE 559, DEED RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS TRACT "1" AND TRACT "2" IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, SAID PROPERTY SHALL BE RESERVED AS AN UTILITY EASEMENT FOR PUBLIC AND FRANCHISE UTILITIES FOR THE RIGHT OF INGRESS AND

ORD 6701
CLOSE & ABANDON
PLATTED R-O-W
(SPARROW LN,
BETWEEN CROCKETT
& WALNUT ST)

EGRESS TO SAME FOR PURPOSES OF OPERATION, MAINTENANCE, OR REMOVAL OF SUCH UTILITIES OR UNTIL SUCH UTILITIES SHALL BE ABANDONED OR RELOCATED.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6701, as presented. Second by Deputy Mayor Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Stevenson, Teamann.
VOTING NAY: None.
ABSTAIN: Marroquin.
MOTION CARRIED.

RESOLUTION NO. 7257 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR THE 1ST STREET TO ROSEDALE SEWER REPLACEMENT
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC, BASED ON AN INVITATION TO BID FOR THE 1ST STREET TO ROSEDALE SEWER REPLACEMENT.

RES 7257
ROSEDALE ST
SEWER REPLACEMENT

Travis Overturf, Civil Engineer, explained that this main was identified for replacement because of a capacity issue. The existing parallel mains will be removed and replaced with a single main. The project will be funded through the Greater Texoma Utility Authority.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7257, as presented. Second by Deputy Mayor Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RESOLUTION NO. 7258 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD BID PACKAGE 07-002 TO KIEWIT WATER FACILITIES SOUTH CO. FOR THE ABOVE GROUND ELECTRICAL AT THE SOUTH WASTEWATER TREATMENT PLANT
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 07-002 TO KIEWIT WATER FACILITIES SOUTH CO. FOR THE ABOVE GROUND ELECTRICAL.

RES 7258
SOUTH WWTP

Clint Philpott, Assistant City Manager, said this bid was for the Above Ground Electrical at the South Wastewater Treatment Plant. The guaranteed maximum price (GMP) will be a little over \$20 million, and is the seventh bid package, accounting for about 80% to 85% of the total project cost.

Because of the fast pace of the project, the City does not have final construction drawings yet. There may be some progressive

change orders on the project, in the future. Total GMP of the project is projected to be between \$280 million and \$300 million.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7258, as presented. Second by Council Member Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 2759 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE SOLICITATION SET TWO (SS#2) TO GARNEY COMPANIES, INC. FOR BID PACKAGE 2.01 - DECANT PUMP STATION CONSTRUCTION FOR THE WATER TREATMENT PLANT CONCENTRATE DISCHARGE SYSTEM PROJECT

**RES 7259
WATER TREATMENT
PLANT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE SOLICITATION SET TWO (SS#2) TO GARNEY CONSTRUCTION INC. FOR BID PACKAGE 2.01 – DECANT PUMP STATION CONSTRUCTION FOR THE WATER TREATMENT PLANT CONCENTRATE DISCHARGE SYSTEM PROJECT.

Mr. Pruitt said this bid is for construction of the Decant Pump Station, at the Water Treatment Plant. The project will be funded through GTUA.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7259, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7260 -- AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR - CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF RIFLE-RESISTANT BODY ARMOR FOR THE SHERMAN POLICE DEPARTMENT

**RES 7260
POLICE BODY
ARMOR GRANT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF RIFLE-RESISTANT BODY ARMOR FOR THE SHERMAN POLICE DEPARTMENT.

CONSENT AGENDA.

RESOLUTION NO. 7261 -- ACCEPTING THE CONTRACT WITH LYNN VESSELS CONSTRUCTION, LLC AS COMPLETE FOR THE CONSTRUCTION OF THE NORTHWEST SEWER LIFT STATION AS COMPLETE

**RES 7261
NORTHWEST SEWER
LIFT STATION**

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ACCEPTING THE CONTRACT WITH LYNN VESSELS

CONSTRUCTION, LLC FOR THE NORTHWEST LIFT STATION
CONSTRUCTION AS COMPLETE.
CONSENT AGENDA.

RESOLUTION NO. 7262 -- APPROVING THE GREATER TEXOMA
UTILITY AUTHORITY'S INTENTION TO AWARD THE LAKE
TEXOMA PS VALVE PROCUREMENT PACKAGE NO. SHM23287.3
TO FERGUSON WATERWORKS FOR THE LAKE TEXOMA PUMP
STATION EXPANSION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY
AUTHORITY'S INTENTION TO AWARD THE LAKE TEXOMA PS VALVE
PROCUREMENT PACKAGE NO. SHM23287.3 TO FERGUSON
WATERWORKS FOR THE LAKE TEXOMA PUMP STATION
EXPANSION.

CONSENT AGENDA.

RES 7262
LAKE TEXOMA
PUMP STATION
EXPANSION

RESOLUTION NO. 7263 -- AUTHORIZING EXECUTION OF AN
AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE
ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 515
NORTH EAST STREET WITHIN THE CITY OF SHERMAN
REINVESTMENT ZONE, NUMBER 10 (#10)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN
AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE
ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 515
NORTH EAST STREET WITHIN CITY OF SHERMAN
REINVESTMENT ZONE, NUMBER TEN (#10).

CONSENT AGENDA.

RES 7263
RESIDENTIAL TAX
ABATEMENT
(515 N. EAST ST)

RESOLUTION NO. 7264 -- ACCEPTING THE CONTRACT WITH
LYNN VESSELS CONSTRUCTION, LLC AS COMPLETE FOR THE
CONSTRUCTION OF THE NORTHWEST SEWER AND FORCE MAIN
AS COMPLETE

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF SHERMAN,
TEXAS, ACCEPTING THE CONTRACT WITH LYNN VESSELS
CONSTRUCTION, LLC FOR THE NORTHWEST SEWER AND FORCE
MAIN AS COMPLETE.

CONSENT AGENDA.

RES 7264
NORTHWEST SEWER
& FORCE MAIN

RESOLUTION NO. 7265 -- AUTHORIZING EXECUTION OF AN
AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE
ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 514
NORTH COLBERT AVENUE WITHIN THE CITY OF SHERMAN
REINVESTMENT ZONE, NUMBER TEN (#10)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN
AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE
ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 514
NORTH COLBERT AVENUE WITHIN CITY OF SHERMAN
REINVESTMENT ZONE, NUMBER TEN (#10).

CONSENT AGENDA.

RES 7265
RESIDENTIAL TAX
ABATEMENT
(514 N. COLBERT AVE)

RESOLUTION NO. 7266 -- APPROVING AMENDED BYLAWS OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION

**RES 7266
SEDCO BYLAWS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AMENDED BYLAWS OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION; AND PROVIDING FOR AN EFFECTIVE DATE.
CONSENT AGENDA.

RESOLUTION NO. 7267 -- APPROVING AND ADOPTING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, OPERATION PURSUANT TO CHAPTER 504 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE

**RES 7267
SEDCO ARTICLES OF
INCORPORATION**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING AN AMENDMENT TO THE ARTICLES OF INCORPORATION OF THE SHERMAN ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, OPERATING PURSUANT TO CHAPTER 504 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.
CONSENT AGENDA.

**REQUEST TO ADVERTISE
ANNUAL WATER AND SEWER MAINTENANCE SUPPLIES AND PARTS**

**REQUEST TO ADV
WATER & SEWER
MAINTENANCE
PARTS & SUPPLIES**

The City Council approved the Request to Advertise for water and sewer supplies and parts for annual maintenance work.
CONSENT AGENDA.

DODGE RAM AMBULANCE CHASSIS

AMBULANCE CHASSIS

The City Council approved the Request to Advertise for the purchase of a new Dodge Ram chassis to be installed with an MICU box for use at the Fire Department.
CONSENT AGENDA.

**PAYMENT AUTHORIZATION
AUTHORIZING PAYMENT TO RUBICON GLOBAL, LLC FOR SOFTWARE AS A SERVICE UTILIZED BY SOLID WASTE DEPARTMENT IN THE AMOUNT OF \$56,450.25 FOR YEAR 2 OF SERVICE**

**SOLID WASTE
SOFTWARE**

The City Council approved payment in the amount of \$56,450.25, to Rubicon Global, LLC, for software as a service used by the Solid Waste Department. Payment is for two years of service, on software that is used for routing and management for Solid Waste's residential and commercial pickup.
CONSENT AGENDA.

**OTHER BUSINESS
RECEIVE UPDATE ON ONGOING PROJECTS IN THE CITY OF SHERMAN**

PROJECT UPDATE

Nate Strauch, Community and Support Services Manager, presented a drone update on the City's ongoing projects. The update covered the following projects:

- Hwy 75 (August 2020 - Now)
- FM 1417
- Heritage Ranch PD
- Hickory Hill
- SW Sherman Housing Developments
 - Sherman Heights
 - Greenway Addition
 - Quail Run/The Preserve
 - Hidden Meadows
 - West Center Development
 - Stone Creek
 - The Grove
 - Pebblebrook
- SE Sherman Housing Developments
 - Travis Heights
 - Bel Air Beach Club
 - Bel Air Village
 - Luella Crossing
 - Industrial Wastewater Plant
 - Lake Texoma Pump Station
 - Global Wafers
 - Texas Instruments

REPAIR AND REWORK OF THE SHEPARD #1 WOODBINE WELL UNDER EMERGENCY DESIGNATION

The City Council approved the repair and rework of the Shepard #1 Woodbine Well, under emergency designation. The well has failed and doesn't have a good circuit. The bearing has also failed and caused additional damage, including the downhole pipes. Estimated cost to repair the well is approximately \$222,947.

CONSENT AGENDA.

WELL REPAIR
(SHEPARD #1
WOODBINE WELL)

REPAIR AND REWORK OF THE OLD SETTLERS #1 TRINITY WELL UNDER EMERGENCY DESIGNATION

The City Council approved the repair and rework of the Old Settlers #1 Trinity Well, under emergency designation. The well was found to have a short circuit and a worn out thrust bearing. The pump shaft was broken and had caused considerable damage, and the pipe has thread damage and pitting on the column pipe. Estimated cost to repair the well is approximately \$276,584.

CONSENT AGENDA.

WELL REPAIR
(OLD SETTLERS #1
TRINITY WELL)

REPAIR AND REWORK OF THE DORCHESTER #10 TRINITY WELL UNDER EMERGENCY DESIGNATION

The City Council approved the repair and rework of the Dorchester #10 Trinity Well, under emergency designation. It is recommended to replace the pumping equipment with new power cable, 450-feet of new production pipe, and a new high temperature pump. Estimated cost to repair the well is approximately \$479,813.

CONSENT AGENDA.

WELL REPAIR
(DORCHESTER #10
TRINITY WELL)

**REPAIR AND REWORK OF THE DORCHESTER #8 TRINITY WELL
UNDER EMERGENCY DESIGNATION**

The City Council approved the repair and rework of the Dorchester #8 Trinity Well, under emergency designation. The well was making excessive amounts of sand, which was detrimental to the pumping equipment. Estimated cost to repair the well is approximately \$400,669 for the pumping equipment and \$347,439 for the liner repair.
CONSENT AGENDA.

WELL REPAIR
(DORCHESTER #8
TRINITY WELL)

**APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS
AND COMMISSIONS**

TAX INCREMENT REINVESTMENT ZONE #7 BOARD (9)

Mary Lawrence, Director of Finance, said the Tax Increment Reinvestment Zone #7 Board was amended at the last Council Meeting to update the board composition to nine members, including five members of the City Council, the City Manager, a representative from Grayson County, the State Representative, and the State Senator.

TIRZ #7 BOARD

Currently, Mayor Plyler, Council Member Howeth, and Council Member Holland serve on the board.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to appoint Josh Stevenson, and Juston Dobbs, the State Senator and the State Representative, to the TIRZ Board #7, for a term from February 20, 2024 to November 2024. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

Mayor Plyler said the Executive Session was not needed for the Sherman Economic Development Corporation Board of Directors reappointments

**SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD
(2)**

ACTION TAKEN.

Motion by Deputy Mayor Teamann to reappoint Gail Utter and Scott Bandemir to the Sherman Economic Development Corporation Board of Directors, for a term from October 1, 2023 to October 1, 2026. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

SEDCO

COUNCIL COMMENTS

- Congratulations to the Engineers for Engineer's Week.
(Daron Holland)

COUNCIL COMMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Clint Philpot was honored as “Engineer of the Year”, by the Northeast Texas Chapter of the Texas Society of Professional Engineers.
- The Sherman Symphony will hold their Winter Concert on March 2, 2024, with Sarah McRae and Jackie VanZant providing commentary on the Red Carpet Entrance.

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

A) Sherman Economic Development Corporation Board (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 Crossroads
- B) Bel Air Village

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 6:23 p.m.

On Motion duly made and carried, the Executive Session recessed
at 7:33 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
7:34 p.m.

ADJOURNMENT

MAYOR

CITY CLERK