

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, APRIL 15, 2024
4:00 PM**

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

Consent Agenda

C.1. 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

Special Presentations

D.1. SPECIAL PRESENTATION

Recognizing Jeff Rigdon

Proclamations

E.1. PROCLAMATION

"Brigadier General John A. Hilger Doolittle Raiders Day" - April 18, 2024

E.2. PROCLAMATION

"Sherman Service League - 70th Year of Service" - April 2024

Public Hearing

F.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6710

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.103 acres being a part of the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located At 310 East Brockett Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Single Family Residential) District Zoning Classification, Zach Adlof (Owner), Rodney Martinez, Centro Resources, LLC (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

F.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6711

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land, Tract 1, Consisting Of 42.205 Acres In The S.C. Inman Survey, Abstract 621 And The T. Shannon Survey, Abstract No. 1136, City Of Sherman, Grayson County, Texas, Located In The 2700 Block Blue Flame Road And 5100 Block Fallon Drive, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-TH (Townhome Residential) District, Pilot Point Land Partners, LLC (Owner), Nathan Parrott, Pape-Dawson Engineers (Representative) and Pape-Dawson Engineers (Engineer/Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

F.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6712

An Ordinance Of The City Council Of The City Of Sherman, Texas, Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.02.010 (R-TH Townhome Residential District), Section 14.02.012 (MF-30 Multifamily Residential District), Article 14.07 (Signs), Section 14.08.001 (Definitions), Article 14.10 (Use Chart); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To Townhome And Multifamily Building Separation, Multifamily and Single-Family Sign Regulations, And Changes to the Use Chart Regarding Billboards and Travel Trailer Parks; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

F.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6713

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Section 14.03.007 (Blalock Commercial Overlay District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Blalock Commercial Overlay District And Expanding The Blalock Commercial Overlay District Boundaries; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof;

Close Public Hearing and Consider Adoption of Ordinances

G.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinance Numbers 6710, 6711, 6712 & 6713.

Resolutions

H.1. RESOLUTION NO. 7281

Authorizing Execution of an Economic Development Program and Agreement with Broadstone HHH Texas LLC for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code for Real Property Improvements.

H.2. RESOLUTION NO. 7282

Approving the Greater Texoma Utility Authority's Intention to Amend Contract Language to Article 8, Contingency Funds, to Kiewit Water Facilities South Co.

H.3. RESOLUTION NO. 7283

Authorizing Execution of a Development Agreement Between the City of Sherman and AJH Enterprises, Ltd. for Certain Drainage Improvements within an Approximate 96.263-Acres Tract of Land Generally Located at the Corner of U.S. Highway 82 and Rex Cruise Road

H.4. * RESOLUTION NO. 7284

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

Authorizing Execution of Amendment No. 2 to the Professional Services Agreement with Freese and Nichols, Inc. for Design of the Northwest and Southwest Transmission Pipeline

H.5. * RESOLUTION NO. 7285

Approving the Greater Texoma Utility Authority's Intention to Approve Amendment No. 6 to Kiewit Water Facilities South CO. for the South Wastewater Treatment Plant

H.6. * RESOLUTION NO. 7286

Approving the Greater Texoma Utility Authority's Intention to Award the Sherman WTP - LAS and Rapid Mix Improvements Project

H.7. * RESOLUTION NO. 7287

Authorizing Execution of a Professional Services Agreement with Wade Trim, Inc. for the Wells Street Extension

H.8. * RESOLUTION NO. 7288

Authorizing Execution of Amendment No. 3 to the Professional Services Agreement with GEOTEX Engineering, LLC for the Annual Geotechnical Engineering and Construction Materials Testing

H.9. * RESOLUTION NO 7289

Authorizing the Purchase of a new 12'x40' Manufactured Office Building from Palomar Modular Buildings for the Distribution Services Department through the Texas Local Government Purchasing Cooperative (BuyBoard).

H.10. * RESOLUTION NO. 7290

Authorizing the Purchase and Installation of Lighting at Binkley Park Asphalt Pump Track from NEMA 3 Electric, Inc. under the Buy Board Purchasing Cooperative

H.11. * RESOLUTION NO. 7291

Authorizing Execution of a Third Payment of Funds Under the City of Sherman's Downtown Building Improvement Grant Program for Renovations to 213 Travis Street to David Downtain, D/B/A RP Sherman Properties II, LLC

H.12. * RESOLUTION NO. 7292

Authorizing Execution of a Third Payment of Funds Under the City of Sherman's Downtown Building Improvement grant Program for the Renovations to 219 W. Houston Street to David Downtain, D/B/A RP Sherman Properties II, LLC

H.13. * RESOLUTION NO. 7293

Awarding a Bid to and Authorizing Execution of a Contract with North Texas Winwater Co. for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

Other Business

I.1. OTHER BUSINESS

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

I.2. OTHER BUSINESS

Receive Presentation on the "Trolley Problem"

I.3. *OTHER BUSINESS

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

Approve Investment Report for Quarter Ended March 31, 2024

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:

K.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.

K.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.

K.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.

K.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

K.5. TEX. GOV'T CODE § 551.076

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

K.6. 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) Bel Air Development

b) Hospital Project

c) Crossroads Development

d) BM Project

K.7. 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.

The Council reconvenes into General Session

COUNCIL CALENDAR

M.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, April 12, 2024, at 3:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of April. 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.

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.

<u>Mayor</u>	<u>Deputy Mayor</u>	<u>Council Members</u>	
David Plyler	Shawn C. Teamann	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