

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, NOVEMBER 1, 2021
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER SANDRA MELTON**
- A. 3. INVOCATION BY COUNCIL MEMBER SANDRA MELTON**
- A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 18, 2021.**

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

Public Hearing

- D. 1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6427**
Approving the 2021-22 Annual Service Plan Update for the Bel Air Village Public Improvement District

Close Public Hearing and Consider Adoption of Ordinances

- D. 2. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers 6427

Resolutions

E. 1. RESOLUTION NO. 6798

Approval of Guaranteed Maximum Pricing with Byrne Construction Services, as Construction Manager-at-Risk (CMAR), for the Construction of a New Police Department Headquarters Facility

E. 2. RESOLUTION NO. 6799

Authorizing Execution of a Professional Services Agreement with Freese and Nichols, Inc. for Professional Services for Phase I Lead and Copper Rule Revision Compliance Program Initial Screening, Compliance Budgeting, and Scheduling

E. 3. *RESOLUTION NO. 6800

Abandoning A Portion Of One(1) Twenty-Five Foot (25') Sanitary Sewer Easement Located Across Lot One (1) Of Landmark Addition To Grayson County, Texas, As Per Plat of Record in Volume 17, Page 32, Plat Records, Grayson County, Texas, and Being More Particularly Shown On The Exhibit "A" Attached Hereto And Made A Part Hereof For All Purposes

Other Business

F. 1. * OTHER BUSINESS

Approve Quarterly Investment Report for Quarter Ended September 30, 2021

Consider Board/Commission Appointments

G. 1. APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Airport Advisory Board (4)

H. COUNCIL COMMENTS

Executive Session

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:

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.
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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.
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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) Heritage Ranch Master Development Agreement (b) Sherman Hospital Project (c) Economic Development Project
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

J. 1. OPEN MEETING

Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

K. ADJOURNMENT

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 October 29, 2021 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 29th day of October, 2021.
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.

Mayor

David Plyler

Deputy Mayor

Daron Holland

Council Members

Willie Steele, Council-At-Large, PL #1

Sandra Melton, 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



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A. 4.

Meeting Date: 11/01/2021

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 18, 2021.

Attachments

October 18, 2021

Texas Instruments Incentive Timeline

Downtown Sanitary Sewer Survey

October 18, 2021

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR DARON HOLLAND.
COUNCIL MEMBERS HOWETH, MELTON, STEELE, STEVENSON, TEAMANN.

CALL TO ORDER

CALL TO ORDER

APPROVE MINUTES

CITIZEN'S COMMENTS

CONSENT AGENDA

CONSENT AGENDA

TEXAS INSTRUMENTS PHASE I PROPERTY TAX ABATEMENT

COUNCIL MINUTES – OCTOBER 18, 2021

Robby Hefton, City Manager, gave a project summary on the proposed Texas Instruments expansion. The items on public hearing are for the Tax Abatement Agreements for the four phases of the project.

The project is for a semiconductor manufacturing facility producing a new, state-of-the-art 300 mm analog chip that would be used for various industries. The project would be in four phases, with each phase being at least one million square feet of manufacturing space, plus administrative and support facilities.

The expected investment and jobs for each phase is expected to be as follows:

- Phase I - \$6.5 billion, 800 jobs, begin by December 2021
- Phase II - \$7.0 billion, 800 jobs, begin by December 2030
- Phase III - \$7.6 billion, 800 jobs, begin by December 2035
- Phase IV - \$8.3 billion, 800 jobs, begin by December 2038

Each phase would have a two to three-year construction period, and it would be built on Texas Instrument's existing 550 plus, acre site. Phase I would be expected to be producing chips by 2025.

He added that, currently, Texas Instruments has not selected Sherman as the site for the facility, but "we are in the running," and hopefully they will make a decision very soon. The Council's consideration of these incentives, will be the next step for them in considering Sherman for the site of the facility.

He discussed the process of getting the incentives in place and said input has come from the City Council; City Attorneys; other taxing entities, such as Grayson County, the Sherman Independent School District, and Grayson College; other large Texas Instruments projects, such as the one in Richardson; previous large Sherman projects, such as Panda; the Sherman Economic Development Corporation; the Tax Reinvestment Committee; and Texas Instruments itself.

Mr. Hefton also discussed direct and indirect benefits of the project. One direct benefit would be property and sales tax revenue, with property tax revenue starting when they first "move dirt." Sales tax revenues would typically be during the construction period, with a "tremendous amount of sales tax generated."

Other direct benefits would include water and sewer revenues, hotel/motel revenues (mainly through the construction period), and it would bring high-paying primary jobs to the community. Another direct benefit, although hard to quantify, would be Sherman's reputation as a leader in technology circles.

There would also be some indirect benefits including a "spillover" effect for complementary primary job creation coming to Sherman, and it would be complementary to other existing high-tech employers in town, such as Finisar and Globotech. It would also help Sherman become known as a part of the "tech-corridor" from Dallas north.

Mr. Hefton addressed the incentives for the project, per phase. There are two agreements for each phase of the project, a Tax Abatement Agreement and a Chapter 380 Agreement.

The Tax Abatement Agreement is for 90% of ad valorem taxes for years 1 through 10, and the abatement begins when construction is complete. There would be no taxes abated during the construction phase, and that will include billions of dollars.

They also received a Chapter 380 Economic Incentive Agreement, to continue this 90% rebate for years 11 through 30. The incentives include a 20% discount on City utility rates for Phase I only.

He explained that a tax abatement means they won't pay that portion of the property taxes, while a tax rebate means they will pay the property taxes, but a check will pay them back the rebated amount. By law, an abatement can only cover a ten year period.

Mr. Hefton discussed the expected value of the projects, per phase, of actual dollars "coming into the City's bank account."

Construction Period

- Sales Tax - \$10 million to \$15 million
- Property Tax - \$10 million to \$20 million
- Other – Hotel/Motel - ??

Agreement Period

- Property Tax - \$30 million
- Water/Sewer Revenue - \$240 million

The total impact during the term of the agreement, after the abatements, is estimated at about \$220 million directly into the General Fund revenues, and \$1 billion in water/sewer revenues.

He explained that, for water and sewer revenues, the City doesn't really "make money" on those accounts, they charge what it costs to make, produce, and deliver the water. However, the ability to fund improvements systemwide is built into that amount. With a billion dollars in revenue, Mr. Hefton, said that would allow the City to keep rates low by using this project to pay for infrastructure improvements, that would normally be paid for by other water rate customers.

Mr. Hefton discussed the "minimum versus expected" investment of the project. He also compared the Texas Instruments project to the Panda project, saying this was not a "novel concept" to handle the incentives in this manner.

He also presented a timeline of the phases of the projects, as they relate to minimum contractual thresholds and the expected investment and jobs. On the timeline, there is three years of construction; 10 years of tax abatement at 90%, under Chapter 312; and 20 years of tax abatement at 90%, under Chapter 380. They also expect to add 800 jobs under each of the phases.

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Ryan Pittman, City Attorney, said it had been their pleasure to work on a project of this magnitude. He and Robert Roeder, Attorney, took the deal terms that Mr. Hefton and the City staff negotiated with Texas Instruments, worked through the potential issues that needed to be documented, and drafted the eight agreements that are on the Council's agenda. He said there were numerous discussions with Texas Instruments' council to reach the current forms of the documents. They were also involved in creating the Reinvestment Zone that was designated at the October 4, 2021 Council Meeting.

No citizens appeared before the City Council to discuss the Proposed Agreement with Texas Instruments Incorporated, for the Abatement of Ad Valorem Property Taxes for Phase I Improvements and Investments in Phase I Tangible Personal Property within City of Sherman Industrial Reinvestment Zone, Number Eleven (#11).

PROPOSED AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE II IMPROVEMENTS AND INVESTMENTS IN PHASE II TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11)

TEXAS INSTRUMENTS
PHASE II PROPERTY
TAX ABATEMENT

No citizens appeared before the City Council to discuss the Proposed Agreement with Texas Instruments Incorporated, for the Abatement of Ad Valorem Property Taxes for Phase II Improvements and Investments in Phase II Tangible Personal Property within City of Sherman Industrial Reinvestment Zone, Number Eleven (#11).

PROPOSED AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE III IMPROVEMENTS AND INVESTMENTS IN PHASE III TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11)

TEXAS INSTRUMENTS
PHASE III PROPERTY
TAX ABATEMENT

No citizens appeared before the City Council to discuss the Proposed Agreement with Texas Instruments Incorporated, for the Abatement of Ad Valorem Property Taxes for Phase III Improvements and Investments in Phase III Tangible Personal Property within City of Sherman Industrial Reinvestment Zone, Number Eleven (#11).

PROPOSED AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE IV IMPROVEMENTS AND INVESTMENTS IN PHASE IV TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11)

TEXAS INSTRUMENTS
PHASE IV PROPERTY
TAX ABATEMENT

No citizens appeared before the City Council to discuss the Proposed Agreement with Texas Instruments Incorporated, for the Abatement of Ad Valorem Property Taxes for Phase IV Improvements and Investments in Phase IV Tangible Personal

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Property within City of Sherman Industrial Reinvestment Zone, Number Eleven (#11).

Mayor Plyler introduced Ordinance No. 6418 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 142.223 ACRES GENERALLY LOCATED NORTH OF FM 1417 (VIETNAM VETERANS PARKWAY), EAST OF U.S. HIGHWAY 75 AND SOUTH OF POST OAK CREEK, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**ORD 6418
ANNEXATION
TRAVIS HEIGHTS**

Wayne Lee, Director of Engineering, said this was a voluntary annexation of 142 acres, located across the street from the Bel Air Planned Development. The developer plans a 400 lot subdivision, called Travis Heights.

The zoning and a preliminary plat were previously approved by the Planning and Zoning Commission, and the zone change is on tonight's agenda for consideration by the Council.

No citizens appeared before the City Council to discuss Ordinance No. 6418.

Mayor Plyler introduced Ordinance No. 6419 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6403 TO APPOINT ELECTION OFFICIALS FOR AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 2ND DAY OF NOVEMBER, 2021, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) AT-LARGE CITY COUNCIL MEMBERS FOR SAID CITY. AND TO DESIGNATE DATES AND TIMES FOR EARLY VOTING.

**ORD 6419
COUNCIL ELECTION**

Linda Ashby, City Clerk, explained that this ordinance amends the original Election Ordinance that called the Election. At the time, the County had not designated the Election Judges or Alternates, and they also changed the Early Voting dates and times.

No citizens appeared before the City Council to discuss Ordinance No. 6419.

Mayor Plyler introduced Ordinance No. 6420 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 SMOKE/VAPE SHOP IN A C-1 (RETAIL BUSINESS) DISTRICT AT 115 NORTH SUNSET BOULEVARD, BEING LOT 1, BLOCK 1 OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION (WESTWOOD VILLAGE RETAIL LLC OWNER; I FLY TOBACCO & VAPE, PROPOSED TENANT, MAAN ASALI, APPLICANT AND HELVEY AND ASSOCIATES 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 6420
SUP FOR SMOKE/
VAPE SHOP
(115 N. SUNSET)
(APPEAL FROM
P&Z)

Rob Rae, Director of Development Services, said this ordinance was for a Specific Use Permit to allow a smoke/vape shop in a C-1 (Retail Business) District, located at 115 North Sunset.

At the Planning and Zoning Commission Meeting of September 21, 2021, this item was denied, with a vote of four-to-two. The staff received two letters in opposition to the request, one from the Sherman Independent School District, due to its location to Wakefield Elementary School, and a second from the owner of Dairy Queen, which is nearby, and was concerned about the use being “combatale” in that area.

The applicant has appealed the Planning and Zoning Commission’s decision to the City Council.

Robert Minshew, 206 W. Belden

Mr. Minshew appeared representing the application of the smoke/vape shop. He explained that everything they will be selling in the store will be legal, under all the laws that apply. Under the Specific Use Permit, one of the terms that would apply is that they could not allow anyone under the age of 18 in their store, without a parent or guardian present. They can’t sell anything to anyone under 18, nor can they sell it to anyone else that will sell or give it to someone under 18.

He added that the Sunset Market is next door to this location, and they sell exactly the same products. There is no restriction on the sales at that location, and he said a 12 year old could buy the products there. Across the street, the Exxon station also sells the same products, with no age restrictions.

He felt it was “disingenuous” for the Dairy Queen to say they didn’t want more smoke shops in the area because there were too many of them. It is a legal business, and he didn’t feel other nearby businesses should be able to choose what locates “across the street.”

Mr. Minshew said the owners of the smoke/vape shop have already signed a written lease with the property owner and are committed to locating there. He said the Specific Use Permit would regulate

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who can even enter their store, but that restriction is not on the nearby convenience stores, and they sell the same products. The SISD said it's not in accordance with their "handbook of activities," however the business is legal and should be allowed to locate at the site. The SISD doesn't restrict people going to the two convenience stores.

In conclusion, Mr. Minshew said everything they sell is legal and they are committed to abiding by the City's ordinances, and should be allowed to locate there.

No other citizens appeared before the City Council to discuss Ordinance No. 6420.

Mayor Plyler introduced Ordinance No. 6421 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 LENDING/FINANCE OFFICE (LOAN OFFICE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 1719 TEXOMA PARKWAY, BEING 5.56 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (EISENHOWER TEXOMA LTD, OWNER; AND JOHN MUNSON, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6421
SUP FOR
LENDING/FINANCE
OFFICE
(1719 TEXOMA PKWY)

Mr. Rae said this ordinance is for a Specific Use Permit to allow a loan office in a C-2 (General Commercial) District. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

John Munson, 1127 W. Morton Street, Denison

Mr. Munson appeared representing the applicant, but introduced Matthew Baulier, to answer any questions.

Matthew Baulier, 2907 Sweet Briar Street, Grapevine

Mr. Baulier said they are a family owned business, that has been in business for 50 years, and have 150 stores. They have recently entered the Texas market and have 20 stores from Texarkana to Beaumont. He said the company has a very good reputation in the marketplace.

No other citizens appeared before the City Council to discuss Ordinance No. 6421.

Mayor Plyler introduced Ordinance No. 6422 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 AN INTELLECTUAL AND DEVELOPMENTAL DISABILITIES FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT AT 2310 NORTH TRAVIS STREET, BEING 0.485 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (TEXOMA COMMUNITY CENTER, OWNER; TORI DYESS, APPLICANT; AND PRESTON

ORD 6422
SUP FOR
INTELLECTUAL
& DEVELOPMENT
DISABILITIES
FACILITY
(2310 N. TRAVIS)

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.

Mr. Rae said this item is for a Specific Use Permit for an intellectual and developmental disabilities facility in a C-1 (Retail Business) District, located at 2310 North Travis Street. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

Tori Dyess, 902 Cottonwood Road

Ms. Dyess was the applicant, and was available if the Council had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6422.

Mayor Plyler introduced Ordinance No. 6423 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 SMOKE/VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 1717 TEXOMA PARKWAY, BEING 5.56 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (EISENHOWER TEXOMA LTD, OWNER; AND JOHN MUNSON, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6423
SUP FOR SMOKE/
VAPE SHOP
(801 E. FM 1417)

Mr. Rae said this is another Specific Use Permit for a smoke/vape shop in a C-2 (General Commercial) District. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

John Munson, 1127 W. Morton Street, Denison

Mr. Munson said this is for a small store located on Texoma Parkway.

No other citizens appeared before the City Council to discuss Ordinance No. 6423.

Mayor Plyler introduced Ordinance No. 6424 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 C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 1.105 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE 221.867 ACRE TRACT 1 AND A 4.256 ACRE TRACT 2 AND BEING ALL OF LOT 2, BLOCK 8 OF CONSTITUTION VILLAGE ADDITION (PYLON TRUST, RUSSELL SPEARS TRUSTEE, OWNER; KINGDOM EQUITIES, LLC, DEVELOPER; VILBIG AND ASSOCIATES, PLLC, CIVIL ENGINEER; AND COPLEY LAND

ORD 6424
ZONE CHANGE FOR
RETAIL BUSINESS
(801 E. FM 1417)

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SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this is a zone change from R-1 to C-1 (Retail Business) District, at the corner of South Carolina Drive and FM 1417. Pylon Trust also submitted a Site Plan to the Planning and Zoning Commission at their last meeting, which was approved. The Site Plan was for a 6,600 square foot commercial building. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6424.

Mayor Plyler introduced Ordinance No. 6425 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-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 800 BLOCK OF FM 1417 (VIETNAM VETERANS PARKWAY) AND THE 2900 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 165.364 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE 221.867 ACRE TRACT 1 AND A 4.256 ACRE TRACT 2, AND BEING LOT 1, BLOCK 8 OF THE CONSTITUTION VILLAGE ADDITION, AND BEING ALL LOTS IN TRACT 1 (LOTS INCLUDE: LOTS 8-20, BLOCK 2 AND LOT 3, BLOCK 9 OF CONSTITUTION VILLAGE SECTION TWO, ALSO ALL OF BLOCK 6 AND ALL OF LOTS 20-32, BLOCK 5 OF REPLAT OF CONSTITUTION VILLAGE, SECTION TWO, BLOCKS 5 & 6 AND A PART OF A 3.0 ACRE TRACT 2 (PYLON TRUST, RUSSELL SPEARS TRUSTEE, OWNER; KINGDOM EQUITIES, LLC, DEVELOPER; VILBIG AND ASSOCIATES, PLLC, CIVIL ENGINEER; AND COPLEY LAND SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6425
ZONE CHANGE FOR
RESIDENTIAL
DEVELOPMENT
(800 BLOCK OF
FM 1417 & 2900
BLOCK OF S.
HWY 75)**

Mr. Rae said there are currently three zoning districts on this property, and R-A zoning if the property is approved for annexation. The applicant is requesting that all property be rezoned as R-1 (One-Family Residential) District. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6425.

Mayor Plyler introduced Ordinance No. 6426 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 AT 4001 WEST O.B. GRONER ROAD, BEING 13.640 ACRES IN THE ELIZABETH

**ORD 6426
ZONE CHANGE FOR
APARTMENT
COMPLEX
(4001 W. O.B.
GRONER RD)**

JONES SURVEY, ABSTRACT NO. 625 (BOB TESCH INVESTMENTS, LLC, OWNER; ROBERT TESCH, APPLICANT; MATT GILBERTSON, PAPE-DAWSON ENGINEERS, INC., CIVIL ENGINEER; HEDK ARCHITECTS, ARCHITECT; AND PIERCE-MURRAY LAND SOLUTIONS, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this zone change is from an M-1 District to a R-2 (Multi-Family Residential) District, located at 4001 West O.B. Groner Road. The developer plans to build 276 multi-family units at this location. One citizen spoke in opposition to the zone change at the Planning and Zoning Commission. The Planning and Zoning Commission did recommend approval of the zone change.

Larry Boring, 2714 S. Rolling Hills Drive

Mr. Boring said the development will back up directly to Rolling Hills Drive. He said he talked to residents in the 2600, 2700, and 2800 block of Rolling Hills Drive, and no one wants R-2 (Multi-Family Residential) zoning at that location.

They were originally going to put R-1 (One-Family Residential) there and that was fine. It would be nice homes. He said O.B. Groner Road is very narrow, and he didn't feel it could support the traffic from apartments.

Mary Boring, 2714 S. Rolling Hills Drive

Ms. Boring reiterated that O.B. Groner Road is very narrow, and she asked what the plans were to improve that road. She said there is a "beautiful" new high school there and she felt they would want to "keep the area beautiful." She felt single-family homes would be "more beautiful."

She also asked the Council to consider that there are a lot of new drivers at the high school and they are adding more traffic in that area. She added that FM 1417 is "overrun" with apartments and it shouldn't always be about money.

Ms. Boring said she was opposed to the request and asked them to consider her comments.

No other citizens appeared before the City Council to discuss Ordinance No. 6426.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6418

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX AN AREA OF LAND CONSISTING OF APPROXIMATELY 142.223 ACRES GENERALLY LOCATED NORTH OF FM 1417 (VIETNAM VETERANS PARKWAY), EAST OF U.S. HIGHWAY 75 AND SOUTH OF POST OAK CREEK, ADJACENT TO THE SHERMAN CITY LIMITS AND IN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION, ON APPLICATION OF THE

ORD 6418
ANNEXATION
TRAVIS HEIGHTS

LANDOWNER; PROVIDING THAT THE OWNERS AND INHABITANTS OF THE SUBJECT AREA OF LAND SHALL BE ENTITLED TO THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY OF SHERMAN AND SHALL BE BOUND BY THE ACTS AND ORDINANCES NOW IN EFFECT AND HEREINAFTER ADOPTED; AUTHORIZING EXECUTION OF THE ANNEXATION SERVICE PLAN AGREEMENT; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE AND SHERMAN'S GENERAL ZONING ORDINANCE, ORDINANCE NO. 2280; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6418, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6419

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6403 TO APPOINT ELECTION OFFICIALS FOR AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 2ND DAY OF NOVEMBER, 2021, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) AT-LARGE CITY COUNCIL MEMBERS FOR SAID CITY. AND TO DESIGNATE DATES AND TIMES FOR EARLY VOTING.

ORD 6419
COUNCIL ELECTION

Council Member Melton asked if there was any problem with the legality of this ordinance since early voting started today.

Mr. Pittman said the City contracts with Grayson County to administer the Election and this ordinance appoints the judges that were selected by the County. It also adopts a calendar change that the County also implemented. These are ministerial items to make sure that the City's ordinance tracks what the County has done. The County's rules govern the Election.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Ordinance No. 6419, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6420

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 SMOKE/VAPE SHOPE IN A C-1 (RETAIL BUSINESS) DISTRICT AT 115 NORTH SUNSET BOULEVARD, BEING LOT 1, BLOCK 1 OF THE SECOND REPLAT OF PART OF BLOCK 2 OF THE REPLAT OF WESTWOOD VILLAGE SUBDIVISION (WESTWOOD

ORD 6420
SUP FOR SMOKE/
VAPE SHOP
(115 N. SUNSET)
(APPEAL FROM
P&Z)
(AMENDED)

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VILLAGE RETAIL LLC OWNER; I FLY TOBACCO & VAPE, PROPOSED TENANT, MAAN ASALI, APPLICANT AND HELVEY AND ASSOCIATES SURVEYING, SURVEYOR); PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Council Member Stevenson asked if this was a distance issue from the school, that made it a Specific Use Permit or was it that it was a smoke shop. He said there was another retailer in the same building doing the same thing. He asked if it was measured from the front door or is it the building itself.

Mayor Plyler said distance doesn't apply in this case. Mr. Rae said there is no distance requirement for smoke and vape shops. The SISD wrote a letter of opposition and said they would like the smoke/vape shop to be considered similar to the alcohol ordinance, however, that is not what the City's ordinance states.

Council Member Teamann asked if there were restrictions on that type of product sold and what can be displayed. Mr. Rae said there were some Planning and Zoning Commission Members that said there were some accessories that were more related to drug use, and they asked if those would be sold in the vape shop. They were informed that those would not be sold in the shop.

Mr. Pittman said State law does prohibit the advertising of tobacco or cigarette products within 1,000 feet of a church or school, but it does not limit or regulate the location of a shop that might sell those types of products. So there is a State regulation on the type of advertising those establishments can do.

Deputy Mayor Holland confirmed that the Planning and Zoning Commission vote was 4 to 2 to deny the Specific Use Permit.

Council Member Howeth said since there are other items that could be sold for drug use, does the City have someone that monitors the vape shops that already exist.

Wes Trisler, Assistant Police Chief, said police officers enter those shops on a routine basis and look around. The law now says a person must be 21 to smoke.

Council Member Steele verified that a Specific Use Permit can be tied to a time limit, and can be reviewed after one year, to see if there are problems.

Council Member Stevenson said since there are two other stores nearby that sell these products without a Specific Use Permit, that it would be disingenuous to disallow this business. Council Member Steele said there was a Specific Use Permit for a smoke/vape shop at another location on this agenda.

Council Member Melton asked if they would be selling glass pipes.

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Mariela Diaz, 115 Sunset Blvd.

Mr. Diaz is the applicant. She said they were asked at the Planning and Zoning Meeting if they sold glass pipes at their other locations, and she said they did. Their other smoke shops are in Durant, Oklahoma. She said they would only sell items that are legal in Texas in this shop.

Mr. Pittman said the appeal would take a three-fourths vote, or six affirmative votes to grant the appeal of the Planning and Zoning Commission's decision.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6420, with the stipulation that it will be reviewed in one year.

Second by Council Member Teamann.

VOTING AYE: Plyler, Holland, Howeth, Steele, Stevenson, Teamann.

VOTING NAY: Melton.

MOTION CARRIED AS AMENDED.

Ordinance 6421

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 LENDING/FINANCE OFFICE (LOAN OFFICE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 1719 TEXOMA PARKWAY, BEING 5.56 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (EISENHOWER TEXOMA LTD, OWNER; AND JOHN MUNSON, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6421
SUP FOR
LENDING/FINANCE
OFFICE
(1719 TEXOMA PKWY)

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 6421, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6422

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 AN INTELLECTUAL AND DEVELOPMENTAL DISABILITIES FACILITY IN A C-1 (RETAIL BUSINESS) DISTRICT AT 2310 NORTH TRAVIS STREET, BEING 0.485 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT NO. 763 (TEXOMA COMMUNITY CENTER, OWNER; TORI DYESS, APPLICANT; 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 6422
SUP FOR
INTELLECTUAL
& DEVELOPMENT
DISABILITIES
FACILITY
(2310 N. TRAVIS)

Council Member Melton asked if this was a daytime facility only. Council Member Steele confirmed that it would be a daytime facility.

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ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6422, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6423

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 SMOKE/VAPE SHOP IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 1717 TEXOMA PARKWAY, BEING 5.56 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 (EISENHOWER TEXOMA LTD, OWNER; AND JOHN MUNSON, REPRESENTATIVE) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6423
SUP FOR SMOKE/
VAPE SHOP
(801 E. FM 1417)

ACTION TAKEN.

Motion by Council Member Teamann to adopt Ordinance No. 6423, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Steele, Stevenson, Teamann.

VOTING NAY: Melton.

MOTION CARRIED.

Ordinance 6424

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 C-1 (RETAIL BUSINESS) DISTRICT, LOCATED AT 801 EAST FM 1417 (VIETNAM VETERANS PARKWAY), BEING 1.105 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE 221.867 ACRE TRACT 1 AND A 4.256 ACRE TRACT 2 AND BEING ALL OF LOT 2, BLOCK 8 OF CONSTITUTION VILLAGE ADDITION (PYLON TRUST, RUSSELL SPEARS TRUSTEE, OWNER; KINGDOM EQUITIES, LLC, DEVELOPER; VILBIG AND ASSOCIATES, PLLC, CIVIL ENGINEER; AND COPLEY LAND SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6424
ZONE CHANGE FOR
RETAIL BUSINESS
(801 E. FM 1417)

ACTION TAKEN.

Motion by Council Member Steele to adopt Ordinance No. 6424, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6425

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO.

ORD 6425
ZONE CHANGE FOR
RESIDENTIAL

2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED IN THE 800 BLOCK OF FM 1417 (VIETNAM VETERANS PARKWAY) AND THE 2900 BLOCK OF SOUTH U.S. HIGHWAY 75, BEING 165.364 ACRES IN THE PRESTON KITCHENS SURVEY, ABSTRACT NO. 667, AND BEING A PART OF THE 221.867 ACRE TRACT 1 AND A 4.256 ACRE TRACT 2, AND BEING LOT 1, BLOCK 8 OF THE CONSTITUTION VILLAGE ADDITION, AND BEING ALL LOTS IN TRACT 1 (LOTS INCLUDE: LOTS 8-20, BLOCK 2 AND LOT 3, BLOCK 9 OF CONSTITUTION VILLAGE SECTION TWO, ALSO ALL OF BLOCK 6 AND ALL OF LOTS 20-32, BLOCK 5 OF REPLAT OF CONSTITUTION VILLAGE, SECTION TWO, BLOCKS 5 & 6 AND A PART OF A 3.0 ACRE TRACT 2 (PYLON TRUST, RUSSELL SPEARS TRUSTEE, OWNER; KINGDOM EQUITIES, LLC, DEVELOPER; VILBIG AND ASSOCIATES, PLLC, CIVIL ENGINEER; AND COPLEY LAND SURVEYING, SURVEYOR, AND NBS DRAFTING AND DESIGN, DRAFTSMAN); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

DEVELOPMENT
(800 BLOCK OF
FM 1417 & 2900
BLOCK OF S.
HWY 75)

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6425, as presented. Second by Council Member Melton.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6426

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 AT 4001 WEST O.B. GRONER ROAD, BEING 13.640 ACRES IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 625 (BOB TESCH INVESTMENTS, LLC, OWNER; ROBERT TESCH, APPLICANT; MATT GILBERTSON, PAPE-DAWSON ENGINEERS, INC., CIVIL ENGINEER; HEDK ARCHITECTS, ARCHITECT; AND PIERCE-MURRAY LAND SOLUTIONS, SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6426
ZONE CHANGE FOR
APARTMENT
COMPLEX
(4001 W. O.B.
GRONER RD)

Council Member Howeth said O.B. Groner Road, going west, has a “crazy loop” and is not a wide road. She understood the concerns that were mentioned earlier and asked if there were plans for improvements on that road.

Mr. Lee said they were not on the current plans, but as development warrants improvements, that will be re-evaluated. He said it’s on the Master Thoroughfare Plan, but to match the four-lane, divided, that’s on the other side. She confirmed that the entrance and exit to the property would be on O.B. Groner Road.

Mr. Rae said their conceptual site plan was already approved by the Planning and Zoning Commission. They will be required to come back to the P&Z to get final site plan approval.

Council Member Steele asked if that area was considered “high density?” Mr. Rae said they would be three-story buildings, with two parking spaces per unit. They are “hitting” their density maximum, but most apartments don’t, because of parking requirements. They are hitting the requirement for parking.

Council Member Steele expressed concern that this road isn’t even being considered, and said there are some major issues with the road. He said the property owners do have a right to do something with their property.

Council Member Stevenson agreed that the road is insufficient, and there is a housing shortage in Sherman for low-cost apartments. But that road is insufficient to have that many cars traveling on it. He asked if something could be done in the agreement with the developer, to expand the road.

Council Member Steele confirmed that there is no road on the “back side.” Council Member Teamann confirmed that the developer is donating right-of-way, along O.B. Groner Road. He said O.B. Groner Road, to Friendship Road needs to be addressed, and he asked if it could be moved up on the project list.

Mr. Hefton said if the Council wants, the staff will “make it happen.” Normally, the City expands infrastructure as development warrants it. The biggest concern with the projects, seems to be about traffic, and density that relates to traffic.

The road itself, is on the Master Plan, to be expanded at some point, but until now, there has not been a reason to expand it. The current condition of the road is another subject, and it can certainly be put on the list for improvements. However, if the road is going to be expanded in the near future, the City probably doesn’t want to pay a lot of money for something that will be torn up soon.

Mr. Hefton said there would need to be internal discussions about what the scope of the project would be, to improve the road, west of FM 1417 to Friendship Road.

Council Member Steele verified that the corner has not been changed to a commercial zone. Mr. Rae said the “corner piece” is not part of the development.

Clint Philpott, Assistant City Manager, said the staff gets qualifications from engineering firms, and they can review and determine what firm would be the best for that project. The staff would also determine what makes the best sense, as to whether the project would go to Friendship Road or just for this development.

Council Member Howeth asked the developer if he was concerned about the road condition, and whether or not it can handle the traffic from the development.

Charlie Moussa, 1916 Kipling Drive, Flower Mound

Mr. Moussa is the developer of the project. He said this will be a three-story, garden walk-up apartment complex. He said the road

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does need some improvements. He said the roads do need to be developed to accommodate the amenities.

Council Member Melton asked Mr. Moussa if he was saying they would pay for the cost of improvements to that road.

Mr. Moussa said usually, if there is a road that needs to be improved, they usually pay for their half of the road, and the City would pay for the other side. But it would need to be an improvement that is fair to their development, but also to the engineering standards of the City.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Ordinance No. 6426, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Stevenson, Teamann.

VOTING NAY: Melton, Steele.

MOTION CARRIED.

RESOLUTION NO. 6785 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE I IMPROVEMENTS AND INVESTMENTS IN PHASE I TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE I IMPROVEMENTS AND INVESTMENT IN PHASE I TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS.

Council Member Teamann said the new Texas Instruments facility would be a big deal for Sherman, but he was concerned about how the contract was drafted and some of the language about the minimums and the taxable value versus investment value.

He did believe that it would have a much larger financial impact on the Sherman Independent School District than it does for the City of Sherman. Therefore, he would support the agreement.

Council Member Melton said she was in favor of the new Texas Instruments facility coming into Sherman, and is in favor of giving incentives. However, she said she was not in favor of “giving away the farm” to get anyone here, and was not in favor of 90%. She added that she would not vote against it, because it is good for the citizens to have the new Texas Instruments facility.

RESOLUTION NO. 6786 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE II IMPROVEMENTS AND INVESTMENTS IN PHASE II TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN

RES 6785
TEXAS INSTRUMENTS
TAX ABATEMENT
PHASE I

RES 6786
TEXAS INSTRUMENTS
TAX ABATEMENT
PHASE II

INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE II IMPROVEMENTS AND INVESTMENT IN PHASE II TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS.

RESOLUTION NO. 6787 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE III IMPROVEMENTS AND INVESTMENTS IN PHASE III TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE III IMPROVEMENTS AND INVESTMENT IN PHASE III TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS.

RES 6787
TEXAS INSTRUMENTS
TAX ABATEMENT
PHASE III

RESOLUTION NO. 6788 -- AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE IV IMPROVEMENTS AND INVESTMENTS IN PHASE IV TANGIBLE PERSONAL PROPERTY WITHIN CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR PHASE IV IMPROVEMENTS AND INVESTMENT IN PHASE IV TANGIBLE PERSONAL PROPERTY WITHIN THE CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NUMBER ELEVEN (#11), CITY OF SHERMAN, TEXAS.

RES 6788
TEXAS INSTRUMENTS
TAX ABATEMENT
PHASE IV

RESOLUTION NO. 6789 – AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE I IMPROVEMENTS AND PHASE I TANGIBLE PERSONAL PROPERTY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE I IMPROVEMENTS AND PHASE I TANGIBLE PERSONAL PROPERTY.

RES 6789
TEXAS INSTRUMENTS
CHAPTER 380
AGREEMENT
PHASE I

RESOLUTION NO. 6790 – AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE II IMPROVEMENTS AND PHASE II TANGIBLE PERSONAL PROPERTY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE II IMPROVEMENTS AND PHASE II TANGIBLE PERSONAL PROPERTY.

RES 6790
TEXAS INSTRUMENTS
CHAPTER 380
AGREEMENT
PHASE II

RESOLUTION NO. 6791 – AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE III IMPROVEMENTS AND PHASE III TANGIBLE PERSONAL PROPERTY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE III IMPROVEMENTS AND PHASE III TANGIBLE PERSONAL PROPERTY.

RES 6791
TEXAS INSTRUMENTS
CHAPTER 380
AGREEMENT
PHASE III

RESOLUTION NO. 6792 – AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE IV IMPROVEMENTS AND PHASE IV TANGIBLE PERSONAL PROPERTY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH TEXAS INSTRUMENTS INCORPORATED FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PHASE IV IMPROVEMENTS AND PHASE IV TANGIBLE PERSONAL PROPERTY.

RES 6792
TEXAS INSTRUMENTS
CHAPTER 380
AGREEMENT
PHASE IV

ACTION TAKEN.

Motion by Council Member Steele to adopt Resolution Nos. 6785, 6786, 6787, 6788, 6789, 6790, 6791, and 6792, as presented. Second by Council Member Howeth.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6793 – AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO CROWN HOMES OF TEXAS, LLC FOR THE INSTALLATION OF A TEN (10) FOOT ASPHALT ACCESS DRIVE WITHIN THE UNIMPROVED PLATTED PUBLIC RIGHT OF WAY SHOWN AS CALGARY STREET, ADJACENT TO LOT 2, BLOCK

RES 6793
ENCROACHMENT
FOR ASPHALT
ACCESS DRIVE –
CALGARY DRIVE

13 OF PARKHAVEN ADDITION, SECTION 4, VOLUME 9, PAGE 46, PLAT RECORDS, GRAYSON COUNTY, TEXAS, FOR SIDE ENTRY PURPOSES FOR LOT 2, BLOCK 13 OF SAID PARKHAVEN ADDITION, SECTION 4 IN THE CITY OF SHERMAN

(602 BAKER PK)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO CROWN HOMES OF TEXAS, LLC FOR THE INSTALLATION OF A TEN (10) FOOT ASPHALT ACCESS DRIVE WITHIN THE UNIMPROVED PLATTED PUBLIC RIGHT OF WAY OF CALGARY DRIVE, ADJACENT TO LOT 2, BLOCK 13 OF PARKHAVEN ADDITION, SECTION 4, VOLUME 9, PAGE 46, PLAT RECORDS, GRAYSON COUNTY, TEXAS, FOR SIDE ENTRY PURPOSES FOR LOT NUMBER 2, BLOCK 13 OF SAID PARKHAVEN ADDITION, SECTION 4, IN THE CITY OF SHERMAN.

Mr. Lee said the house built at 602 Baker Park Drive has a side entry garage that faces Calgary Street. At some time in the future, Calgary Street will be extended, probably with Baker Estates Subdivision, which is currently under design. The road did not get constructed prior to the construction of this house.

He said the owner is requesting a temporary, asphalt paved surface from their driveway along the unimproved Calgary Street, to Baker Park Road.

Mr. Hefton clarified that this asphalt paved surface is meant to be temporary, until Calgary Street is extended, in the future. Mr. Philpott said they are already reviewing the site plan and it will match the other houses in that subdivision. Council Member Melton verified that the developer will pay for the asphalt drive.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6793, as presented. Second by Council Member Melton.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6794 – AUTHORIZING THE PURCHASE OF FOUR CHEVROLET TAHOE POLICE PATROL VEHICLES FOR THE SHERMAN POLICE DEPARTMENT FROM SILSBEE FLEET THROUGH THE TIPS PURCHASING COOPERATIVE

RES 6794
POLICE VEHICLES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF FOUR CHEVROLET TAHOE POLICE PATROL VEHICLES FOR THE SHERMAN POLICE DEPARTMENT FROM SILSBEE FLEET THROUGH THE TIPS PURCHASING COOPERATIVE.

CONSENT AGENDA.

RESOLUTION NO. 6795 – AUTHORIZING THE PURCHASE OF TWO NEW FORD F-150 TRUCKS FOR THE SHERMAN POLICE DEPARTMENT FROM HOLIDAY AUTOGROUP THROUGH AN EXISTING INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS

RES 6795
POLICE VEHICLES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF TWO NEW FORD F-150 TRUCKS FOR THE SHERMAN POLICE DEPARTMENT FROM THE HOLIDAY AUTOGROUP THROUGH AN EXISTING INTERLOCAL COOPERATION AGREEMENT WITH TARRANT COUNTY, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 6796 – AUTHORIZING THE PURCHASE OF A MICROSOFT ENTERPRISE AGREEMENT THROUGH SOFTWAREONE UNDER THE TEXAS DEPARTMENT OF INFORMATION RESOURCES – CONTRACT DIR-TSO-4061

RES 6796
MICROSOFT OFFICE
365 ONLINE ACCESS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A MICROSOFT ENTERPRISE AGREEMENT THROUGH SOFTWAREONE UNDER THE TEXAS DEPARTMENT OF INFORMATION RESOURCES – CONTRACT DIR-TSO-4061.
CONSENT AGENDA.

RESOLUTION NO. 6797 – AUTHORIZING THE PURCHASE OF COMPUTERS FROM DELL TECHNOLOGIES – CONTRACT DIR-TSO-3763

RES 6797
COMPUTER
PURCHASE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF COMPUTERS FROM DELL-CONTRACT DIR-TSO-3763.
CONSENT AGENDA.

REQUEST TO ADVERTISE
FIBER OPTIC NETWORK DESIGN AND INSTALLATION

REQ TO ADVERTISE
FIBER OPTIC
DESIGN &
INSTALLATION

The City Council approved the request to advertise for bids for design and installation of a new fiber optic network. The City has two needs for additional network fiber capacity throughout the City.

Currently, a one gigabit, 20-year old fiber network connects existing facilities. To meet current and growing bandwidth needs, a new fiber optic network is necessary to provide a minimum of 10 gigabit capabilities. The second need is for fiber to connect the new police headquarters facility to the City's network.
CONSENT AGENDA.

OTHER BUSINESS

RECEIVE AN UPDATE ON THE DOWNTOWN SANITARY SEWER EVALUATION SURVEY

DOWNTOWN
SANITARY SEWER
EVALUATION SURVEY

Mr. Lee presented an update on the Downtown Sanitary Sewer Evaluation Survey. Earlier this year the Council directed the staff to look into sewer lines in the downtown area, due to odor complaints that seemed to be attributable to the condition of the sewer lines.

In February, the Council approved a professional services agreement with Burgess & Niple, Inc., for approximately \$87,000, to perform a Sanitary Sewer Evaluation Study of the downtown sewer mains.

COUNCIL MINUTES – OCTOBER 18, 2021

The survey included smoke testing of the mains, manhole inspections, television inspections of the sewer mains, and an analysis of the system.

The area analyzed was bordered on the west by Hwy 75, on the east by Walnut Street and Branch Street, and on the south by Cherry Street.

Burgess & Niple smoke tested over 40,000 feet of pipe, and identified issues with five City lines, 35 City manholes, and 32 private lines. He showed a heat map of the smoke testing and the issues that were identified.

The company visually inspected 131 manholes, and identified 143 defects in the manholes, some having more than one defect. There were also 322 pipe defects at the manholes.

Because of the condition of some of the sewer mains, they weren't able to televise all of them, but they were able to check 20,587 feet of pipe. Of that, 680 defects were observed.

Mr. Lee said, during the inspection, they discovered that there are also some roof drains that are connected to the sewer system, which could overload the system and backup during heavy flows. He said these should be disconnected and drained over ground.

The study also revealed some above ground sewer lines that were encased in concrete, up against a building. There was also found to be some defects in this encased sewer pipe, during the smoke testing.

Smoke testing the manholes indicated defects where, during rain events, water can enter the sewer system, and when it's not raining, odor probably escapes the manholes. He said some issues might be repaired by replacing the manhole cover.

Mr. Lee said Burgess & Niple identified three areas for rehabilitation, with Phase 1 being the most concentrated number of defects and issues to be addressed. Estimated cost to rectify those issues is \$1.7 million.

Phase 2 has many issues, but not as much as Phase 1. Estimated cost of rehabilitation is \$4.9 million. Phase 3 contains a few minor issues, and is estimated to cost about \$765,000. He said, according to the analysis, no City pipe size increases are needed if the defects are addressed.

Council Member Melton said there are probably grants available that would help with the cost of the repairs.

Mr. Hefton said the City asked the questions, what are the problems, what is the scope of problems, is it on the City side, or the private side. He said the answer is that it is on both sides. He added that public dollars can't be used on the private side for repairs. But he did say the City should do something about the defects on the "City side."

COUNCIL MINUTES – OCTOBER 18, 2021

Mr. Hefton said there is money in the Downtown Reinvestment Zone that can be used. He said there's not \$7 million or \$8 million. He said the Council might want to begin actual improvements in a phased way. He felt that Phase 1 could be done with the ability of the TIRZ to pay for it through bonding, serviced by the TIRZ money, or combined with money on hand.

He said this was a study to identify the problems, there needs to be engineering to "fix" the problems, then construction on the actual projects. He also suggested looking at that and assessing whether there are other things downtown that the City should focus on. This is one of two utility services that the City has downtown. They also have parking lots, streets, and sidewalks too.

Mr. Hefton said the staff would want direction from the Council on which way to go with TIRZ money and the projects.

Council Member Teamann asked what the TIRZ could support with the current dollars. Mr. Hefton said he thought it was in the \$2.5 million to \$3 million range. Mary Lawrence, Director of Finance, said it was \$2 million for debt service.

Mayor Plyler asked if staff could take the information for Phase 1 of the study, and combine it with an overall plan that also includes things in that same area, that need to be repaired such as a water line, or asphalt and paving, and wrap it up into one project.

Mayor Plyler also mentioned parking lots that might need to be repaired. Mr. Hefton said there are no parking lots that belong to the City in Phase 1. There have been conversations about the parking lot located east of Camino Viejo. There has been a discussion with the owners about allowing public access in that parking lot. If that was the case, the City would do some work on the lot to allow public use.

Mayor Plyler asked how they would identify the scope of work for the projects. Mr. Lee said with an engineering contract they could identify the entire Phase 1 area and determine what the scope would need to be.

Council Member Stevenson felt the City should start the engineering process and then they'll have a better idea about what the \$1.7 million includes. This would also help with the cost of the plan, including if the TIRZ could support a part of the plan.

Council Member Teamann agreed with Mayor Plyler about looking at "surface things" too, such as the parking lot. Basically, anything that could be done in the same phase.

Mr. Hefton asked if the Council would like to maximize what can be done through the TIRZ, because there are more improvements to make than there is TIRZ money.

Council Member Melton reiterated that the City needs to look at grants to see if some of the improvements can be done through

COUNCIL MINUTES – OCTOBER 18, 2021

grant money. She preferred to use grants instead of bonds, and wanted to look at other options.

Council Member Stevenson said the money in the TIRZ belongs to the City, and that money can be used to pay for borrowing money. He would like to stay “cost neutral” and look at opportunities to do things “above ground” as well. He felt there would be more information after the engineering was completed on the projects, and urged the staff to “move in that direction.”

Mr. Hefton clarified the next steps. This would include the engineering on Phase 1 underground sanitary sewer, while looking at other financing alternatives, such as grants.

Mr. Hefton said there is currently no debt on the TIRZ money, they have just been accumulating money and doing miscellaneous projects, such as sidewalk improvements.

Council Member Steele clarified that the \$1.7 million estimate for Phase 1, does include engineering costs.

Council Member Teamann asked, if there was a developer that wanted to locate an apartment building in the downtown area, could the sewer system handle it and additional restaurants, basically the future capacity of the system.

Mr. Rae said one of the challenges of multi-family development downtown is getting fire protection to the second and third floors of a building. He said they’ve been working with developers on how to get “enough flow.”

Council Member Howeth said she would like the City to move forward and repair the parking lot next to Camino Viejo for public access, if the owners are amenable to that.

FINAL PLAT APPROVAL OF KLEMENT ADDITION BEING 0.727 ACRES IN THE REUBEN HENDRIX SURVEY, ABSTRACT NO. 504; KARL KLEMENT PROPERTIES, INC., OWNER, UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR, AND ASM ARCHITECTS, INC., ARCHITECT (2324 TEXOMA PARKWAY)

The City Council approved the Final Plat of the Klement Addition, a 0.727 acre tract, located at 2324 Texoma Parkway.

APPROVE FINAL PLAT
KLEMENT ADDITION
(2324 TEXOMA PKWY)

The property was formally the China Star Restaurant, and is zoned C-2 (General Commercial) District. The owner would like to plat the property into one lot for commercial development of Roy’s Wash-N-Dry, a 7,528 square foot facility. Parking will be provided for 40 spaces.

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 FRIENDS OF OWN DECOY ESTATES IN THE CITY OF SHERMAN’S EXTRA TERRITORIAL JURISDICTION (ETJ), BEING 4.188 ACRES IN THE JOSEPH DEAYER SURVEY,

APPROVE FINAL PLAT
FRIENDS OF OWN
DECOY ESTATES

ABSTRACT NO. 359; OWN DECOY HOLDINGS, LLC, OWNER AND HELVEY-WAGNER SURVEYING, SURVEYOR, (603 NORTH FRIENDSHIP ROAD)

(603 N. FRIENDSHIP RD)

The City Council approved the Final Plat of Friends of Own Decoy Estates in the City's Extra Territorial Jurisdiction. The 4.188 acre tract is located at 603 North Friendship Road. The owner is requesting to plat the property into four 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.

REPLAT APPROVAL OF HOLLEY TRADES ADDITION, A REPLAT OF LOT 3, BLOCK 2, MAYHEW ADDITION, BEING 0.295 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56 AND BEING ALL OF LOT 3, BLOCK 2, MAYHEW ADDITION; TEXAS PLATINUM HOMES LLC, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (1523 SOUTH AUSTIN STREET)

APPROVE REPLAT
HOLLEY TRADES
ADDITION
(1523 S. AUSTIN ST)

The City Council approved the Replat of Holley Trades Addition, a 0.295 acre tract, located at 1523 South Austin Street.

The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat 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.

REPLAT APPROVAL OF LOTS 1 & 2 OF NORTHGATE BUSINESS PARK, PHASE ONE, BEING LOTS 1 & 2, BLOCK 2, NORTHGATE BUSINESS PARK PHASE 1; SHERMAN ECONOMIC DEVELOPMENT CORPORATION, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (3232 NORTHGATE DRIVE)

APPROVE REPLAT
NORTHGATE
BUSINESS PARK
PHASE ONE
(3232 NORTHGATE DR)

The City Council approved the Replat of Northgate Business Park, Phase One, located at 3232 Northgate Drive. The property is zoned (Blalock Industrial Park) and also located in the O-1.1 (FM 1417) Overlay District. The owner would like to Replat two lots into one lot for development of 903 Brewers.

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 TOBAR 810 EAST MULBERRY ADDITION, A REPLAT OF LOTS 19 AND 20, BLOCK 14, CHAFFIN'S FIRST ADDITION, BEING 0.164 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING ALL OF LOTS 19 AND 20, BLOCK 14, CHAFFIN'S FIRST ADDITION; TOBAR PROPERTIES LLC, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (810 EAST MULBERRY STREET)

APPROVE REPLAT
TOBAR 810 EAST
MULBERRY ADDITION
(810 E. MULBERRY ST)

The City Council approved a Replat of Tobar 810 East Mulberry Addition, a 0.164 acre tract, located at 810 East Mulberry Street.

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The property is zoned an R-1 (One-Family Residential) District. The owner was approved for a zone change from an M-2 (Heavy Manufacturing) District to an R-1 (One-Family Residential) District on September 7, 2021. He was granted an exception to allow a 50' wide lot at the September 21, 2021 Planning and Zoning Commission Meeting. The owner would like to Replat 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 PART OF LOT 1, JAMES PLAZA ADDITION, BEING PART OF LOT 1, BLOCK 1, JAMES PLAZA ADDITION; SHERMAN PAG1, LLC, OWNER AND UNDERWOOD DRAFTING AND SURVEYING, SURVEYOR (1804 NORTH U.S. HIGHWAY 75)
The City Council approved the Replat of part of Lot 1, James Plaza Addition, located at 1804 North U.S. Highway 75.

APPROVE REPLAT
JAMES PLAZA
ADDITION
(1804 N. HWY 75)

The property is zoned a C-1 (Retail Business) District and also located in the O-1 (75 & 82 Overlay) District. The owner would like to plat the property into one lot for commercial development of the automobile sales.

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 TENNESSEE STREET SUITES, A REPLAT OF LOT 5 AND THE WEST 56' OF LOT 4, BLOCK D, ED MOORE'S FAIRGROUND ADDITION, BEING THE WEST 56 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK D OF ED MOORE'S FAIRGROUND ADDITION, CONTAINING 0.385 ACRES; CARL R. BUSSEY, OWNERS AND COPLEY LAND SURVEYING, SURVEYOR (319 & 329 WEST TENNESSEE STREET)
The City Council approved the Replat of Tennessee Street Suites, a 0.385 acre tract, located at 319 and 329 West Tennessee Street.

APPROVE REPLAT
TENNESSEE STREET
SUITES
(319 & 329 W.
TENNESSEE ST)

The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat 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.

MEDIA QUESTIONS
There were no media questions.

MEDIA QUESTIONS

COUNCIL COMMENTS
DOWNTOWN SEWER STUDY
Council Member Stevenson thanked the staff for looking into the downtown sewer problem. There is a strong desire to improve the downtown area and this is a very important improvement to make, and is the foundation for everything else.

DOWNTOWN
SEWER STUDY

DOWNTOWN SEWER STUDY

Council Member Teamann agreed about the downtown sewer study and said he appreciated all the work that has gone into and will continue to go into that project.

**DOWNTOWN
SEWER STUDY**

WEEKEND WATER MAIN BREAK

Council Member Teamann said there was a major water main break over the weekend at Houston and Lamar Streets. He said within an hour of it being reported, the crews were making repairs. He said he appreciated the response times and the effort that went into the repair.

**WEEKEND WATER
MAIN BREAK**

DOWNTOWN SEWER STUDY

Deputy Mayor Holland said as a person that has a business in the downtown area, he really appreciated the sewer study and the repairs that the City plans to make to address the problems.

**DOWNTOWN
SEWER STUDY**

TEXAS INSTRUMENTS INCENTIVE PACKAGE

Council Member Howeth said there were a lot of numbers that were discussed tonight concerning the incentive package for Texas Instruments. She said the Council gets used to dealing with “millions of dollars,” but they aren’t use to dealing with “billions of dollars.”

**TEXAS INSTRUMENTS
INCENTIVE PACKAGE**

She said the Council felt that the potential for Texas Instruments to come to Sherman and how it will change the community, will be for the better. She said they didn’t take the numbers lightly, but even before it was announced that they might be coming to Sherman, the Council has met and discussed the issue many times.

They have worked hard to provide the best incentive package to get the company to select Sherman as the site for the new plant. She reiterated, that they do not take those numbers lightly.

TEXAS INSTRUMENTS INCENTIVE PACKAGE

Council Member Melton said the Council does want Texas Instruments in Sherman. She said it does matter when citizens attend City Council Meetings, and let their voice be heard.

**TEXAS INSTRUMENTS
INCENTIVE PACKAGE**

FIRST DAY OF EARLY VOTING

Council Member Melton said this was the first day of Early Voting for the Municipal Election, to be held on November 2, 2021. She urged everyone to get out and vote.

**FIRST DAY OF
EARLY VOTING**

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Early Voting for the 2021 Election started today and will be held at the Elections Office for the next two weeks. Citizens can also vote on Election Day, November 2, 2021.
- This year, Fright Fest will be held on October 30, 2021, at Pecan Grove Park. The new location should provide a lot of room for the crowds and for parking.
- Trick or Treat on Travis Street will be held on October 29, 2021, starting at 6:00 p.m.

ANNOUNCEMENTS

CITY MANAGER COMMENTS

Mr. Hefton related a story about being on vacation in Sedona, Arizona, last week. He was playing golf and met a gentleman that retired about five years ago.

The man currently lives in California, because his daughter and grandchildren live there. He began talking about how he would love to live in Texas, and has done a lot of research about where he would like to live. He said he had selected a community in North Texas where he would like to move, if he could get his family to move there. The community was Sherman.

Mr. Hefton said, 1,500 miles away, a man he just met said if he could move anywhere in Texas, he would move to Sherman, Texas. The gentleman was a retired City Manager from a town in California. Mr. Hefton said “the word is out on Sherman.”

CITY MANAGER
COMMENTS

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

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

There was no need for an Executive Session.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:39 p.m.

ADJOURNMENT

MAYOR

CITY CLERK

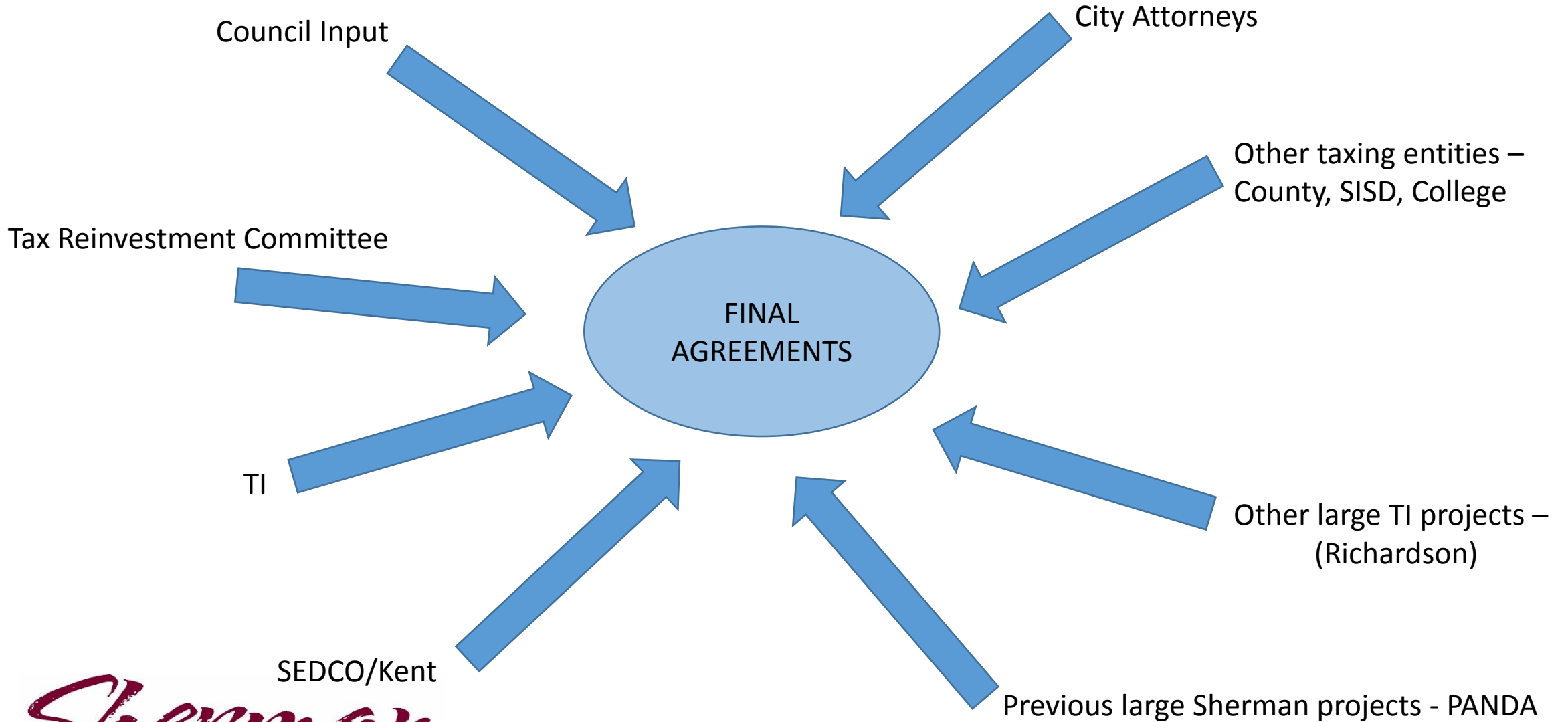
Project Summary

Project description – Semiconductor manufacturing facility producing 300mm analog chips for use in various industries. Each phase would include construction of > 1MM SF of manufacturing space + administrative and support facilities.

Expected Investment/Jobs

- Phase I - \$6.5B, 800 jobs, begin by Dec 2023
- Phase II - \$7.0B, 800 jobs, begin by Dec 2030
- Phase III - \$7.6B, 800 jobs, begin by Dec 2035
- Phase IV - \$8.3B, 800 jobs, begin by Dec 2038
- Two or three-year construction period per phase
- Built on existing 550 +/- acres
- Phase I expected to produce chips by 2025

Process Inputs



City Benefits

Direct

- Property and sales tax revenues
- Water/Sewer Revenues
- Hotel/Motel revenues (construction)
- High-paying primary jobs
- Community reputation in US/Global technology circles

Indirect

- “Spillover” effect for complementary primary job creation
- Complementary to other existing high-tech employers –
II/VI (Finisar), Globitech
- “Sherman becoming known as tech-corridor” worldwide

Project Incentives – Per Phase

- Tax Abatement
 - 90% for Years 1-10
 - Abatement begins when construction is complete
- Chapter 380 Economic Incentive Agreement
 - 90% rebate for years 11-30
 - 20% discount on City utility rates (phase I only)

Project Impact – Expected Values (per phase)

Construction Period

- Sales Taxes - \$10M - \$15M
- Property Taxes - \$10M - \$20M
- Other – Hotel/Motel - ??

Agreement Period

- Property Taxes - \$30M
- Water/Sewer Revenues - \$240M

Total Impacts (after abatement)

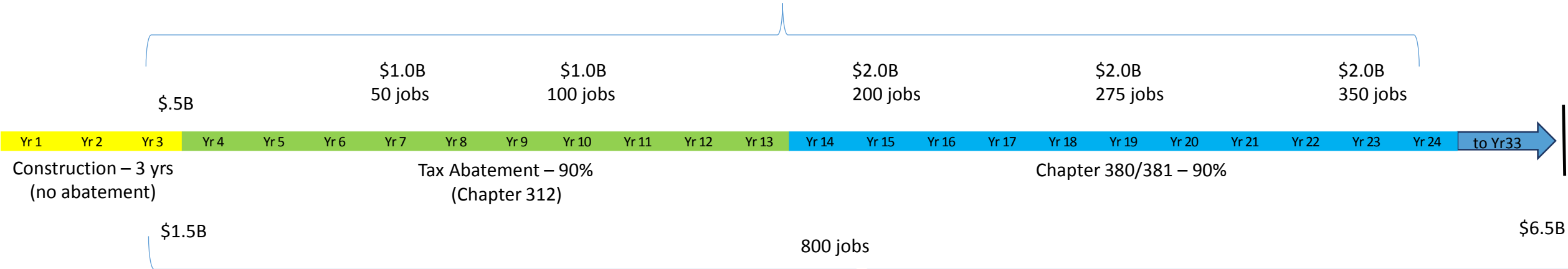
- \$220M in direct General Fund revenues, \$1B in water/sewer revenues

Comparable “Minimum vs Expected” Investment

	Investment (in \$mm)				
	Minimum Investment	Expected Investment	Actual Investment	Taxable before abatement	% Min/Expected
PANDA	\$ 75	\$ 400	\$ 463	\$ 250	19%
TI	\$ 2,000	\$ 6,500	TBD	TBD	31%

TI Agreements Timeline (per phase)

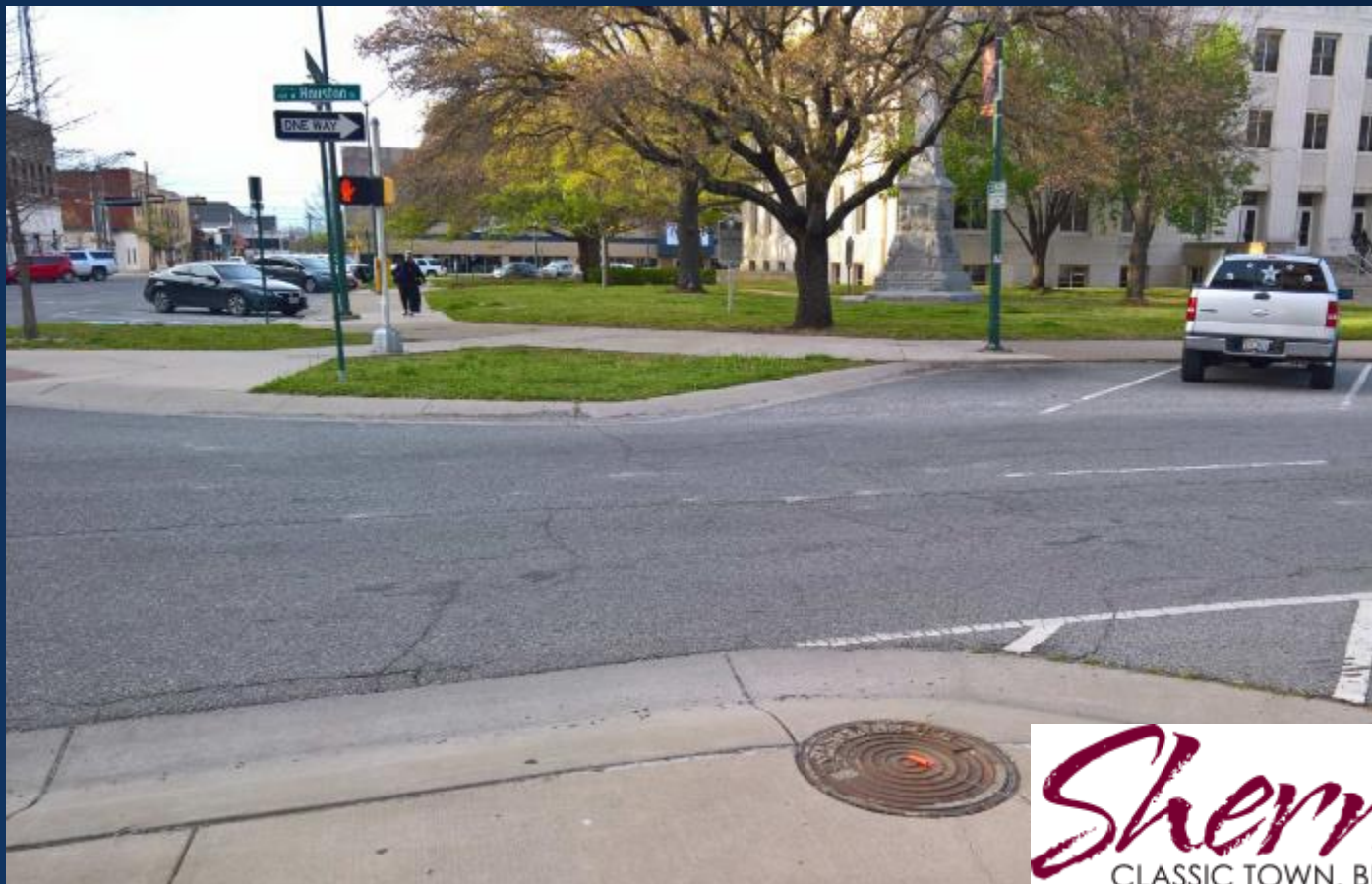
Minimum Contractual Thresholds



Expected Investment/Jobs

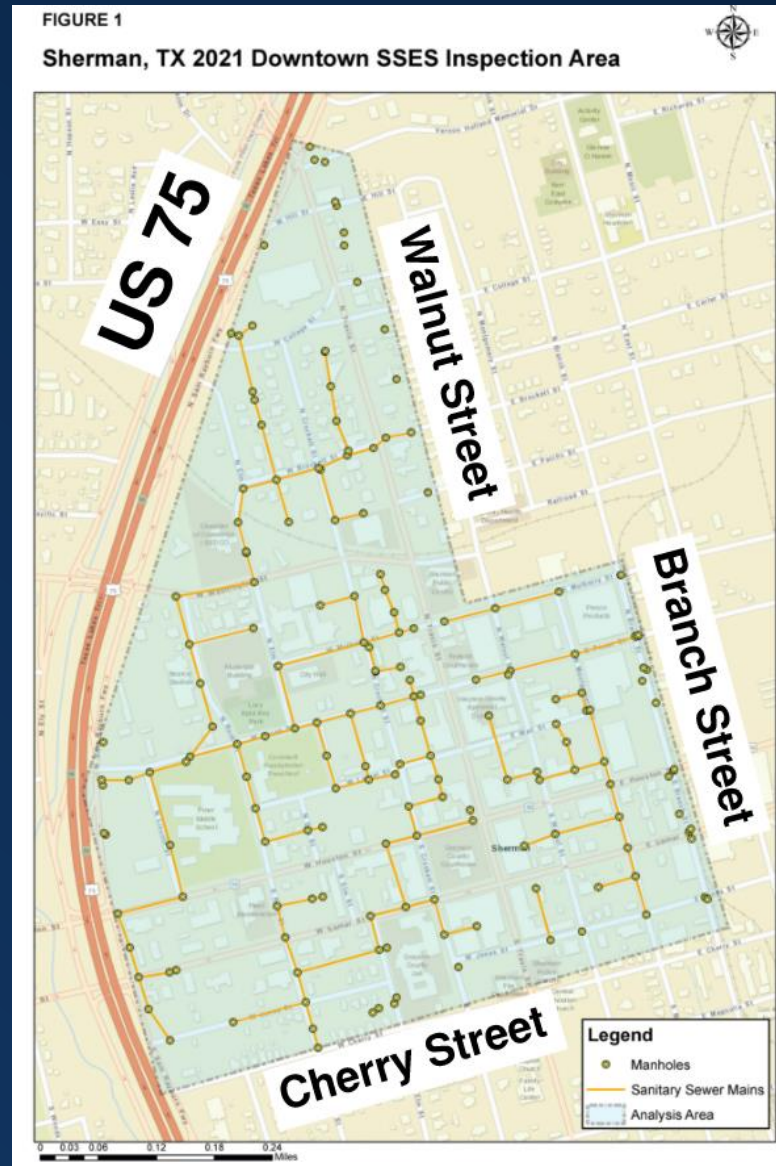
Downtown Sanitary Sewer Evaluation Survey

OCTOBER 18, 2021
City Council Meeting



Sherman
CLASSIC TOWN. BROAD HORIZON

Area Surveyed/Analyzed



Smoke Testing

- 40,010 feet of pipe tested
- Defects
 - 5 City lines
 - 35 City manholes
 - 32 Private lines



Manhole Inspections

- 131 Manholes
- Defects
 - 143 manhole defects observed
 - 322 pipe defects at manhole

MANHOLE INSPECTION REPORT		
ID Number: 108	Type: MH	Status: LOCATED
Map Grid:	Surface Cover: ASPHALT	
Location: 524 W HOUSTON ST	MH Ring Grade: AT GRADE	
Map Update? ☐	Pending Area: LIGHT	
Holes: ☒ Slits: ☐ Holes Bolted/Plugged? ☐		
# of Holes/Slits: 2	Hole/Slot Size (in): 1.0	
	Clear Opening (in): 24.0	
	Cover Material: CAST IRON	
	Cover Condition: SATISFACTORY	
Insert Present? ☐		
Ring Material: CAST IRON		
Ring Condition: BROKEN		
	Riser Material: BRICK	
	Riser Condition: MISSING BRICK MORTAR	
	Cone Material: BRICK	
	Cone Condition: HVY DETERIORATION	
Depth (ft): 10.10	Wall Material: BRICK	
	Wall Condition: HVY DETERIORATION	
	Bench Material: CAST-IN-PLACE	
	Bench Condition: HVY DETERIORATION	
Invert Material: CAST-IN-PLACE		
Invert Condition: SATISFACTORY		
Infiltration Locations:		Other Information:
No Evidence ☒	MH Steps:	Comments: MH STRUCTURALLY COMPROMISED
Riser ☐	Evidence of Surge: ☐	
Cone ☐	Evidence of Surge Depth (in):	
Top of Wall ☐	Actual Surge Depth (in): 0	
Bottom of Wall ☐	Debris Present? ☐	
Invert ☐	Debris Depth (in): 0	
Around Pipes ☐	Bypass Present? ☐	
Active Infiltration Rate (gpm):	Bypass Size (in):	
		BURGESS & NIPLE Engineers • Planners



Site Photo

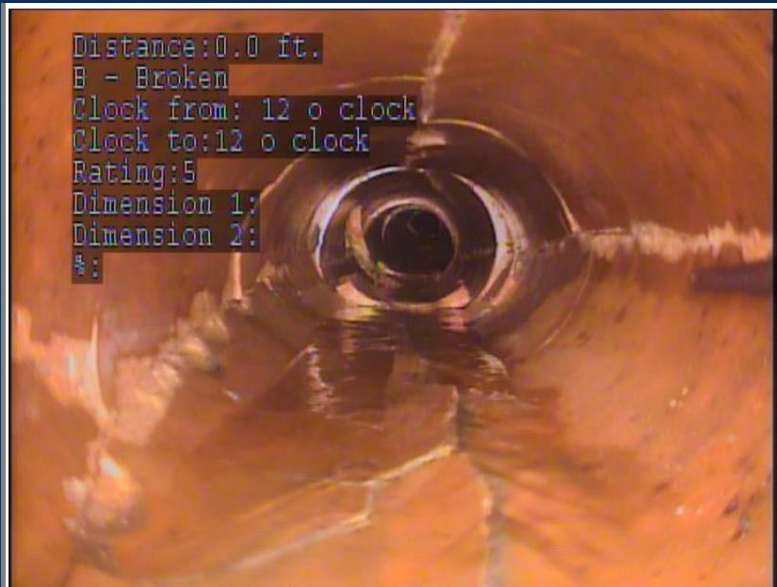


Interior Manhole Photo

Page 11

CCTV Inspection of Mains

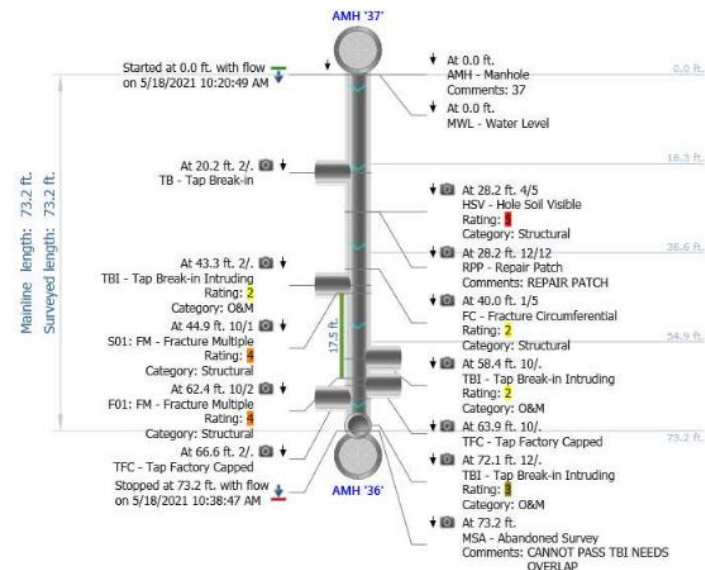
- 20,587 feet of pipe TV'ed
- 680 defects observed



CUES, Inc.
 3600 Rio Vista Avenue
 Orlando, FL 32805
 Phone: 407-849-0190
 Fax: 407-425-1569

Main Inspections Pipe Run

Project name:	Mainline ID:	City:	Street:
City of Sherman	37 - 36	SHERMAN	S WALNUT ST
Start date/time:	Direction:	Weather:	Location code:
5/18/2021 10:20 AM	D	1	
Shape:	Material:	Height:	Width:
C	VCP	8 in.	



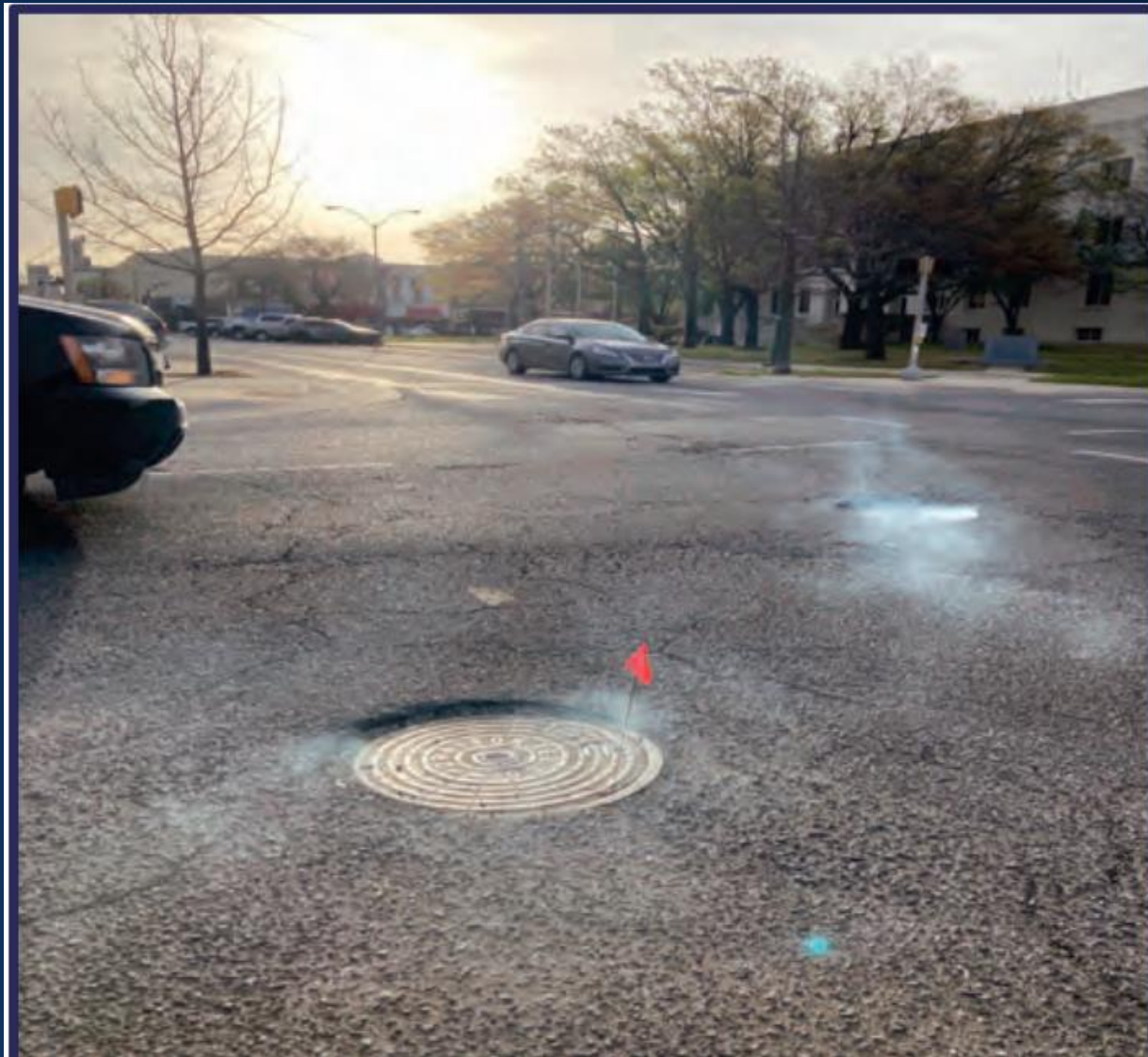
Roof Drains Connected to Sewer



Above Ground Sewer Line

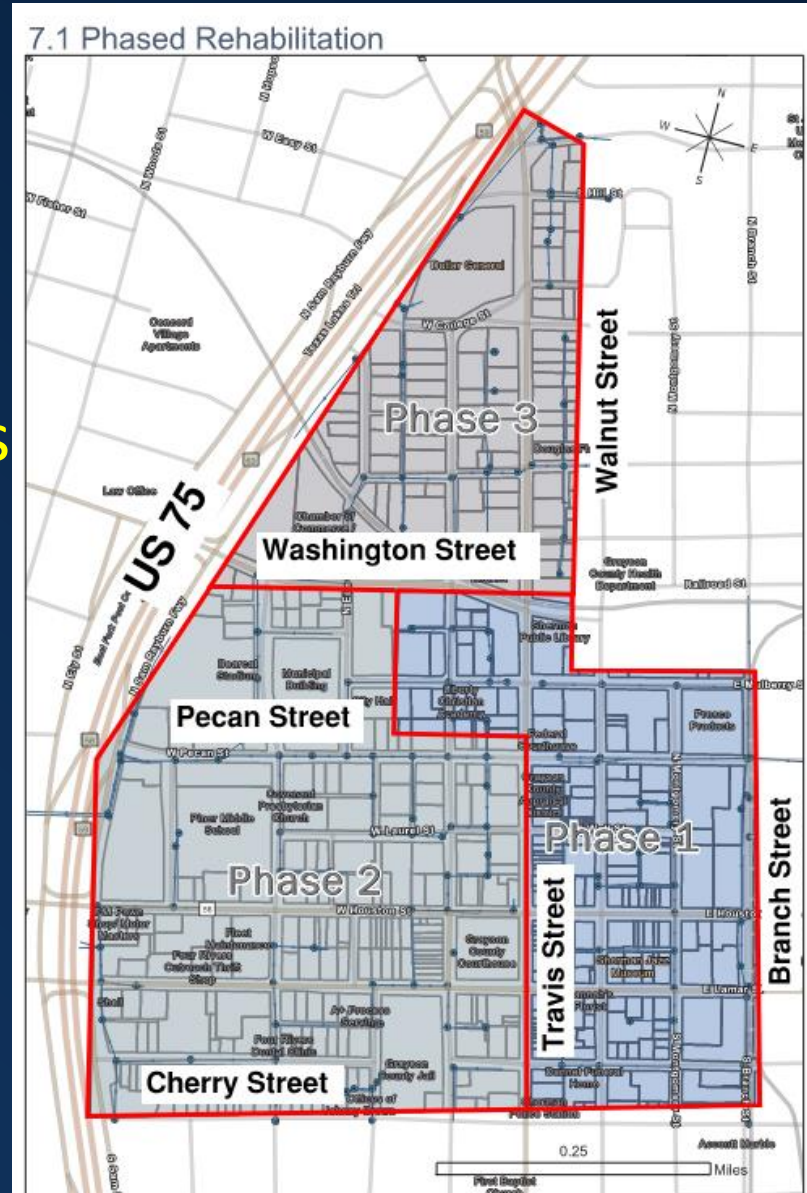


Leaking Manhole Ring & Cover



Phased Rehab

- Phase 1: \$1,740,000
- Phase 2: \$4,865,000
- Phase 3: \$765,000
- No city pipe size increases needed if defects are addressed



Questions





City Council Regular Meeting

C. 1.

Meeting Date: 11/01/2021

Approved By: Robby Hefton, City Manager

Caption:

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

Issue:

E.3. *RESOLUTION NO. 6800

Abandoning A Portion Of One(1) Twenty-Five Foot (25') Sanitary Sewer Easement Located Across Lot One (1) Of Landmark Addition To Grayson County, Texas, As Per Plat of Record in Volume 17, Page 32, Plat Records, Grayson County, Texas, and Being More Particularly Shown On The Exhibit "A" Attached Hereto And Made A Part Hereof For All Purposes

F.1 *OTHER BUSINESS

Approve Quarterly Investment Report for Quarter Ended September 30, 2021



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 1.

Meeting Date: 11/01/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6427

Approving the 2021-22 Annual Service Plan Update for the Bel Air Village Public Improvement District

Issue:

To approve the 2021-22 Annual Service Plan Update for the Bel Air Village Public Improvement District

Background:

The Bel Air Village Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 6711 of the City Council on March 15, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On May 3, 2021, the City approved Phase #1 Reimbursement Agreement in the amount of \$7,168,000 (the "Phase #1 Reimbursement Agreement") to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared by the City's PID consultant MuniCap at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. This original Service and Assessment Plan was adopted in May 2021 by the City Council when the PID was initially approved. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually.

The City also adopted the Phase #1 Assessment Roll attached as Appendix E to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

Origination:

City Manager's Office

Financial Consideration:

The City determined the estimated total costs of certain public improvements for the benefit of the property within Phase 1 District Improvements and to be financed by the District is \$9,060,054, of which about \$7.2 million is expected to be collected through the PID Assessments. The City is not contributing any funds towards this PID.

Staff Recommendation:

Staff recommends approval of this Ordinance.

Alternatives:

As directed by the City Council

Attachments

Ordinance No. 6427

Service and Assessment Plan

ORDINANCE NO. 6427

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE 2021-22 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT; PROVIDING A REPEALING CLAUSE AND SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman (the “City”) is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the “PID Act”), to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the “Petition”) requesting the creation of the Bel Air Village Public Improvement District (the “PID”); and

WHEREAS, on March 15, 2021, the City held a public hearing then passed and adopted Resolution No. 6711 establishing the Bel Air Village Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 3, 2021, the City passed and adopted Ordinance No. 6377 approving a Service and Assessment Plan (the “SAP”) for the PID; and

WHEREAS, the City Council of the City wishes to approve the 2021-22 Annual Update of the SAP (the “Annual Service Plan Update”) for the PID.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the facts recited above are found to be true and correct.

SECTION 2. That the 2021-2022 Annual Service Plan Update, attached to this Ordinance as Exhibit 1, is hereby approved and adopted on behalf of the PID.

SECTION 3. That all provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict.

SECTION 4. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5. That it is found and determined that the meeting at which this Ordinance was introduced and passed was open to the public and that public notice of the time, place and purpose of said meeting were given as required by law. The City Clerk shall cause this Ordinance to be filed with the County Clerk in each County in which all or a part of the PID is located not later

than seven (7) days after the date the City Council approves this Annual Service Plan Update.

SECTION 6. That this Ordinance shall become effective from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS

INTRODUCED on this the 1st day of November, 2021.

ADOPTED on this the 1st day of November, 2021.

EFFECTIVE DATE on this the 1st day of November, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

**BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT
CITY OF SHERMAN, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)**

**AS APPROVED BY CITY COUNCIL ON:
NOVEMBER 1, 2021**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 – 8/31/22)**

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I. INTRODUCTION

The Bel Air Village Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 6711 of the City Council on March 15, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On May 3, 2021, the City approved Phase #1 Reimbursement Agreement in the amount of \$7,168,000 (the “Phase #1 Reimbursement Agreement”) to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the “Annual Service Plan Update”).

The City also adopted the Phase #1 Assessment Roll attached as Appendix E to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on May 3, 2021, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to \$9,060,054.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Major Improvement costs, and (2) establish the PID. The actual costs spent to date of the Phase #1 Improvements were \$1,784,779 as provided by the Developer as of September 23, 2021.

(remainder of this page is intentionally left blank)

Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Budget Changes	Revised Budget ¹	Funded to Date ¹	Remaining Balance to be Funded
Assessments - Phase #1 Reimbursement Agreement	\$7,168,000	\$0	\$7,168,000	\$1,412,055	\$5,755,945
Other funding sources					
Developer Contribution	\$1,892,054	\$0	\$1,892,054	\$372,724	\$1,519,330
Total Sources	\$9,060,054	\$0	\$9,060,054	\$1,784,779	\$7,275,275
Uses of Funds					
<i>Major Improvements</i>					
Roadway Improvements	\$41,570	\$100,726	\$142,296	\$128,066	\$14,230
Water Improvements	\$16,016	\$4,050	\$20,066	\$0	\$20,066
Sanitary Sewer Improvements	\$158,699	\$60,317	\$219,016	\$0	\$219,016
Storm Drainage Improvements	\$345,798	(\$165,798)	\$180,000	\$0	\$180,000
Landscaping and Hardscaping	\$452,500	\$705	\$453,205	\$0	\$453,205
Other Soft and Miscellaneous Costs	\$471,868	\$0	\$471,868	\$243,484	\$228,384
<i>Subtotal: Major Improvements</i>	<i>\$1,486,451</i>	<i>\$0</i>	<i>\$1,486,451</i>	<i>\$371,550</i>	<i>\$1,114,901</i>
<i>Phase #1 Improvements</i>					
Roadway Improvements	\$2,126,609	\$774,461	\$2,901,070	\$301,565	\$2,599,505
Water Improvements	\$713,377	\$48,430	\$761,807	\$0	\$761,807
Sanitary Sewer Improvements	\$863,168	\$109,750	\$972,918	\$326,139	\$646,779
Storm Drainage Improvements	\$2,076,534	(\$417,852)	\$1,658,682	\$0	\$1,658,682
Landscaping and Hardscaping	\$188,947	\$0	\$188,947	\$0	\$188,947
Other Soft and Miscellaneous Costs	\$1,604,968	(\$514,789)	\$1,090,179	\$785,525	\$304,654
<i>Subtotal: Phase #1 Improvements</i>	<i>\$7,573,603</i>	<i>\$0</i>	<i>\$7,573,603</i>	<i>\$1,413,229</i>	<i>\$6,160,374</i>
Total Uses	\$9,060,054	\$0	\$9,060,054	\$1,784,779	\$7,275,275

1 – According to the Developer as of September 23, 2021.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Phase #1 Improvement aggregate budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Phase #1 Improvements are expected to be built within a period of five years. The anticipated budget for the Phase #1 Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments (2021-2027)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments¹
2021	\$0
2022	\$0
2023	\$634,069
2024	\$638,456
2025	\$642,242
2026	\$647,428
2027	\$652,860
Total	\$3,215,054

1 – Assessment Years ending 2021 and 2022 represent actual amounts billed. Projected Annual Installments for Assessment Years ending 2023-2027 will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the City, no building permits have been issued for Phase #1 of the PID as of August 31, 2021, representing 0.00 percent of the 327 total building permits expected to be issued within Phase #1.

See Table II-C-1 below for the status of completed homes within Phase #1 as of August 31, 2021.

Table II-C-1
Completed Homes

Status	Cumulative as of August 31, 2021¹
Completed Homes	0

1 – According to the City as of August 31, 2021.

See Appendix C for 2021 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #1 Assessed

Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #1 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

As of August 31, 2021, none of the listed conditions have been satisfied. As a result, no Annual Installments will be billed and collected for Phase #1 Parcels for 2021-22.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of the updated Assessment Roll is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

As of August 31, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Rolls are available for review at the City Hall, located at 222 W. Mulberry Street, Sherman, Texas 75090.

APPENDIX A
BEL AIR VILLAGE PID MAP

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of August 31, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE

Appendix C
Bel Air Village Public Improvement District
2021 Assessed Value

Parcel ID	2021 Assessed Value ¹
125515	\$24,330
220351	\$4,454
125513	\$68,827
Total	\$97,611

1 - Includes applicable exemptions as provided per the Grayson County Appraisal District online records as of August 31, 2021.

APPENDIX D
PHASE #1 ASSESSMENT ROLL – 2021-22

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 ASSESSMENT ROLL
2021-22**

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2021-22 Annual Installment
125515, 220351, 125513	Various	268.77	\$7,168,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		268.77	\$7,168,000.00	\$0.00	\$0.00	\$0.00	\$0.00

D-1

APPENDIX E
PID ASSESSMENT NOTICE

ATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF SHERMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[illegible]

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas

BEL AIR VILLAGE
PUBLIC IMPROVEMENT DISTRICT
CITY OF SHERMAN, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/21 - 8/31/22)

AS APPROVED BY CITY COUNCIL ON:
NOVEMBER 1, 2021

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/21 – 8/31/22)

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A. PARCEL UPDATES	10
B. PREPAYMENT OF ASSESSMENTS.....	10

APPENDIX A - BEL AIR VILLAGE PID MAP

APPENDIX B - PREPAID PARCELS

APPENDIX C - ASSESSED VALUE

APPENDIX D - PHASE #1 ASSESSMENT ROLL - 2021-22

APPENDIX E - PID ASSESSMENT NOTICE

I. INTRODUCTION

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On May 3, 2021, the City approved Phase #1 Reimbursement Agreement in the amount of \$7,168,000 (the “Phase #1 Reimbursement Agreement”) to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the public improvements (the “Authorized Improvements”) to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2021-22 (the “Annual Service Plan Update”).

The City also adopted the Phase #1 Assessment Roll attached as Appendix E to the Service and Assessment Plan, identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Rolls for 2021-22.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

(remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Improvements Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on May 3, 2021, the initial total estimated costs of the Phase #1 Improvements, including the proportional share of the Major Improvement costs, were equal to \$9,060,054.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements, including the proportional share of the Major Improvement costs, and (2) establish the PID. The actual costs spent to date of the Phase #1 Improvements were \$1,784,779 as provided by the Developer as of September 23, 2021.

(remainder of this page is intentionally left blank)

Table II-A-1
Updated Sources and Uses – Phase #1

Sources of Funds	Initial Estimated Budget	Budget Changes	Revised Budget ¹	Funded to Date ¹	Remaining Balance to be Funded
Assessments - Phase #1 Reimbursement Agreement	\$7,168,000	\$0	\$7,168,000	\$1,412,055	\$5,755,945
Other funding sources					
Developer Contribution	\$1,892,054	\$0	\$1,892,054	\$372,724	\$1,519,330
Total Sources	\$9,060,054	\$0	\$9,060,054	\$1,784,779	\$7,275,275
Uses of Funds					
<i>Major Improvements</i>					
Roadway Improvements	\$41,570	\$100,726	\$142,296	\$128,066	\$14,230
Water Improvements	\$16,016	\$4,050	\$20,066	\$0	\$20,066
Sanitary Sewer Improvements	\$158,699	\$60,317	\$219,016	\$0	\$219,016
Storm Drainage Improvements	\$345,798	(\$165,798)	\$180,000	\$0	\$180,000
Landscaping and Hardscaping	\$452,500	\$705	\$453,205	\$0	\$453,205
Other Soft and Miscellaneous Costs	\$471,868	\$0	\$471,868	\$243,484	\$228,384
<i>Subtotal: Major Improvements</i>	<i>\$1,486,451</i>	<i>\$0</i>	<i>\$1,486,451</i>	<i>\$371,550</i>	<i>\$1,114,901</i>
<i>Phase #1 Improvements</i>					
Roadway Improvements	\$2,126,609	\$774,461	\$2,901,070	\$301,565	\$2,599,505
Water Improvements	\$713,377	\$48,430	\$761,807	\$0	\$761,807
Sanitary Sewer Improvements	\$863,168	\$109,750	\$972,918	\$326,139	\$646,779
Storm Drainage Improvements	\$2,076,534	(\$417,852)	\$1,658,682	\$0	\$1,658,682
Landscaping and Hardscaping	\$188,947	\$0	\$188,947	\$0	\$188,947
Other Soft and Miscellaneous Costs	\$1,604,968	(\$514,789)	\$1,090,179	\$785,525	\$304,654
<i>Subtotal: Phase #1 Improvements</i>	<i>\$7,573,603</i>	<i>\$0</i>	<i>\$7,573,603</i>	<i>\$1,413,229</i>	<i>\$6,160,374</i>
Total Uses	\$9,060,054	\$0	\$9,060,054	\$1,784,779	\$7,275,275

1 – According to the Developer as of September 23, 2021.

Phase #1 Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to the Phase #1 Improvement aggregate budget.

B. FIVE YEAR SERVICE PLAN

According to the PID Act, a service plan must cover a period of five years. All of the Phase #1 Improvements are expected to be built within a period of five years. The anticipated budget for the Phase #1 Improvements are shown in Section II.A of this report, and the Annual Installments expected to be collected for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Projected Annual Installments (2021-2027)

Assessment Year Ending 9/01	Phase #1 Projected Annual Installments¹
2021	\$0
2022	\$0
2023	\$634,069
2024	\$638,456
2025	\$642,242
2026	\$647,428
2027	\$652,860
Total	\$3,215,054

1 – Assessment Years ending 2021 and 2022 represent actual amounts billed. Projected Annual Installments for Assessment Years ending 2023-2027 will be updated in future annual service plan updates.

C. STATUS OF DEVELOPMENT

According to the City, no building permits have been issued for Phase #1 of the PID as of August 31, 2021, representing 0.00 percent of the 327 total building permits expected to be issued within Phase #1.

See Table II-C-1 below for the status of completed homes within Phase #1 as of August 31, 2021.

Table II-C-1
Completed Homes

Status	Cumulative as of August 31, 2021¹
Completed Homes	0

1 – According to the City as of August 31, 2021.

See Appendix C for 2021 assessed values of all Parcels within the PID.

D. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2021-22

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the collection of the first Annual Installment for a Phase #1 Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October following the issuance of the first building permit for each Lot within each Phase, such that Assessments are billed only for Lots for which a building permit has been issued, (ii) with tax bills sent the first October after issuance of any Bonds secured by the respective reimbursement agreement for Phase #1 Assessed

Property, or (iii) with tax bills sent the first October following the second anniversary of the levy of Assessments on the Phase #1 Assessed Property such that all Assessments in the applicable Phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Phase #1 Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

As of August 31, 2021, none of the listed conditions have been satisfied. As a result, no Annual Installments will be billed and collected for Phase #1 Parcels for 2021-22.

(remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the equivalent number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by the Service and Assessment Plan or in the PID Act;
- (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.I of the Service and Assessment Plan.

The summary of the updated Assessment Roll is shown in Appendix D of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated Equivalent Units to be built on each newly subdivided Parcel
- D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

B. PREPAYMENT OF ASSESSMENTS

As of August 31, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

The complete Assessment Rolls are available for review at the City Hall, located at 222 W. Mulberry Street, Sherman, Texas 75090.

APPENDIX A
BEL AIR VILLAGE PID MAP

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of August 31, 2021, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE

Appendix C
Bel Air Village Public Improvement District
2021 Assessed Value

Parcel ID	2021 Assessed Value ¹
125515	\$24,330
220351	\$4,454
125513	\$68,827
Total	\$97,611

1 - Includes applicable exemptions as provided per the Grayson County Appraisal District online records as of August 31, 2021.

APPENDIX D
PHASE #1 ASSESSMENT ROLL – 2021-22

**BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT
PHASE #1 ASSESSMENT ROLL
2021-22**

Parcel	Lot Size	Outstanding Equivalent Unit	Outstanding Assessments	Principal	Interest	Administrative Expenses	2021-22 Annual Installment
125515, 220351, 125513	Various	268.77	\$7,168,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Total		268.77	\$7,168,000.00	\$0.00	\$0.00	\$0.00	\$0.00

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT
TO
CITY OF SHERMAN, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Sherman, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Bel Air Village Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§
§
§

COUNTY OF _____

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas



City Council Regular Meeting

D. 2.

Meeting Date: 11/01/2021

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers 6427

Issue:

D.1 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6427

Approving the 2021-22 Annual Service Plan Update for the Bel Air Village Public Improvement District



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 1.

Meeting Date: 11/01/2021

Prepared By: Jason Jeffcoat, Assistant Police Chief

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6798

Approval of Guaranteed Maximum Pricing with Byrne Construction Services, as Construction Manager-at-Risk (CMAR), for the Construction of a New Police Department Headquarters Facility

Issue:

Execution of a Guaranteed Maximum Price (GMP) amendment to the agreement for the implementation of the Construction Phase of the Sherman Police Department Headquarters Facility Project .

Background:

The current Sherman Police Headquarters Facility was built in 1966 and has reached its maximum occupancy and potential for future growth. In order to better serve the City, the plan is to relocate the police headquarters to the southwest corner of West Travis Street and Northgate Drive, allowing for immediate and future growth.

Byrne Construction was selected at the Construction Manager at Risk (CMAR) for this project. City staff has been working with Byrne Construction over the past several months in the development of the guaranteed maximum price (GMP) for this project. In September 2021, Byrne Construction began their bid process for securing a GMP for the project, for which they are now ready to present at \$15,497,320 as the GMP.

Origination:

Police Department

Financial Consideration:

The GMP for this project will be \$15,497,320.

Staff Recommendation:

It is recommended that the GMP amendment with Byrne Construction be approved.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6798

Amendment A GMP w Exhibits

RESOLUTION NO. 6798

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVAL OF GUARANTEED MAX PRICING WITH BYRNE CONSTRUCTION SERVICES, AS CONSTRUCTION MANAGER-AT-RISK (CMAR), FOR THE CONSTRUCTION OF A NEW POLICE DEPARTMENT HEADQUARTERS FACILITY; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an Agreement of guaranteed max pricing (GMP) with Byrne Construction Services, Construction Manager-at-Risk (CMAR), for the construction phase of the New Police Department Headquarters Facility, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 1st day of November, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM AND
CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY



AIA®

Document A133™ – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the 25th day of October in the year 2021, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 19th day of January in the year 2021 (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

Sherman Police Headquarters Facility
Corner of West Travis and Northgate Drive
Sherman, Texas 75090

The new facility shall consist of a new single story police headquarters, a single story annex building, public parking, and secure parking.

THE OWNER:

(Name, legal status, and address)

City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

Thos. S. Byrne, Inc.
551 E. Berry Street
Fort Worth, Texas 76110
817.335.3394

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract

Init.

Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Fifteen Million, Four Hundred Ninety Seven Thousand, and Three Hundred Twenty Dollars (\$ 15,497,320), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

See attached Exhibit A.1 - Cost Summary.

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
See attached Exhibit A.2 – Alternates.	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
See attached Exhibit A.2 – Alternates.		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
See attached Exhibit A.6 – Unit Prices.		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of execution of this Amendment.

☒ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

Date of Commencement will be based on Notice to Proceed date or issuance of building permit, whichever occurs last.

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

See attached Exhibit A.7 – Project Schedule.

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work
Not applicable.

Substantial Completion Date

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
N/A			

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

See attached Exhibit A.5 – Contract Documents.

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

See attached Exhibit A.5 – Contract Documents.

Number	Title	Date
--------	-------	------

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

Init.

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
See attached Exhibit A.3 – Allowances.	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

See attached Exhibit A.4 – Qualifications & Clarifications.

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

To Be Determined

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER (Signature)

Robby Hefton; City Manager
(Printed name and title)

CONSTRUCTION MANAGER (Signature)

Matthew Avila; CEO
(Printed name and title)

Additions and Deletions Report for AIA® Document A133™ – 2019 Exhibit A

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:54:18 ET on 10/25/2021.

PAGE 1

This Amendment dated the 25th day of October in the year 2021, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 19th day of January in the year 2021 (the "Agreement")

...

Sherman Police Headquarters Facility
Corner of West Travis and Northgate Drive
Sherman, Texas 75090

The new facility shall consist of a new single story police headquarters, a single story annex building, public parking, and secure parking.

...

City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

...

(Name, legal status, and address)

Thos. S. Byrne, Inc.
551 E. Berry Street
Fort Worth, Texas 76110
817.335.3394

PAGE 2

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Fifteen Million, Four Hundred Ninety Seven Thousand, and Three Hundred Twenty Dollars (\$ 15,497,320), subject to additions and deductions by Change Order as provided in the Contract Documents.

...

See attached Exhibit A.1 - Cost Summary.

...

See attached Exhibit A.2 – Alternates.

...

See attached Exhibit A.2 – Alternates.

...

See attached Exhibit A.6 – Unit Prices.

...

[☒] Established as follows:

...

Date of Commencement will be based on Notice to Proceed date or issuance of building permit, whichever occurs last.

PAGE 3

~~[] Not later than () calendar days from the date of commencement of the Work.~~

~~By the following date: See attached Exhibit A.7 – Project Schedule.~~

...

Not applicable.

...

N/A

...

See attached Exhibit A.5 – Contract Documents.

...

See attached Exhibit A.5 – Contract Documents.

...

N/A

PAGE 4

See attached Exhibit A.3 – Allowances.

...

See attached Exhibit A.4 – Qualifications & Clarifications.

...

N/A

...

To Be Determined

...

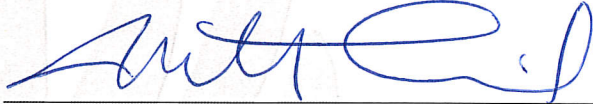
Robby Hefton; City Manager

Matthew Avila; CEO

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:54:18 ET on 10/25/2021 under Order No. 2114254459 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A133™ – 2019 Exhibit A, Guaranteed Maximum Price Amendment, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

Chief Executive Officer

(Title)

10/25/21

(Dated)

Exhibit “A.1”

Cost Summary

See attached Cost Summary dated October 25, 2021.

Cost Estimate Summary Sheet

City of Sherman - Police Headquarters

Guaranteed Maximum Price

Date: October 25, 2021

33,707 sqft

Bid Package #	Bid Package Description		Current GMP Cost	Cost/SF	Notes
			33,707 sqft		
010000	General Conditions		\$ 647,783	\$ 19.22	
010010	General Requirements		\$ 87,030	\$ 2.58	
010020	Temporary Construction		\$ 248,290	\$ 7.37	
010030	Allowances		\$ 2,000	\$ 0.06	
033000	Concrete		\$ 2,254,826	\$ 66.89	
042000	Masonry		\$ 539,054	\$ 15.99	
051000	Steel		\$ 593,782	\$ 17.62	
053000	Steel Deck		\$ 215,779	\$ 6.40	
061000	Rough Carpentry		\$ 94,679	\$ 2.81	
062000	Finish Carpentry		\$ 188,066	\$ 5.58	
071000	Waterproofing & Sealants		\$ 129,614	\$ 3.85	
072129	Spray Applied Insulation		\$ 11,765	\$ 0.35	
075000	Roofing		\$ 298,748	\$ 8.86	
079000	Fireproofing		Excluded	\$ -	
081000	Doors, Frames & Hardware		\$ 219,783	\$ 6.52	
083600	Overhead Doors		\$ 143,367	\$ 4.25	
084000	Glass & Glazing		\$ 513,570	\$ 15.24	
092500	Drywall & Acoustical		\$ 853,231	\$ 25.31	
093000	Tile		\$ 227,994	\$ 6.76	
096700	Fluid-Applied Flooring		\$ 22,650	\$ 0.67	
096500	Flooring		\$ 159,288	\$ 4.73	
096900	Access Flooring		\$ 22,927	\$ 0.68	
099100	Painting		\$ 184,798	\$ 5.48	
100000	Specialties		\$ 83,387	\$ 2.47	
101400	Signage		\$ 22,560	\$ 0.67	
105000	Lockers		\$ 406,995	\$ 12.07	
107300	Canopies		\$ 67,300	\$ 2.00	
110000	Equipment		w/ Div 10	\$ -	
114000	Appliances		\$ 32,709	\$ 0.97	
116500	Athletic Equipment		Excluded	\$ -	
122000	Window Treatment		\$ 12,897	\$ 0.38	
124800	Entrance Floor Mats		N/A	\$ -	
130000	Pre-Engineered Metal Building		\$ 438,074	\$ 13.00	
210000	Fire Protection		\$ 95,300	\$ 2.83	
220000	Plumbing & HVAC		\$ 1,481,739	\$ 43.96	
260000	Electrical		\$ 1,462,683	\$ 43.39	
270001	Communications		\$ 109,438	\$ 3.25	
270002	Audio/Video		\$ 195,386	\$ 5.80	
280000	Security & Access Control		\$ 263,165	\$ 7.81	
310000	Earthwork		\$ 326,197	\$ 9.68	
310001	Enabling		\$ 61,920	\$ 1.84	
313113	Termite Treatment		\$ 2,752	\$ 0.08	
321720	Pavement Markings		\$ 10,050	\$ 0.30	
323100	Fences & Gates		\$ 302,872	\$ 8.99	
323220	Retaining Walls		w/ Div 03 & 04	\$ -	

Cost Estimate Summary Sheet

City of Sherman - Police Headquarters

Guaranteed Maximum Price

Date: October 25, 2021

33,707 sqft

Bid Package #	Bid Package Description		Current GMP Cost	Cost/SF	Notes
329000	Landscape & Irrigation		\$ 255,872	\$ 7.59	
330000	Site Utilities		\$ 610,619	\$ 18.12	
Cost of Work Subtotal			\$ 13,900,939	\$ 412.41	
	Contractor's Contingency	3.00%	\$ 417,028	\$ 12.37	
	Market Risk Contingency	1.50%	\$ 208,514	\$ 6.19	
	Building Permit		EXCLUDED	\$ -	
Construction Costs Subtotal			\$ 14,526,481	\$ 430.96	
	CGL & Umbrella Insurance	0.96%	\$ 146,046	\$ 4.33	
	Builder's Risk	Calc.	\$ 28,495	\$ 0.85	
	Payment & Performance Bond	Calc.	\$ 118,226	\$ 3.51	
Construction Costs & Insurance Subtotal			\$ 14,819,248	\$ 439.65	
	Preconstruction Fee	LSUM	\$ 15,000	\$ 0.45	
	Fee	2.45%	\$ 363,072	\$ 10.77	
Project Subtotal			\$ 15,197,320	\$ 450.87	
	Owner's Contingency		\$ 300,000	\$ 8.90	
Project Total			\$ 15,497,320	\$ 459.77	

Exhibit “A.2”

Alternates

Alternate	Description	Value	Status
1a	Add Sunshade Above Window Type Q	\$15,842	Included in base GMP
1b	Add Shade Structure at Rear Entry	Not Priced	VOID
2	1" Add'l Thickness of Paving i.l.o. Lime	\$1,769	Pending
3	Remove Concrete Mow Strip at Buff. Grass	(\$5,065)	Declined
4	Utilize Thin Profile Stone Veneer	\$59,996	Declined
5	Delete Clerestory Above Corridor 121	(\$22,205)	Declined

Exhibit “A.3”

Allowances

Allowances specified in the Contract Documents

1	Building dedication plaque	\$	2,000		
2	Wall Carpet in Interrogation/Interview Rooms	\$	32.00	/SY	Included w/ Flooring

Allowances specified by Byrne Construction for work requiring clarification

1	Temporary casing of drilled piers, if needed	\$	205,777		
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Exhibit “A.4”

Qualifications & Clarifications

See attached Qualifications & Clarifications dated October 25, 2021.

Qualifications & Clarifications

City of Sherman - Police Headquarters

Guaranteed Maximum Price

Date: October 25, 2021

General Conditions:	
1	A Contractor's Construction Contingency of 3% is included in this estimate, and is intended for construction use only. An Owner Contingency of \$300,000 is included in this GMP, but does not include mark-ups.
2	A Market Risk Contingency of 1.5% is included based on the Cost of Work Subtotal. Any amounts remaining in the Market Risk Contingency at the completion of the project will revert to the Owner as savings.
3	A construction fee of 2.45% is included on the cost summary, and is based upon the total construction cost.
4	Builders Risk Insurance is included, and based upon the total cost. Flood and earthquake coverage limits are capped at \$10 million under Byrne's standard Builder's Risk policy.
5	CGL & Umbrella Insurance is included, and based upon the total cost.
6	Payment and Performance bonds for Byrne have been included on the cost summary, and are based upon the total cost.
7	The CM pre-construction services fee is included in this GMP.
8	All costs associated with approvals, easements, assessments, fees, deposits, charges, permits, studies, impact fees, tap fees, services fees, or similar, required by any governing agency to include County, City, State, or Federal entities, in addition to any and all utility entities are specifically excluded.
9	Building permit cost is excluded.
10	Testing Lab services for materials, mock-ups, or delegated engineering components are to be provided by the Owner, and are excluded.
11	Testing of building components for water or air intrusion is not included and is to be provided by the Owner.
12	Commissioning Agent and Services are to be provided by the Owner.
13	The General Conditions included in this GMP are based upon approximately 14 months to substantial completion. Overall project completion is 15 months.
14	Design Fees or services are not included. Where required in the specifications, the Construction Manager will provide design calculations and information provided by the Trade Contractors to the Architect and Engineer for approval and acceptance of the design.
15	The CM does not warrant or guarantee functionality of the design with the Owner's requirements. The CM relies upon the designers to provide and implement the Owner's requirements into the design documents.
16	All initial and final survey's and plats required by the City are by the Owner.
17	Electrical costs associated with monthly service during construction is included. Cost for electrical service and infrastructure to the site is excluded.
18	All water costs associated with monthly service during construction is included.
19	This GMP is to be reviewed as a whole; not as individual line items.
General Comments:	
1	Sales tax is excluded.
2	This GMP is based upon electronic design document files and models being available to all subcontractors at no additional cost.
3	All furnishings, fixtures, and equipment are excluded from this GMP, unless specifically noted in the budget detail.
4	All hazardous or contaminated material and soil testing, remediation, investigation, and abatement is excluded.

Qualifications & Clarifications

City of Sherman - Police Headquarters

Guaranteed Maximum Price

Date: October 25, 2021

5	Site is assumed to be free of any contaminates, unencumbered, and ready to begin excavation work.
6	Initial design models shall be provided by the design team to Byrne. BIM coordination and clash detection is included for structure and M/E/P during construction.
7	All costs associated with temporary fencing and gates is included.
8	Material and Labor Shortages – If serious or unusual price escalation, or material and/or labor shortages are experienced due to causes beyond the Contractor's control that increase the cost of construction beyond what is available in the Market Risk Contingency, and such cost increases could not be avoided through the exercise of reasonable professional diligence on the part of Contractor, then Contractor may make a claim for an increase in the contract sum and Owner may, but is not obligated to, approve such increase.
9	The specified allowance of \$2,000 is included for the Building Dedication Plaque.
Division 2 - Existing Conditions:	
1	Site demolition is included with Division 31 - Earthwork
Division 3 - Concrete:	
1	Scopes of work related to Division 3 are included as shown and specified.
Division 4 - Masonry:	
1	Masonry is included as shown and specified.
Division 5 - Metals:	
1	Structural steel and metals are included as shown and specified.
Division 6 - Wood, Plastics and Composites:	
1	Scopes of work related to Division 6 are included as shown and specified.
Division 7 - Thermal and Moisture Protection:	
1	Scopes of work related to Division 7 are included as shown and specified.
2	Work related to specification section 07 16 14 - Acrylic Modified (Flexible) Cementitious Membrane is excluded (not applicable to this project)
3	FM Approval Listings in specification section 075423 - TPO Roofing (1.4 - D) are not included, as Addendum No. 4 removed the requirement for a cover board in the TPO roofing system.
Division 8 - Openings:	
1	Scopes of work related to Division 8 are included as shown and specified.
Division 9 - Finishes:	
1	Scopes of work related to Division 9 are included as shown and specified.
Division 10 - Specialties:	
1	Scopes of work related to Division 10 are included as shown and specified.
2	Items scheduled as OPOI (Owner provided, Owner installed) are excluded from this GMP. In-wall blocking for these items is included where required.
3	Exterior sun shades & canopies to be provided by AVAdek with: 2 3/4" flat decking. 8" fascia, 4" X 6" beams, 1.9" diameter pipe braces, 2" X 6" tubes, & 4" air foils.
Division 11 - Equipment:	
1	Please refer to the estimate detail for specialty equipment included.
2	Items scheduled as OPOI (Owner provided, Owner installed) are excluded from this GMP. In-wall blocking for these items is included where required.
3	EQ-17 - Custom Evidence Holder is excluded, as details are not provided for this item in the project documents.

Qualifications & Clarifications

City of Sherman - Police Headquarters

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Date: October 25, 2021

Division 12 - Furnishings:	
1	Manual roller shades are included as shown and specified.
Division 13 - Special Construction:	
1	The pre-engineered metal building scope is included as shown and specified.
Division 14 - Conveying Equipment: Not Applicable	
Division 21 - Fire Suppression:	
1	A wet fire protection system is included throughout both buildings as shown and specified.
2	A dry fire protection system is excluded for outdoor covered areas.
3	Pricing does not include a fire sprinkler pump or transfer switch.
Division 22 - Plumbing:	
1	Plumbing is included as shown and specified.
2	Off-site gas service will be brought to the gas meter location by Others per drawing MEP101.
Division 23 - Heating, Ventilating and Air Conditioning:	
1	HVAC is included as shown and specified.
Division 26 - Electrical:	
1	Electrical is included as shown and specified.
2	Utility primary, including conduit, to the pad mounted transformer is by Others per drawing E300.
Division 27 - Communications & Audio Visual:	
1	Communications & A/V are included as shown and specified.
Division 28 - Electronic Safety and Security:	
1	Security & access control are included as shown and specified.
Division 31 - Earthwork:	
1	Earthwork is included as shown and specified. Pricing assumes the existing road base material spread on-site may be used as fill, so long as covered by native on-site fill or imported common fill.
Division 32 - Exterior Improvements:	
1	Exterior fencing is included as 8' tall Centurion-2 curved top fence.
2	Fencing for the mechanical yard screen wall at Building B is included as 4' tall Centurion-3 flush top fence with perforated metal paneling.
3	Gates at the generator & dumpster enclosure are included as Centurion-2.
4	Ornamental fencing to receive a finish coating of an electro-static application of black thermoset polyester with a dry film thickness of 2.4 mils.
Division 33 - Utilities:	
1	Site Utility work related to Division 33 is included as shown and specified.

Exhibit “A.5”

Contract Documents

See attached Contract Documents list dated October 25, 2021.

Contract Documents List

Sherman Police Headquarters

Sherman, TX

Guaranteed Maximum Price

Date: 10/25/2021

Sheet	Original Date	Sheet Name
SPECIFICATIONS		
00001	08/16/21	Table of Contents
00002	08/16/21	Certification Page
00007	08/16/21	General Conditions
00200	08/16/21	Geotechnical Data
01 01 00	08/16/21	Summary of Work
01 21 00	08/16/21	Allowances
01 22 00	08/16/21	Unit Prices
01 23 00	08/16/21	Alternates
01 25 00	08/16/21	Substitution Procedures
01 26 00	08/16/21	Contract Modification Procedures
01 29 00	08/16/21	Payment Procedures
01 31 00	08/16/21	Project Management and Coordination
01 33 00	08/16/21	Submittal Procedures
01 40 00	08/16/21	Quality Requirements
01 41 00	08/16/21	Testing Laboratory Services
01 42 00	08/16/21	References
01 50 00	08/16/21	Temporary Facilities and Controls
01 60 00	08/16/21	Product Requirements
01 73 00	08/16/21	Execution
01 73 10	08/16/21	Final Cleaning
01 73 29	08/16/21	Cutting and Patching
01 77 00	08/16/21	Closeout Procedures
01 78 23	08/16/21	Operation and Maintenance Data
01 78 39	08/16/21	Project Record Documents
01 80 00	08/16/21	Warranties and Bonds
03 20 00	08/16/21	Concrete Reinforcing
03 30 00	08/16/21	Cast-In-Place Concrete
03 31 00	08/16/21	Concrete Forming & Accessories
04 10 00	08/16/21	Mortar & Grout
04 20 00	08/16/21	Concrete Unit Masonry
04 21 00	08/16/21	Special Concrete Masonry Units/Block
04 21 13	08/16/21	Brick Masonry
04 22 00	08/16/21	Natural Texas Limestone
04 72 00	08/16/21	Cast Stone Masonry
04 10 00	08/16/21	Structural Steel Framing
05 30 00	08/16/21	Metal Decking
05 40 00	08/16/21	Cold-Formed Metal Framing
05 50 00	08/16/21	Metal Fabrications
06 10 00	08/16/21	Rough Carpentry
06 16 00	08/16/21	Sheathing
06 20 00	08/16/21	Finish Carpentry
06 40 23	08/16/21	Interior Architectural Woodwork
07 16 14	08/16/21	Acrylic Modified (Flexible) Cementitious
07 21 00	08/16/21	Thermal Insulation
07 25 00	08/16/21	Weather Barriers
07 26 16	08/16/21	Below Grade Vapor Retarder
07 26 50	08/16/21	Fluid Applied Vapor Permeable Air and Moisture Barrier
07 42 13	08/16/21	Metal Wall Panel
07 54 23	08/16/21	Thermoplastic Polyolefin TPO
07 62 00	08/16/21	Sheet Metal Flashing and Trim

Contract Documents List

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Sheet	Original	Sheet Name
07 72 00	08/16/21	Roof Accessories
07 84 13	08/16/21	Penetration Firestopping
07 92 00	08/16/21	Joint Sealants
08 11 13	08/16/21	Hollow Metal Doors and Frames
08 12 00	08/16/21	Interior Aluminum Doors, Door Frames, and Storefront Framing
08 14 23	08/16/21	Bullet Resistant Wood Door
08 21 20	08/16/21	Solid Core Plastic Laminate-Faced Doors
08 31 15	08/16/21	Access Doors
08 33 10	08/16/21	Insulated Rolling Service Door
08 43 13	08/16/21	Exterior Aluminum Framed Storefronts
08 43 33.13	08/16/21	Security Storefronts
08 44 13	08/16/21	Exterior Aluminum Framed Curtainwall
08 56 00	08/16/21	Laminated Polycarbonate Glazing
08 70 00	08/16/21	Door Hardware and Schedule
08 80 00	08/16/21	Glazing
09 22 16	08/16/21	Non-Structural Metal Framing
09 26 10	08/16/21	Gypsum Sheathing
09 29 00	08/16/21	Gypsum Board
09 30 13	08/16/21	Tile
09 51 23	08/16/21	Acoustical Tile Ceilings
09 65 20	08/16/21	Multipurpose Athletic Rubber Flooring
09 65 50	08/16/21	Luxury Vinyl Flooring
09 68 13	08/16/21	Carpet Tile
09 69 00	08/16/21	Access Flooring
09 91 23	08/16/21	Exterior Paints and Coatings
09 92 23	08/16/21	Interior Paints and Coatings
09 65 19	08/16/21	Resilient Tile Flooring
10 11 00	08/16/21	Visual Display Surfaces
10 14 00	08/16/21	Interior Signage
10 26 5	08/16/21	Impact Resistant Wall Protection
10 28 00	08/16/21	Toilet Accessories
10 42 00	08/16/21	Exterior Building Signage
10 42 21	08/16/21	Building Dedication Plaque
10 44 00	08/16/21	Fire Protection Specialties
10 51 13	08/16/21	Personel Lockers
10 51 13.1	08/16/21	Metal Evidence Lockers
10 51 13.15	08/16/21	Stainless Steel Partitions
10 73 10	08/16/21	Protective Covers
10 75 00	08/16/21	Flagpoles
11 31 00	08/16/21	Residential Appliances
12 24 13	08/16/21	Manual Roller Shades
13 34 19	08/16/21	Pre Engineered Metal Building
21 05 00	08/16/21	Common Work Results for Fire Suppression
21 10 00	08/16/21	Automatic Sprinkler Systems
21 11 00	08/16/21	Fire Protection Piping
22 05 00	08/16/21	Common Work Results for Plumbing
22 05 16	08/16/21	Expansion Fittings and Loops for Plumbing Piping
22 05 17	08/16/21	Sleeves and Sleeve Seals for Plumbing Piping
22 05 18	08/16/21	Escutcheons for Plumbing Piping
22 05 19	08/16/21	Meters and Gages for Plumbing Piping
22 05 23	08/16/21	General-Duty Valves for Plumbing Piping
22 05 29	08/16/21	Hangers and Supports for Plumbing Piping and Equipment

Contract Documents List

Sherman Police Headquarters

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Date: 10/25/2021

Sheet	Original	Sheet Name
22 05 53	08/16/21	Identification for Plumbing Piping and Equipment
22 07 19	08/16/21	Plumbing Piping Insulation
22 11 19	08/16/21	Domestic Water Piping
22 11 19	08/16/21	Domestic Water Piping Specialties
22 13 16	08/16/21	Sanitary Waste Piping
22 13 19	08/16/21	Sanitary Waste Piping Specialties
22 14 13	09/16/21	Facility Storm Drain Piping
22 14 23	09/16/21	Storm Drain Piping Specialties
22 23 00	08/16/21	Electric Domestic Water Heaters
22 34 00	08/16/21	Fuel Fired Domestic Water Heaters
22 40 13	08/16/21	Storm Drainage Piping
22 14 23	08/16/21	Storm Drainage Piping Specialties
22 33 00	08/16/21	Electric Domestic Water Heaters
22 34 00	08/16/21	Fuel Fired Domestic Water Heaters
22 40 00	08/16/21	Plumbing Fixtures
23 05 00	08/16/21	Common Work Results for HVAC
23 05 12	08/16/21	Condensate Drainage System
23 05 13	08/16/21	Common Motor Requirements for HVAC
23 05 29	08/16/21	Hangers and Supports for HVAC Piping and Equipment
23 05 48	08/16/21	Vibration Controls for HVAC Piping and Equipment
23 05 53	08/16/21	Identification for HVAC Piping and Equipment
23 05 93	08/16/21	Testing, Adjusting, and Balancing for HVAC
23 07 00	08/16/21	HVAC Insulation
23 09 00	08/16/21	Instrumentation for Control for HVAC
23 11 23	08/16/21	Fuel Gas Piping
23 23 00	08/16/21	Refrigerant Piping
23 11 23	08/16/21	Metal Ducts
23 33 00	08/16/21	Air Duct Accessories
23 34 23	08/16/21	HVAC Power Ventilators
23 37 13	08/16/21	Diffusers, Registers, and Grilles
23 74 13	08/16/21	Roof Top Air Conditioners
23 81 26	08/16/21	Split-System Air Conditioners
23 82 39	08/16/21	Unit Heaters
26 01 00	08/16/21	General Requirements for Electrical Work
26 05 00	08/16/21	Common Work Results for Electrical
26 05 10	08/16/21	Sealing of Penetrations
26 05 19	08/16/21	Low-Voltage Electrical Power Conductors and Cables
26 25 20	08/16/21	Wire Connections and Devices
26 05 26	08/16/21	Grounding and Bonding for Electrical Systems
26 05 29	08/16/21	Hangers and Supports for Electrical Systems
26 05 31	08/16/21	Empty Conduit Systems
26 05 33	08/16/21	Raceways and Boxes for Electrical Systems
26 05 34	08/16/21	Outlet, Pull and Junction Box
26 05 35	08/16/21	Pull and Junction Boxes
26 05 43	08/16/21	Underground Ducts and Raceways for Electrical Systems
26 05 53	08/16/21	Identification for Electrical Systems
26 05 73	08/16/21	Overcurrent Protective Device Coordination Study
26 09 20	08/16/21	Network Lighting Controls
26 09 23	08/16/21	Lighting Control Devices
26 22 00	08/16/21	Energy Efficient Harmonic Cancellation Dry Type Transformers
26 24 13	08/16/21	Switchboards
26 24 16	08/16/21	Panelboards

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Date: 10/25/2021

Sheet	Original	Sheet Name
26 27 26	08/16/21	Wiring Devices
26 28 13	08/16/21	Fuses
26 28 16	08/16/21	Enclosed Switches and Circuit Breakers
26 32 13	09/21/21	Packaged Engine Generators
26 36 00	08/16/21	Automatic Transfer Switches
26 43 13	08/16/21	Transient- Voltage Suppression System
26 51 19	08/16/21	LED Interior Lightng
26 56 00	08/16/21	Exterior Lighting
27 00 00	08/16/21	Communications
27 05 26	08/16/21	Grounding and Bonding
27 05 28	08/16/21	Pathways for Communication Systems
27 05 43	08/16/21	Underground Ducts and Raceways
27 11 00	08/16/21	Communications Room Fittings
27 13 00	08/16/21	Backbone Cabling
27 15 00	08/16/21	Horizontal Cabling
27 41 13	08/16/21	Audio Visual Infrastructure
27 41 16	08/16/21	Audio Visual Systems
28 00 00	08/16/21	Electronic Security
28 10 00	08/16/21	Access Control and Intrusion Detection
28 23 00	08/16/21	Video Surveillance
28 26 00	08/16/21	Emergency Intercom an Duress
28 05 44	08/16/21	Sleeves and Sleeve Seals for Electronic Safety and Security, Pathways, and Cabling
28 31 11	08/16/21	Digital Addressable Fire Alarm System
31 31 16	08/16/21	Termite Control
31 63 29	08/16/21	Drilled Piers
32 15 40	08/16/21	Decomposed Concrete
32 80 00	08/16/21	Landscape Irrigation System
32 90 00	08/16/21	Landscaping
32 91 13	08/16/21	Hydromulch
32 92 23	08/16/21	Sodding
32 37 00	08/16/21	Box Frame Cantilever Gate System
Drawings		
000	08/16/21	Cover
Index	08/16/21	Index and General Notes
Code 01	08/16/21	Code Plan Building A
Code 02	08/16/21	Code Plan Building B
Code 03	08/16/21	Storm Shelter Building A
ADA-1	08/16/21	ADA Requirements
ADA-2	08/16/21	ADA Requirements
ADA-3	08/16/21	ADA Requirements
ADA-4	08/16/21	ADA Requirements
ADA-5	08/16/21	ADA Requirements
ADA-6	08/16/21	ADA Requirements
C0-1	08/16/21	Cover Sheet
C0-2	08/16/21	Final Plat
C-SP	08/16/21	Site Plan
C1-1	08/16/21	Paving Plan
C2-1	08/16/21	Grading Plan
C3-1	08/16/21	Existing Drainage Area Map
C3-2	08/16/21	Proposed Drainage Area Map
C3-3	08/16/21	Storm Sewer Plan
C4-1	08/16/21	Water & Sewer Plan

Contract Documents List

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Sheet	Original	Sheet Name
C4-2	08/16/21	Sanitary Sewer Profiles
C5-1	08/16/21	Erosion Control Plan
C6-1	08/16/21	Construction Details
C6-2	08/16/21	City Standard Details
C6-3	08/16/21	City Standard Details
C6-4	08/16/21	City Standard Details
C6-5	08/16/21	City Standard Details
C6-6	08/16/21	City Standard Details
C6-7	08/16/21	City Standard Details
L1.01	08/16/21	Landscape Plan
L1.02	08/16/21	Landscape Plan
L1.03	08/16/21	Landscape Details
A100	08/16/21	Site Plan
A110	08/16/21	Enlarged Site Plan
A120	08/16/21	Enlarged Site Plan and Elevations
A121	08/16/21	Site Sections and Details
A122	08/16/21	Site Sections and Details
A123	08/16/21	Enlarged Site Plan and Details
A124	08/16/21	Enlarged Site Plan and Details
A125	08/16/21	Enlarged Site Plan and Elevations
A126	08/16/21	Enlarged Site Plan and Details
A127	08/16/21	Enlarged Site Plan and Details
A200	08/16/21	Floor Plan Building A
A200D	08/16/21	Dimension Floor Plan Building A
A200N	08/16/21	Equipment Plan Building A
A200R	08/16/21	Reference Floor Plan Building A
A201	08/16/21	Floor Plan Building B
A203	08/16/21	Upper Plan Building A
A204	08/16/21	Partition Notes, Walls and Details
A205	08/16/21	Partition Details
A206	08/16/21	Partition Details
A207	08/16/21	Equipment Schedule
A210	08/16/21	Reflected Ceiling Plan Building A
A211	08/16/21	Reflected Ceiling Plan Building B
A212	08/16/21	Reflected Ceiling Plan Details
A213	08/16/21	Upper Reflected Ceiling Plan Details
A230	08/16/21	Plan Details- Building A
A231	08/16/21	Plan Details- Building A
A232	08/16/21	Plan Details- Building A
A233	08/16/21	Plan Details- Building A
A234	08/16/21	Plan Details- Building A
A235	08/16/21	Plan Details- Building A
A236	08/16/21	Plan Details- Building B
A237	08/16/21	Plan Details- Building B
A240	08/16/21	Roof Plan Building A
A241	08/16/21	Roof Plan Building B
A243	08/16/21	Roof Details
A244	08/16/21	Roof Details
A245	08/16/21	Roof Details
A246	08/16/21	Roof Details
A247	08/16/21	Roof Details
A248	08/16/21	Roof Details

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Sheet	Original	Sheet Name
A249	08/16/21	Canopy Details
A300	08/16/21	Exterior Elevations Building A
A301	08/16/21	Exterior Elevations Building A
A302	08/16/21	Exterior Elevations Building A
A305	08/16/21	Enlarged Elevations Building A
A306	08/16/21	Enlarged Elevations Building A
A307	08/16/21	Enlarged Elevations Building A
A308	08/16/21	Mock Up Panel Elevation
A310	08/16/21	Exterior Elevations Building B
A410	08/16/21	Door Schedule Building A and B
A411	08/16/21	RACO Frame Details
A412	08/16/21	Door Details- HM Frames
A413	08/16/21	Door Details- HM Frames
A420	08/16/21	Exterior Window Schedule and Window Elevations Building A
A421	08/16/21	Window Schedule- Building A
A422	08/16/21	Window Schedule- Building A and Window Elevations Interior
A423	08/16/21	Window Schedule- Building A
A424	08/16/21	Window Schedule- Building A
A500	08/16/21	Wall Sections- Building A
A501	08/16/21	Wall Sections- Building A
A502	08/16/21	Wall Sections- Building A
A503	08/16/21	Wall Sections- Building A
A504	08/16/21	Wall Sections- Building A
A505	08/16/21	Wall Sections- Building A
A506	08/16/21	Wall Sections- Building A
A507	08/16/21	Wall Sections- Building A
A508	08/16/21	Wall Sections- Building A
A509	08/16/21	Wall Sections- Building A
A510	08/16/21	Wall Sections- Building A
A511	08/16/21	Wall Sections- Building A
A512	08/16/21	Wall Sections- Building A
A513	08/16/21	Wall Sections- Building A
A514	08/16/21	Wall Sections- Building A
A515	08/16/21	Wall Sections- Building A
A516	08/16/21	Wall Sections- Building A
A517	08/16/21	Wall Sections- Building A
A518	08/16/21	Wall Sections- Building A
A519	08/16/21	Not Used
A520	08/16/21	Wall Sections- Building B
A521	08/16/21	Wall Sections- Building B
A522	08/16/21	Wall Sections- Building B
A600	08/16/21	Enlarged Restroom Plan & Elevations
A601	08/16/21	Enlarged Restroom Plan & Elevations
A602	08/16/21	Enlarged Restroom Plan & Elevations
A603	08/16/21	Enlarged Restroom Plan & Elevations
A604	08/16/21	Enlarged Restroom Plan & Elevations
A605	08/16/21	Enlarged Restroom Plan & Elevations
A606	08/16/21	Enlarged Restroom Plan & Elevations
A607	08/16/21	Enlarged Restroom Plan & Elevations- Tile Patterns
A610	08/16/21	Enlarged Plans and Elevations- Building A
A611	08/16/21	Enlarged Plans and Elevations- Building A
A612	08/16/21	Enlarged Plans and Elevations- Building A

Contract Documents List

Sherman Police Headquarters

Sherman, TX

Guaranteed Maximum Price

Date: 10/25/2021

Sheet	Original	Sheet Name
A613	08/16/21	Enlarged Plans and Elevations- Building A
A614	08/16/21	Enlarged Plans and Elevations- Building A
A615	08/16/21	Enlarged Plans and Elevations- Building A
A616	08/16/21	Enlarged Plans and Elevations- Building A
A617	08/16/21	Enlarged Plans and Elevations- Building A
A618	08/16/21	Enlarged Plans and Elevations- Building A
A620	08/16/21	Enlarged Plan- Evidence Storage
A630	08/16/21	Enlarged Plans and Elevations- Building B
A631	08/16/21	Enlarged Plans and Elevations- Building B
A632	08/16/21	Enlarged Plans and Elevations- Building B
A700	08/16/21	Millwork Sections
A701	08/16/21	Millwork Sections
A702	08/16/21	Millwork Sections
A703	08/16/21	Millwork Sections
A704	08/16/21	Millwork Sections
A705	08/16/21	Millwork Sections & Wall Panel Details
A706	08/16/21	Millwork Sections
A900	08/16/21	Floor Finish Plan- Building A
A901	08/16/21	Floor Finish Plan- Building B
A905	08/16/21	Finish Schedules
A1100	08/16/21	Signage Plan- Building A
A1101	08/16/21	Signage Plan- Building B
A1102	08/16/21	Building Signage
A1103	08/16/21	Building Signage
A1104	08/16/21	Building Signage
A1200	08/16/21	Floor Paint Plan- Building A
A1201	08/16/21	Floor Paint Plan- Building B
A1210	08/16/21	Reflected Ceiling Paint Plan- Building A
A1211	08/16/21	Reflected Ceiling Paint Plan- Building B
S0-00	08/16/21	Structural Abbreviations and Legend
S1-01	08/16/21	General Notes
S1-02	08/16/21	General Notes
S1-03	08/16/21	Special Inspections
S1-04	08/16/21	Special Inspections
S2-01	08/16/21	Foundation Plan- BLDG A
S2-02	08/16/21	Low Framing Plan- BLDG A
S2-03	08/16/21	High Framing Plan- BLDG A
S2-04	08/16/21	Foundation Plan- BLDG B
S3-01	08/16/21	Typ. Details- Foundation and Slab-on-Void
S3-02	08/16/21	Typ. Details- Steel Framing
S3-03	08/16/21	Typ. Details- Steel Framing
S3-04	08/16/21	Typ. Details- Composite Slab
S3-05	08/16/21	Typ. Details- Composite Slab
S4-01	08/16/21	Beam and Slab Schedules
S4-02	08/16/21	Foundation Details
S4-03	08/16/21	Foundation Details
S5-01	08/16/21	Steel Framing Sections and Details
S5-02	08/16/21	Steel Framing Sections and Details
S5-03	08/16/21	Steel Framing Sections and Details
S6-01	08/16/21	Braced Frame Elevations
S6-02	08/16/21	Braced Frame Details
S7-01	08/16/21	CMU Elevations

Contract Documents List

Sherman Police Headquarters

Sherman, TX

Guaranteed Maximum Price

Date: 10/25/2021

Sheet	Original	Sheet Name
S7-02	08/16/21	CMU Details
MEP100	08/16/21	Symbols Legend- MEP
MEP101	08/16/21	Site Plan- MEP
MEP102	08/16/21	Roof Plan- MEP
P101U	08/16/21	Floor Plan- Building A- Underfloor Plumbing
P102U	08/16/21	Floor Plan- Building B- Underfloor Plumbing
P201	08/16/21	Floor Plan- Building A- Plumbing
P202	08/16/21	Floor Plan- Building B- Plumbing
P300	08/16/21	Details and Schedules- Plumbing
P301	08/16/21	Risers- Plumbing
M201	08/16/21	Floor Plan- Building A- HVAC
M202	08/16/21	Floor Plan- Building B- HVAC
M300	08/16/21	Schedules- HVAC
M400	08/16/21	Details- HVAC
M401	08/16/21	Details- HVAC
E101	08/16/21	Floor Plan- Building A- Lighting
E102	08/16/21	Floor Plan- Building B- Lighting
E201	08/16/21	Floor Plan- Building A- Power
E202	08/16/21	Floor Plan- Building B- Power
E300	08/16/21	Schedules & Riser Diagrams- Electrical
E301	08/16/21	Details and Schedules- Electrical
AVI001	08/16/21	Legend and Notes- AV Infrastructure
AVI200	08/16/21	Floor Plan- AV Infrastructure
AVI201	08/16/21	Floor Plan Building B- AV Infrastructure
AVI301	08/16/21	One-Line Details- AV Infrastructure
AVI401	08/16/21	General Details- AV Infrastructure
AVI500	08/16/21	Reflected Ceiling Plan- AV Infrastructure
AVI501	08/16/21	Reflected Ceiling Plan- BLDG B- AV Infrastructure
SC001	08/16/21	Legend and Notes- Security
SC100	08/16/21	Site Plan- Security
SC200	08/16/21	Floor Plan- Security
SC201	08/16/21	Floor Plan- Building B- Security
SC301	08/16/21	Door Elevations Details- Security
SC401	08/16/21	General Details- Security
SC402	08/16/21	General Details- Security
T001	08/16/21	Legend and Notes- Communications
T100	08/16/21	Site Plan- Communications
T200	08/16/21	Floor Plan- Communications
T201	08/16/21	Floor Plan- Communications
T301	08/16/21	Telecom Room Details- Communications
T401	08/16/21	General Details- Communications

Contract Documents List

Sherman Police Headquarters

Sherman, TX

Guaranteed Maximum Price

Date: 10/25/2021

Sheet	Original	Sheet Name
Addenda		
1	08/31/21	Addendum No. 1
2	09/16/21	Addendum No. 2
3	09/20/21	Addendum No. 3
4	09/21/21	Addendum No. 4
5	09/30/21	Addendum No. 5

Exhibit “A.6”

Unit Costs

Unit Pricing		Add	Deduct	Notes
1	18" Drilled Pier	\$ 46.00	\$ (9.00)	per linear foot
2	24" Drilled Pier	\$ 63.25	\$ (11.00)	per linear foot
3	18" Temporary Casing	\$ 55.20	N/A	not included in base pricing
4	24" Temporary Casing	\$ 63.25	N/A	not included in base pricing

Exhibit “A.7”

Project Schedule

See attached Project Schedule dated October 25, 2021.

Activity Name	RD	Start	Finish	2022												2023								
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2		
				Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun
Sherman Police Headquarters																								
Preconstruction																								
Byrne Review of Doc's & Bid Packages	0	20-Aug-21 A	24-Aug-21 A																					
100% CD Doc's Issued	0		20-Aug-21 A																					
100 CD Doc's & Bid Packages Out to Bid	0	25-Aug-21 A	22-Sep-21 A																					
Public Advertisiement #01	0		29-Aug-21 A																					
Pre-Bid Subcontractor Meeting	0	01-Sep-21 A	01-Sep-21 A																					
Final RFI's from Subcontractors	0		10-Sep-21 A																					
Public Advertisiement #02	0		12-Sep-21 A																					
Final Addendum	0		15-Sep-21 A																					
Bid Day	0	23-Sep-21 A	23-Sep-21 A																					
Byrne Bid Review and Evaluation	0	24-Sep-21 A	07-Oct-21 A																					
Team Budget Preparation & Review	0	08-Oct-21 A	13-Oct-21 A																					
GMP Approval by Owner Staff	0	14-Oct-21 A	19-Oct-21 A																					
Issue GMP for Approval	0		25-Oct-21 A																					
GMP approval by City Council	0		01-Nov-21																					
Notice to Proceed	0		08-Nov-21																					
Metal Deck																								
Public Advertisement #01	0		13-Aug-21 A																					
Receive Bid Documents	0		19-Aug-21 A																					
Public Advertisement #02	0		20-Aug-21 A																					
Bid Day	0	03-Sep-21 A	03-Sep-21 A																					
Submit to City for Approval	0	03-Sep-21 A	03-Sep-21 A																					
Council Approval	0	07-Sep-21 A	07-Sep-21 A																					
NTP for Metal Order	0	08-Sep-21 A	08-Sep-21 A																					
Order Placed with Supplier	0	09-Sep-21 A	09-Sep-21 A																					
Permitting																								
Submit 100% CD Doc's for Permitting	0	26-Aug-21 A																						
City Permit Review	0	26-Aug-21 A	23-Sep-21 A																					
Permit Comments Received from City	0		23-Sep-21 A																					
Design Team Prepare Response to Comments	5	24-Sep-21 A	29-Oct-21																					
Permit Resubmittal (Not Required)	1	01-Nov-21	01-Nov-21																					
Building Permit Issued	0		05-Nov-21																					

Activity Name	RD	Start	Finish	2022												2023									
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2			
				Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	
Procurement																									
Issue Subcontracts	20	09-Nov-21	08-Dec-21	Issue Subcontracts																					
Aluminum Glass - Prepare Submittals/Shop Drawings	35	16-Nov-21	06-Jan-22	Aluminum Glass - Prepare Submittals/Shop Drawings																					
Structural Steel - Prepare Submittals/Shop Drawings	35	16-Nov-21	06-Jan-22	Structural Steel - Prepare Submittals/Shop Drawings																					
MEP - Prepare Submittals/Shop Drawings	50	16-Nov-21	27-Jan-22	MEP - Prepare Submittals/Shop Drawings																					
Structural Steel - Submittal Review (CM & Design Team)	15	07-Jan-22	27-Jan-22	Structural Steel - Submittal Review (CM & Design Team)																					
Aluminum Glass - Submittal Review (CM & Design Team)	20	07-Jan-22	03-Feb-22	Aluminum Glass - Submittal Review (CM & Design Team)																					
MEP - Submittal Review (CM & Design Team)	20	28-Jan-22	24-Feb-22	MEP - Submittal Review (CM & Design Team)																					
Structural Steel - Fabricate & Deliver	40	28-Jan-22	24-Mar-22	Structural Steel - Fabricate & Deliver																					
Aluminum Glass - Fabricate & Deliver	30	04-Feb-22	17-Mar-22	Aluminum Glass - Fabricate & Deliver																					
MEP - Fabricate & Deliver	30	25-Feb-22	07-Apr-22	MEP - Fabricate & Deliver																					
Metal Deck																									
Metal Deck - Prepare Submittals Shop Drawings	0	10-Sep-21 A	07-Oct-21 A																						
Metal Deck - Submittal Review (CM & Design Team)	9	25-Oct-21 A	04-Nov-21	Metal Deck - Submittal Review (CM & Design Team)																					
Metal Deck - Fabricate & Deliver	120	05-Nov-21	26-Apr-22	Metal Deck - Fabricate & Deliver																					
Construction																									
Mobilization																									
Tree Survey Tree Protection	5	09-Nov-21	15-Nov-21	Tree Survey Tree Protection																					
Licensed Site Survey	5	09-Nov-21	15-Nov-21	Licensed Site Survey																					
Locate Existing Utilities	5	09-Nov-21	15-Nov-21	Locate Existing Utilities																					
Install Construction Entrance	2	12-Nov-21	15-Nov-21	Install Construction Entrance																					
Office Trailer - Deliver & Connect Utilities	5	15-Nov-21	19-Nov-21	Office Trailer - Deliver & Connect Utilities																					
Install SWPPP Erosion Control	2	16-Nov-21	17-Nov-21	Install SWPPP Erosion Control																					
Sitework																									
Clear Grub	5	18-Nov-21	24-Nov-21	Clear Grub																					
Layout Control for Earthwork	3	29-Nov-21	01-Dec-21	Layout Control for Earthwork																					
Earthwork	26	02-Dec-21	07-Jan-22	Earthwork																					
Site Utilities	23	10-Jan-22	09-Feb-22	Site Utilities																					
Site Paving	19	10-Feb-22	08-Mar-22	Site Paving																					
Site Walls	16	12-Aug-22	02-Sep-22	Site Walls																					
Fencing	15	29-Aug-22	19-Sep-22	Fencing																					
Sidewalks Hardscape	18	20-Sep-22	13-Oct-22	Sidewalks Hardscape																					
Irrigation	25	14-Oct-22	17-Nov-22	Irrigation																					
Landscaping	28	18-Nov-22	29-Dec-22	Landscaping																					

Activity Name	RD	Start	Finish	2022												2023								
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2		
				Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun
Main Building																								
Structure																								
Drilled Piers	20	27-Dec-21	21-Jan-22	■ Drilled Piers																				
Grade Beams	30	19-Jan-22	01-Mar-22	■ Grade Beams																				
Under Slab MEP	18	16-Feb-22	11-Mar-22	■ Under Slab MEP																				
Slab-on-Carton Forms	18	03-Mar-22	28-Mar-22	■ Slab-on-Carton Forms																				
Steel Erection Metal Deck	45	27-Apr-22	29-Jun-22	■ Steel Erection Metal Deck																				
Exterior Facade																								
Exterior Framing & Sheathing	30	25-May-22	07-Jul-22	■ Exterior Framing & Sheathing																				
Weather Barrier Rigid Insulation	25	23-Jun-22	28-Jul-22	■ Weather Barrier Rigid Insulation																				
Masonry	40	30-Jun-22	25-Aug-22	■ Masonry																				
Aluminum Glass Systems	25	08-Jul-22	11-Aug-22	■ Aluminum Glass Systems																				
Exterior Facade Dry-In	0		11-Aug-22	◆ Exterior Facade Dry-In																				
Roof																								
Set Equipment Curbs	3	30-Jun-22	05-Jul-22	■ Set Equipment Curbs																				
TPO Roofing	25	08-Jul-22	11-Aug-22	■ TPO Roofing																				
Set Rooftop Equipment	2	05-Aug-22	08-Aug-22	■ Set Rooftop Equipment																				
MEP Connections to Equipment	25	09-Aug-22	13-Sep-22	■ MEP Connections to Equipment																				
Roof Dry-In	0		11-Aug-22	◆ Roof Dry-In																				
RTU Start-Up	3	28-Sep-22	30-Sep-22	■ RTU Start-Up																				
Conditioned Air	0		30-Sep-22	◆ Conditioned Air																				
Interior Finishes																								
Overhead MEP Rough-In	35	10-Jun-22	29-Jul-22	■ Overhead MEP Rough-In																				
Wall Layout	5	17-Jun-22	23-Jun-22	■ Wall Layout																				
Frame Walls	21	24-Jun-22	25-Jul-22	■ Frame Walls																				
In-Wall MEP Rough-In	26	29-Jun-22	04-Aug-22	■ In-Wall MEP Rough-In																				
One-Side Walls	12	22-Jul-22	08-Aug-22	■ One-Side Walls																				
Close Walls	12	09-Aug-22	24-Aug-22	■ Close Walls																				
Frame Ceilings	18	25-Aug-22	20-Sep-22	■ Frame Ceilings																				
MEP Rough-In at Drywall Ceilings	19	07-Sep-22	03-Oct-22	■ MEP Rough-In at Drywall Ceilings																				
Tape, Bed, & Prime Paint Walls	24	19-Sep-22	20-Oct-22	■ Tape, Bed, & Prime Paint Walls																				
MEP Inspections at Drywall Ceilings	3	03-Oct-22	05-Oct-22	■ MEP Inspections at Drywall Ceilings																				
Close Ceilings	16	06-Oct-22	27-Oct-22	■ Close Ceilings																				
Tape, Bed, & Prime Paint Ceilings	15	18-Oct-22	07-Nov-22	■ Tape, Bed, & Prime Paint Ceilings																				
Install Ceiling Grid	21	21-Oct-22	18-Nov-22	■ Install Ceiling Grid																				

Activity Name	RD	Start	Finish	2022												2023								
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2		
				Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun
Ceramic Porcelain Tile at Restrooms Showers	25	25-Oct-22	30-Nov-22																					
Millwork	30	01-Nov-22	14-Dec-22																					
Interior Aluminum Glass Systems	14	21-Nov-22	12-Dec-22																					
MEP Above Ceiling Trim-Out Lighting at Grid	20	21-Nov-22	20-Dec-22																					
Carpet Resilient Tile Flooring	35	21-Nov-22	10-Jan-23																					
Miscellaneous Specialties	10	22-Nov-22	07-Dec-22																					
MEP Wall Trim-Out	11	01-Dec-22	15-Dec-22																					
Install Lockers	12	08-Dec-22	23-Dec-22																					
Toilet Partitions	4	16-Dec-22	21-Dec-22																					
Toilet Accessories	5	20-Dec-22	26-Dec-22																					
Overhead MEP Inspections	5	21-Dec-22	27-Dec-22																					
Install Ceiling Tile	5	28-Dec-22	03-Jan-23																					
Plumbing Final Inspection	5	30-Dec-22	05-Jan-23																					
Electrical Final Inspection	5	30-Dec-22	05-Jan-23																					
Mechanical Final Inspection	5	04-Jan-23	10-Jan-23																					
Doors & Hardware	10	04-Jan-23	17-Jan-23																					
Final Paint	12	11-Jan-23	26-Jan-23																					
Byrne Punchlist	20	18-Jan-23	14-Feb-23																					
Fire Alarm Sprinkler Inspection	5	27-Jan-23	02-Feb-23																					
Building Final Inspection	5	03-Feb-23	09-Feb-23																					
Support Building																								
Drilled Piers	5	24-Jan-22	28-Jan-22																					
Underslab MEP	8	28-Feb-22	09-Mar-22																					
Grade Beams	15	02-Mar-22	22-Mar-22																					
Slab-on-Carton Forms	5	23-Mar-22	29-Mar-22																					
Pre-Engineered Metal Building	20	02-May-22	27-May-22																					
Overhead Doors	2	31-May-22	01-Jun-22																					
Overhead MEP Rough-In	10	31-May-22	13-Jun-22																					
Wall Layout	2	07-Jun-22	08-Jun-22																					
Frame Walls	5	09-Jun-22	15-Jun-22																					
In-Wall MEP Rough-In	10	14-Jun-22	27-Jun-22																					
One-Side Walls	2	16-Jun-22	17-Jun-22																					
Tape, Bed, & Prime Paint Walls	5	23-Jun-22	29-Jun-22																					
Close Walls	2	28-Jun-22	29-Jun-22																					
Frame Ceilings	1	30-Jun-22	30-Jun-22																					

Activity Name	RD	Start	Finish	2022												2023											
				Qtr 4			Qtr 1			Qtr 2			Qtr 3			Qtr 4			Qtr 1			Qtr 2					
				Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F	Mar	Apr	M	Jun			
Install Ceiling Grid	8	30-Jun-22	12-Jul-22																								
MEP Rough-In at Drywall Ceilings	4	01-Jul-22	07-Jul-22																								
MEP Inspections at Drywall Ceilings	1	08-Jul-22	08-Jul-22																								
Close Ceilings	2	11-Jul-22	12-Jul-22																								
Tape, Bed, & Prime Paint Ceilings	4	13-Jul-22	18-Jul-22																								
MEP Above Ceiling Trim-Out Lighting at Grid	7	13-Jul-22	21-Jul-22																								
Ceramic Porcelain Tile	10	19-Jul-22	01-Aug-22																								
MEP Inspections Above Lay-In Ceilings	2	22-Jul-22	25-Jul-22																								
Install Ceiling Tile	3	26-Jul-22	28-Jul-22																								
Millwork	5	29-Jul-22	04-Aug-22																								
MEP Wall Trim-Out	5	02-Aug-22	08-Aug-22																								
Miscellaneous Specialties	3	09-Aug-22	11-Aug-22																								
Install Lockers	2	12-Aug-22	15-Aug-22																								
Flooring	10	12-Aug-22	25-Aug-22																								
Doors & Hardware	2	26-Aug-22	29-Aug-22																								
Final Paint	4	30-Aug-22	02-Sep-22																								
Close-Out																											
Project Substantial Completion	0		09-Feb-23																					◆	Project Substantial Completion		
Punchlist & Close-Out	20	10-Feb-23	09-Mar-23																					■	Punchlist & Close-Out		
Final Completion	0		09-Mar-23																					◆	Final Completion		
Owner FF&E	20	10-Mar-23	06-Apr-23																					■	Owner FF&E		
Occupancy	0	07-Apr-23																						◆	Occupancy		



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 2.

Meeting Date: 11/01/2021

Prepared By: Tom Pruitt, Utility Engineer

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6799

Authorizing Execution of a Professional Services Agreement with Freese and Nichols, Inc. for Professional Services for Phase I Lead and Copper Rule Revision Compliance Program Initial Screening, Compliance Budgeting, and Scheduling

Issue:

To consider a contract for professional services with Freese and Nichols, Inc. for engineering services for Phase I Lead and Copper Rule Revision Compliance Program Initial Screening, Compliance Budgeting and Scheduling.

Background:

The EPA released the new Lead and Copper Rule Revisions (LCRR) on January 15, 2021, setting new standards aimed at reducing levels of lead and copper from drinking water. These revisions will require the City to take additional actions to protect customers from the health risks associated with lead and copper and to comply with the new LCRR.

Origination:

Engineering Department

Financial Consideration:

The total funding needed for this contract is \$49,531.00.

Staff Recommendation:

It is recommended that the contract for professional services with Freese and Nichols, Inc. for Phase I Lead and Copper Rule Revision Compliance Program Initial Screening, Compliance Budgeting and Scheduling be approved.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6799
Agreement
Cost Breakdown

RESOLUTION NO. 6799

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 PHASE I LEAD AND COPPER RULE REVISION COMPLIANCE PROGRAM INITIAL SCREENING, COMPLIANCE BUDGETING AND SCHEDULING; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a Professional Services Agreement with Freese and Nichols, Inc. for engineering services for Phase I Lead and Copper Rule Revision Compliance Program Initial Screening, Compliance Budgeting and Scheduling, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the 1st day of November, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM AND
CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Professional Services/Consultant Agreement

ENGINEERING SERVICES AGREEMENT

This AGREEMENT or CONTRACT is made and entered into this ____ day of _____ 2021, by and between the City of Sherman, Texas hereinafter also called the OWNER or City, and Freese and Nichols, Inc. hereinafter called the ENGINEER or Consultant. On consideration of the mutual agreements herein and subject to the following terms and conditions, the parties mutually agree as follows:

ARTICLE I. SERVICES TO BE PROVIDED

ENGINEER agrees to furnish professional engineering services in accordance with the terms and conditions of this AGREEMENT (1) with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license; and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer.

ENGINEER shall conduct professional engineering services generally described as follows:

Phase I Lead and Copper Rule Revision Compliance Program
Initial Screening, Compliance Budgeting, and Scheduling

ARTICLE II. SCOPE OF WORK

During the term of this AGREEMENT, ENGINEER shall perform at the request and satisfaction of the Engineering Department of the City of Sherman, the stated services and the indicated fee schedule attached as **EXHIBIT A**.

ARTICLE III. TERM

The contract term shall commence on the date of this AGREEMENT and be completed by July 2022. The contract term may be extended by mutual AGREEMENT of the parties.

ARTICLE IV. PROJECT INITIATION

Prior to the OWNER issuing a work order to proceed with any assessments, surveys, or other related work, ENGINEER shall provide OWNER with a written proposal detailing the scope of services and providing a fee estimate for proposed work. Said costs are to be based on the attached fee schedule. Final cost, excluding an approved change order, may not exceed the cost estimate by more than 10 percent without written approval of the OWNER.

ARTICLE V. FEES

Fees for services performed under this AGREEMENT shall be based on an hourly rate for personnel, equipment, and related services as detailed on the fee schedule attached as **EXHIBIT A** to this AGREEMENT. Subcontract services such as consulting with other engineers, as well as other services not specifically listed on the fee schedule, will be performed by subconsultants who operate under a subcontract agreement with ENGINEER. Fees shall be payable from the currently available funds. In the event funds are not available, ENGINEER shall not be obligated to perform the work.

ARTICLE VI. PAYMENT TERMS

ENGINEER will invoice OWNER for work performed on a monthly basis. In the case of short duration projects, invoicing will be upon project completion, with the invoice issued upon delivery of appropriate proposals or documents. Alternative invoicing methods may be acceptable provided they are agreed to prior to the work being undertaken.

ARTICLE VII. INSURANCE

Prior to the commencement of services under this AGREEMENT, ENGINEER shall obtain standard comprehensive professional liability insurance coverage in an amount of at least \$1,000,000.00 per claim with a \$2,000,000.00 aggregate policy limit per year, covering the services provided under this AGREEMENT. A "claims made" policy is acceptable subject to coverage being maintained during the course of the PROJECT and up to two (2) years after completion and acceptance of PROJECT by the City. ENGINEER shall maintain such coverage during all phases of engineering services and for two (2) years after substantial completion of the PROJECT. The OWNER shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, or change in limits by endorsement, to the OWNER by certified mail.

ENGINEER will maintain general insurance coverage as follows:

- A. Worker's Compensation Insurance – Statutory as required by the Texas Labor Code.
- B. Employer's Liability Insurance - \$100,000 per accident; \$300,000 per disease; \$100,000 occupational disease per employee.
- C. Commercial General Liability Insurance - \$2,000,000 per occurrence; \$2,000,000 aggregate policy limit applies per project.
- D. Automobile Liability Insurance - \$1,000,000 CSL
- E. Professional Liability - \$1,000,000 per occurrence; \$2,000,000 aggregate policy limit. A "claims made" policy is acceptable subject to coverage being maintained during the course of the project and up to two (2) years after completion and acceptance of the project by the City.

ENGINEER shall maintain such coverage during all phases of engineering services and for two (2) years after substantial completion of the PROJECT. The OWNER shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, or change in limits by endorsement, to the OWNER by certified mail.

The OWNER, City of Sherman, including its officers, officials, employees, Boards and Commissions, and volunteers shall be named as an additional insured by endorsement to the general insurance coverage listed in this AGREEMENT, excluding Workers' Compensation, Employers' Liability, and Professional Liability (for which a waiver of subrogation is required to be issued in favor of the OWNER), with regard to the ENGINEER'S activities as required by this CONTRACT. The coverage shall contain no

special limitations on the scope of protection afforded to the OWNER, and all premiums arising from the coverage herein shall be the responsibility of the ENGINEER.

ARTICLE VIII. INDEMNIFICATION

The ENGINEER shall hold harmless and indemnify the OWNER from all claims and liability for damage arising out of or in connection with this CONTRACT to the extent that the damage is caused by or results from failure by the ENGINEER or the ENGINEER'S agent, consultant under contract, or another entity over which the ENGINEER exercises control to perform services with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer, or that results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the ENGINEER or the ENGINEER'S agent, consultant under contract, or another entity over which the ENGINEER exercises control. The ENGINEER shall also save harmless the OWNER from any and all expenses, including attorney fees which might be incurred by the OWNER in litigation or otherwise resisting said claim or liabilities, which might be imposed on the OWNER as the result of such negligent acts or omissions by the ENGINEER in proportion to the ENGINEER'S liability.

ENGINEER further agrees that during the course and scope of this AGREEMENT, except with OWNER'S knowledge and consent, ENGINEER shall not represent any third party against the OWNER in any claim, litigation, or other matter, or be retained to act as an expert witness for any third party in any claim, litigation, or any other matter that is, or may be, adversarial to the OWNER, as determined by the OWNER.

Acceptance by the OWNER of the ENGINEER'S work shall not constitute nor be deemed a release of the responsibility and liability of ENGINEER, its employees, subcontractors, agents, or consultants for the accuracy and competency of ENGINEER'S work; nor shall such acceptance be deemed to be an assumption of such responsibility by the OWNER for any defect, error, or omission in the ENGINEER'S work, its employees, subcontractors, agents, and consultants. ENGINEER, shall without additional costs or fee, correct or revise any errors or deficiencies in his performance.

The parties hereby acknowledge and agree that OWNER is entering into this AGREEMENT pursuant to its governmental functions and that nothing contained in the AGREEMENT shall be construed as constituting a waiver of the OWNER'S governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law. Notwithstanding anything to the contrary herein, the parties hereby acknowledge and agree that to the extent this AGREEMENT is subject to the provisions of Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE, as amended, the OWNER'S immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this AGREEMENT is made subject to all applicable provisions of the Texas Civil Practices and Remedies Code ("CPRC"), including but not limited to all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in Chapter 101 and Chapter 75.

**ARTICLE IX.
COMPLIANCE WITH LAWS**

The ENGINEER, its consultants, agents, employees and subcontractors shall comply with all applicable Federal and State laws, charter and ordinances of the City of Sherman, as amended, and all other applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies. ENGINEER shall complete only the professional engineering services as required in the performance of the services contracted for herein.

**ARTICLE X.
OWNER'S RIGHTS AND OWNERSHIP OR DOCUMENTS**

All ENGINEER'S designs and work products under this AGREEMENT including, but not limited to, tracings, drawings, plans, specifications, studies and other documents completed or partially completed, shall be the property of the City, to be used as the City desires, without restriction. ENGINEER specifically waives and releases any proprietary rights or ownership claims herein.

**ARTICLE XI.
SUCCESSORS AND ASSIGNS**

The City and the ENGINEER each bind himself, his partners, successors, assigns and legal representatives to the other party to this AGREEMENT and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this AGREEMENT. The ENGINEER shall not assign, sublet or transfer its interest in this AGREEMENT without the written consent of the City.

**ARTICLE XII.
PROVISION FOR TERMINATION/INTERRUPTION**

The City may terminate or suspend the ENGINEER'S services under this AGREEMENT at any time upon paying all sums due the ENGINEER for work to time of termination and after giving the ENGINEER seven (7) calendar days prior written notice by certified mail, stating the reason for such termination or suspension.

In the event of termination or abandonment of the ENGINEER'S services under this AGREEMENT, payment shall be made to the ENGINEER for all services performed to the date of same.

Upon payment in the event of termination or abandonment, all documents prepared by the ENGINEER shall become the property of the City.

If this AGREEMENT is terminated because of material breach of this AGREEMENT by the ENGINEER, the City may have the remaining work and services to be performed by the ENGINEER performed by another engineer, and the ENGINEER shall be liable to the City for any excess costs accrued by the City thereof.

**ARTICLE XIII.
CONFIDENTIALITY**

ENGINEER will maintain as confidential any documents or information provided by OWNER and will not release or publish same to any third party without prior permission from OWNER, unless compelled by law or order of a court or regulatory body of competent jurisdiction. Such release will occur only after prior notice to OWNER.

**ARTICLE XIV.
GOVERNING LAW**

This AGREEMENT shall be governed in all respects by the laws of the State of Texas. Venue for this AGREEMENT shall be exclusively in Grayson County, Texas.

**ARTICLE XV.
SURVIVAL**

All provisions of this AGREEMENT for indemnity or allocation of responsibility or liability between OWNER and ENGINEER shall survive the completion of the services and the termination of the AGREEMENT.

**ARTICLE XVI.
SEVERABILITY**

In the event that any provision of the AGREEMENT is found to be unenforceable under law, the remaining provisions shall continue in full force and effect.

**ARTICLE XVII.
ENGINEERS SEAL**

The ENGINEER shall place a Texas Professional Engineer's seal of endorsement on all documents and engineering data furnished by ENGINEER to the Owner.

**ARTICLE XVIII.
PUBLIC FUNDING**

This Contract is subject to the appropriation of public funds by the City in its budget adopted for any fiscal year for the specific purpose of making payments pursuant to this Contract for that fiscal year. The obligation of the City pursuant to this Contract in any fiscal year for which this Contract is in effect shall constitute a current expense of the City for that fiscal year only, and shall not constitute an indebtedness of the City of any monies other than those lawfully appropriated in any fiscal year. In the event of non-appropriation of funds in any fiscal year to make payments pursuant to this Contract, this Contract may be terminated without any liability to either party.

**ARTICLE XIX.
EXTENT OF AGREEMENT**

This AGREEMENT represents the entire and integrated AGREEMENT between the City and the ENGINEER and supersedes all prior negotiations, representations or agreements, either written or oral.

EXECUTED in three (3) counterparts (each of which is an original) on behalf of ENGINEER shown below, and on behalf of the OWNER this ____ day of _____, 2021.

OWNER:
CITY OF SHERMAN, TEXAS

ENGINEER:
FREESE AND NICHOLS, INC.

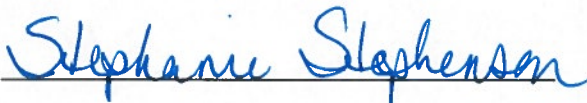
Robby Hefton, City Manager



Chris Bosco, PE, Vice President

ATTEST:

ATTEST:



APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

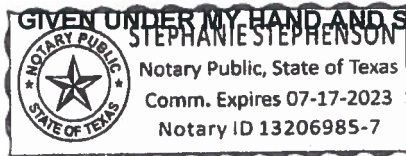
BY: _____

NAME: _____
CITY ATTORNEY

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared **Chris Bosco, P.E.** of Freese and Nichols, Inc. known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said **Freese and Nichols**, a corporation, that (s)he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15th day of October, A.D. 2021.

Stephanie Stephenson
Notary Public In and For Tarrant County, Texas

My Commission Expires:
07-17-2023

EXHIBIT A
SCOPE OF SERVICES, FEE, AND RATE SCHEDULE

City of Sherman

Exhibit A – Lead and Copper Rule Revision Compliance Program

Background

The U.S. Environmental Protection Agency (EPA) released the long-awaited Lead and Copper Rule Revisions (LCRR) on Jan. 15, 2021, setting new standards aimed at removing harmful levels of lead and copper from drinking water. More recently, EPA has delayed the LCRR's effective date to December 16, 2021 and the compliance date to October 16, 2024. This revision will require cities and other water utilities to take significant action to protect customers from the health risks associated with lead and copper and comply with the LCRR. The following phased program is proposed to support the City of Sherman (City) in their compliance with the LCRR. Revisions to the LCR are largely focused on lead. Regulations related to copper are generally unchanged. For this reason, the proposed scope of work will also be focused on lead.

Freese and Nichols, Inc. (FNI) recommends achieving compliance through a phased approach as follows.

- Phase 1 – Initial Risk Screening, Compliance Budgeting and Scheduling
- Phase 2 – Compliance Planning
- Phase 3 – Lead Service Line Inventory Implementation
- Phase 4 – Sample Plan Update and Preliminary Sampling
- Phase 5 – Lead Service Line Replacement Planning and Mitigation

The FNI approach has been developed to be comprehensive, efficient, and economical. A key aspect of this is a shared division of work between the City and FNI. This shared division of work will reduce burden on the City team, make project cost more affordable, and facilitate the City staff's buy-in to the revised LCR program. Critical divisions of work are as follows:

Phase	Task	FNI	City
Phase 1	Initial Screening	Primary Author	Provide requested data and input, review draft recommendations, and approve final deliverable
Phase 2	Compliance Planning	Primary Author	
Phase 3	Lead Service Line Inventory	Develop Approach, Template, and Instructions; Advisory Support	Implementation
	GIS Analysis	To Be Determined	To Be Determined
	Field Inspections	Advisory Support	Implementation
Phase 4	Sample Plan Update	Primary Author	Provide requested data and input, review draft recommendations, and approve final deliverable
	Preliminary Field Sampling	Advisory Support	Implementation
Phase 5	Lead Service Line Replacement Planning and Mitigation	To Be Determined	To Be Determined

The scope of the Phase 1 services and related fee is proposed below. The scope for Phases 2-5 is also provided for informational purposes, with no fee proposed at this time. The level of effort related to Phases 2 to 5 may be prepared as part of a future proposal if and when requested by the City.

Scope of Work

1. Phase 1 - Initial Risk Screening, Compliance Budgeting and Scheduling

The goal of Phase 1 is to assess the effort required to comply with the Lead and Copper Rule Revisions (LCRR). The level of effort required for compliance will be related to the probability of lead and copper service lines within the municipality and resources available to the municipality. Resources may include records and information on service line materials, funding and staff availability for required compliance activities. Upon assessing the level of risk and resources available, FNI will confirm the budget and schedule required for Phases 2, 3 and 4. The necessity and scope of Phase 5 will be determined after preliminary sampling has occurred during Phase 4.

a. Coordination Meetings

- i. Lead up to seven (7), virtual, one-hour bi-weekly coordination meetings with the City's staff to facilitate the gathering of the requested materials for various tasks. At each meeting, FNI will be responsible for:
 1. Developing and distributing the agenda
 2. Moderating the discussion
 3. Distributing meeting minutes and action items

b. Risk Assessment and Resource Assessment

- i. Conduct a kickoff meeting with key project stakeholders.
- ii. Review lead and copper sample results from Drinking Water Watch and current sampling plans to generally assess the proximity to future trigger and action levels.
- iii. Perform a preliminary desktop analysis of the corrosivity of the City's largest drinking water source based upon readily available water quality data. Desktop analysis will be conducted in accordance with the Texas Commission on Environmental Quality (TCEQ)'s guideline using RTW or Water!Pro model. Review additional corrosivity studies that the City has available.
- iv. Determine the availability and quality of information pertaining to service line age and materials. Identify the availability of information listed in 141.84(a)(3) of the LCRR as information that the utility must review when conducting a lead service line (LSL) inventory, including but not limited to County parcel data, plats, GIS shapefiles, codes, permits, tap cards, meter installation records, master plans, SOPs, inspection records and other historic records.
- v. Review a small sample set from the available information to generally assess the quality of the data and the potential risk of encountering LSLs. A detailed review of available information will be performed by the City under the direction of FNI as part of a future phase.

- vi. Develop a data gap analysis documenting the availability and ease of use of existing data and missing information necessary to comply with the LCRR.
- vii. Approximate the number of child care facilities and schools that will need to be included in the City's LCRR outreach, education and sampling program.
- c. Scheduling and Budgeting
 - i. Based on the information gathered above, FNI will develop compliance schedule and planning level budget for inclusion in the City's upcoming capital improvement program. The budget will include effort for developing the LSL replacement plan, LSL inventory, sampling plan update and public outreach. When necessary, budgets will be provided for corrosion control treatment optimization and LSL replacement programs.
 - ii. Recommendations for funding opportunities including grants, loans and traditional sources.
- d. Deliverables
 - i. A brief (5-10 pages) technical memorandum summarizing the general degree of risk and resources associated with the City's LCRR compliance, including:
 - 1. Compliance budget and schedule for inclusion in the City's capital improvement plan
 - 2. Recommended funding opportunities
 - ii. Address one round of the City's review comments and provide a final draft of the technical memorandum.
- e. Schedule and Fee
 - i. The first draft of the Phase 1 assessment will be completed within four months of receiving the notice to proceed. The final draft will be completed within three weeks of receiving City comments.
 - ii. Phase 1 services will be provided as part of a lump sum fee as follows:

Phase	Fee Type	Cost
Phase 1	Cost Plus Multiplier	\$49,531

The scope for Phases 2-5 is also provided for informational purposes, with no fee proposed at this time. The level of effort related to Phases 2 to 5 may be prepared as part of a future proposal if and when requested by the City.

2. Phase 2 – Compliance Planning (NOT INCLUDED WITH THIS SCOPE AND FEE)

Upon completion of the Phase 1 Initial Risk and Resource Screening and start of the rule effective date (December 16, 2021), FNI will begin the Compliance Planning Phase, including development of a Lead Service Line Inventory Plan, "Find and Fix" Procedure Planning, and Public Communication Planning.

- a. Lead Service Line Inventory Plan - develop a plan that details the approach to developing the LSL inventory:
 - i. Conduct three (3) workshops with the City to discuss practices for the identification of unknown materials.
 - ii. Research City building codes, local regulations, and federal laws that may affect the date at which lead was no longer allowed within the City.

- iii. Recommend and document a strategy for identifying service line materials.
 - 1. Provide a sequential, tiered approach in which the inventory is populated starting with known conditions (i.e. existing inventories), then readily available digital data, then historic hardcopy records, and finally field investigations. The approach will include:
 - a. List data required to be considered (Task 1. a. ii.) and available for use as part of the desktop investigation. List the source and location of data and any limitations on accessibility.
 - b. Anticipated, approximate breadth of coverage associated with each resource; for example,
 - i. Percent of City covered by available electronic plats
 - ii. Number, and range of dates of legible tap cards
 - c. Describe key milestone dates that will be pertinent to the evaluation; for example, the date of the local or national lead ban.
 - d. Anticipated level of effort and division of work associated with each tier of the sequential approach.
 - e. Identification of special actions required, such as digitizing hard copy data and outsourcing data entry.
 - 2. Recommend the percentage of record data to be verified using field inspections.
- iv. Recommend and document a strategy for prioritizing and performing field investigations.
 - 1. Provide an approach to prioritizing field investigations based on factors such as year of construction, historic water quality data, socioeconomic factors and at-risk populations (i.e., number of children).
 - 2. Recommend procedures for incorporating lead service line inspections into ongoing municipal operations, such as meter reading/replacement, main replacement, service shutoffs/restorations and leak detection practices.
 - 3. Include recommendations for coordinating efforts with other stakeholders, such as the local plumbing inspection, code enforcement and permitting departments.
- v. Develop a brief standard operating procedure (SOP) for identifying LSLs in the field, including paragraphs on 1) communication with homeowners, 2) field safety, 3) required tools and materials, 4) inspection locations, 5) basic (scrape and magnetic) testing procedures, 5) LSL indicators, and 6) documentation and reporting.
- vi. Provide a matrix of the advantages and disadvantages of more intensive inspection methods that are available to the City, including CCTV, potholing and electric resistance testing.
- vii. Discuss a supplemental program for identifying copper lines with lead solder, which is beyond the scope of the EPA-required lead service line inventory but may be necessary to comply with the tiered sampling methodology discussed

below (Phase 3) and in the LCRR. The program may have to rely upon homeowner testing of premises plumbing and self-reporting.

1. Develop a brief SOP for identifying copper service lines with lead solder, including paragraphs on 1) public communication and awareness, 2) testing methods, 3) provision of testing supplies to homeowners, 4) documentation and reporting, 5) program extent (i.e., citywide or targeted) and (when necessary) 6) approach to targeting areas of probable occurrence.
- b. “Find and Fix” Procedure Planning
 - i. Conduct one workshop with the City to discuss compliance with the “Find and Fix” requirements of the LCRR.
 - ii. Develop an SOP for implementation of the LCRR “Find and Fix” procedure, including a flow chart and paragraphs on 1) internal communication, documentation and reporting of sample results, 2) public communication, 3) additional WQ sampling within the home and neighborhood, 4) tactics for determining lead sources within the home, 5) interim and final mitigation alternatives, 6) target lead concentration goals (i.e., non-detect versus below trigger level versus below action level) and 7) communication with the state agency.
 - iii. Develop a procedure for conducting the replacement of LSLs, copper service lines with lead solder, lead fixtures, or other physical mitigation efforts herein referred to as “replacements.”
 1. Conduct one workshop with the City to:
 - a. Present best practices and lessons learned from cities with mature LSL replacement programs.
 - b. Discuss the merits of voluntary replacement programs, customer assisted programs, city ordinances and other strategies for encouraging LSL replacement participation.
 - c. Discuss approaches to LSL replacement.
 2. Develop an SOP for replacements, including paragraphs on 1) homeowner and utility limits of responsibility, 2) homeowner coordination, 3) timing, 4) funding, 5) documentation of pre-replacement conditions, 6) personnel safety and lead exposure mitigation, 7) post-LSL replacement requirements (communication, flushing and provision of pitcher filters, etc.), 8) considerations for a voluntary replacement program and 9) replacements that are to occur in concert with other capital improvement programs, such as main and meter replacements.
 - iv. Develop a plan for informing customers before a full or partial LSL replacement.
 1. Develop public notification templates (see public communication below in Phase 2.c.).
 - v. Develop a flushing procedure for customers explaining how to flush the service line and premises plumbing of particulate lead.

1. Develop a public notification template with instructions for flushing (see public communication below in Phase 2, Task 3).
- vi. Develop a funding strategy for LSL replacement that accommodates customers unable to pay for their portion of the replacement.
 1. Recommend a planning-level budget for LSL replacement based on the limited desktop analysis provided in Phase 1, estimated number of LSLs, and national trends for LSL discovery and replacement cost.
 2. Assist in identification of potential funding opportunities, including rate revenue, grants and loans for which the water system is eligible. A rate impact analysis can be provided as an additional service.
 3. Determine if state or local law allows enterprise revenue rates to be used to pay for customer assistance programs.
- c. Public Communication Planning
 - i. Provide a brief memorandum that summarizes public communication requirements within the LCRR. Include the recommended method and frequency of communication.
 - ii. Provide updated language to include in the City's annual consumer confidence report (CCR), including directions for accessing the City's LSL inventory.
 - iii. Develop public outreach templates, educational material and brochures as follows. When necessary, public outreach templates will be provided in English and up to two additional languages.
 1. A notification and education brochure to be provided to school, child care, midwife and OB-GYN facilities.
 2. PowerPoint presentation to support the City's communication with school boards, community open houses and other entities.
 3. A template and instructions for homeowners' sampling procedures.
 4. Notification of sampling results to all homeowners participating in tap sampling.
 5. Communication with local and state health agencies regarding "Find and Fix" activities.
 6. Systemwide 24-hour notification of action level exceedance.
 7. Additional notification material for systems that have lead or potentially lead service lines:
 - a. Post-LSL replacement flushing requirements for homeowners.
 - b. Annual notification to customers with unknown, galvanized (needing replacement), and lead service line material.
 - c. Notifications for individual exceedances above the trigger and action levels.
 - d. Notification of disruptions to lead or potentially lead service lines.
 - e. When appropriate, systemwide notification to customers if the LSL replacement rate is not met.
- d. Deliverables
 - i. EPA-required LSL Replacement Plan

- ii. Four SOPs
 - 1. Field identification of LSLs
 - 2. LSL and other types of service replacement
 - 3. “Find and fix” procedures
 - 4. Supplemental identification of copper service lines with lead solder
 - iii. Public Communication Plan including 11 public communication templates, brochures and other materials
3. Phase 3 - Lead Service Line Inventory Implementation **(NOT INCLUDED WITH THIS SCOPE AND FEE)**

FNI will support the City’s development of the initial LSL inventory based on the LSL Replacement Plan developed as part of Phase 2. Note that development of the LSL inventory will be an iterative process. FNI will support the development of the first iteration, which is that portion able to be developed within twelve (12) months after completion of Phase 2.

- a. Develop a template and instructions for populating the LSL inventory. The template will be based in Microsoft Access or Power BI and will include fields and recommended naming conventions for critical attributes such as material, address, year built, date of inspection, inspected by, etc.
 - b. The City will be responsible for populating the inventory using a combination of desktop analysis and field inspections, as defined in the LSL Replacement Plan (Phase 2). As an additional service, FNI will populate the LSL inventory. **A detailed scope of this additional service is available upon request.**
 - c. FNI will perform a quality control review of the data populated by the City, including the spot-checking of approximately 3% of data entries.
 - d. Develop a mobile app or web-based tool to support client’s field inventory efforts.
 - e. Conduct up to six (6) progress meetings to discuss the City’s progress in populating the inventory, provide guidance for ongoing desktop and field assessments, and adjust inventory targets as data is made available.
4. Phase 4 - Sample Plan Update **(NOT INCLUDED WITH THIS SCOPE AND FEE)**
- Upon completion of the Phase 3 LSL Inventory or within twelve (12) months of the Phase 3 kickoff (whichever comes first), FNI will update the City’s sampling plan based on best information available regarding known LSL risks and the EPA’s tiered sampling structure.
- a. Conduct three (3) workshops to discuss and review sample plan update.
 - b. Compliance Sampling Plan
 - i. Review City’s existing LCR sampling plan and sampling sites.
 - ii. Recommend preliminary sampling ahead of compliance deadline.
 - iii. Update the City’s existing sampling plan to meet LCRR requirements.
 - 1. Identify new sites.
 - a. Draft sample sites will be recommended based on the EPA’s tiered sampling requirements, historic sample results, water usage, and the City’s initial inventory results at the time of the plan development.

- b. One alternative site will be recommended for each draft sample site.
 - c. The City will be responsible for field visits and public outreach to confirm the homeowners' willingness to participate in sampling.
 - 2. Update the frequency of sampling, materials to be provided to homeowners and/or sampling procedures (if conducted by the City), and 90th percentile compliance calculations provided in the City's sample plan.
 - 3. Update water quality parameters that are to be tested as part of the City's "Find and Fix" protocol.
 - 4. Include a template and instructions for homeowners' sampling procedures (effort included above).
- iv. GIS mapping of sample sites will be provided by City/FNI staff.
- v. Coordinate with the state agency for plan approval.
- c. School and Child care Sampling Plan
 - i. Based on information provided by the City, identify and quantify school and childcare facilities within the City's jurisdiction. Based on preliminary information, FNI anticipates that the number of schools and licensed child care facilities within the City's jurisdiction may be roughly:

City	*Child Care Facilities	Elementary Schools		Secondary Schools	
		Public	Private	Public	Private
Sherman	28	8	0	TBD	TBD

*Licensed and registered centers

- ii. Develop plan and schedule for sampling facilities.
 - iii. Provide a template for notification and sampling instructions (effort included above).
 - iv. Provide a basic SOP, including paragraphs on 1) initial outreach to the school board and other stakeholders, 2) communication with individual locations, 3) sampling responsibility, 4) materials to be provided to schools and/or sampling procedures, 5) laboratory coordination, 6) data management and 7) response to elevated concentrations and general recommendations for remedial actions, such as signage, point-of-use filters and fixture removal.
 - v. Provide material and participate in up to two (2) townhall meetings to discuss LCR sampling in schools and child care facilities.
 - vi. The City will be responsible for providing GIS maps of new sampling sites.
 - d. Deliverables:
 - i. Updated sampling plan
 - ii. SOP for school and child care sampling
- 5. Phase 5 – Lead Service Line Replacement Planning and Mitigation (**NOT INCLUDED WITH THIS SCOPE AND FEE**)

The following services will be provided as determined necessary by the results of earlier phases. A lead service line replacement plan will be developed if lead, galvanized requiring replacement, or “lead status unknown” service lines are identified in the LSL inventory and the City does not anticipate removing them prior to the compliance deadline.

- a. Lead Service Line Replacement Plan - develop a plan that includes the following seven items as required by the LCRR:
 - i. Conduct two (2) workshops with the City to discuss practices for the identification of unknown materials.
 - ii. Develop a strategy to determine the composition of lead status unknown service lines in the inventory (developed in Phase 2).
 - iii. Develop a procedure for conducting LSL replacements (developed in Phase 2).
 - iv. Develop a plan for informing customers before a full or partial LSL replacement (developed in Phase 2).
 - v. Determine the LSL replacement goal rate in the event that the lead level exceeds the Lead Trigger Level (10 µg/L)
 - 1. Provide a template for calculating the number of LSLs to be replaced based on the service line inventory results.
 - 2. Confirm approach with the state primacy agency.
 - vi. Develop a flushing procedure for customers explaining how to flush the service line and premises plumbing of particulate lead (developed in Phase 2).
 - vii. Develop a strategy for prioritizing LSL replacement that targets known LSLs and considers disadvantaged consumers and populations most sensitive to the effects of lead.
 - 1. Facilitate two (2) workshops with the City to determine LSL replacement prioritization and funding strategies.
 - 2. Using available data, identify areas that should be prioritized for field inspections and LSL replacement (when necessary). Priority areas will be identified based on known LSL density, historic water quality data, socioeconomic factors, at-risk populations (i.e., number of children) and water usage.
 - 3. If data is not readily available, provide recommendations for capturing data (i.e., LMI surveys).
 - viii. Develop a funding strategy for LSL replacement that accommodates customers unable to pay for their portion of the replacement (developed in Phase 2).
- b. Deliverables
 - i. EPA-required LSL Replacement Plan

As part of Phase 5, the City may also decide to further mitigate lead exposure risk ahead of the deadline through early implementation of LSL replacement, corrosion control treatment optimization, or a hybrid approach. FNI can support such services as an additional service, including:

- a. Corrosion control studies and optimization, including:
 - i. Desktop studies

- ii. Benchtop studies
 - iii. Pipe loop studies
 - iv. Pipe scale analysis
- b. Determination of the optimal strategy for addressing elevated lead or copper concentrations: either LSL replacement, corrosion control treatment, or a hybrid approach.
- c. Support of an LSL Replacement Program or CCT implementation.

Schedule

With an executed amendment and when requested by the City, Phase 2 will be completed within six (6) months of the Phase 2 NTP, which FNI recommends beginning after the final rule is approved by the EPA. Phase 3, with an amendment, will begin immediately after completion of Phase 2 and will include an iterative approach to completion and may extend until the anticipated Compliance Deadline (October 16, 2024). Phase 4, with an amendment, will be completed within three (3) months of Phase 3 NTP, beginning upon completion of the first iteration of the LSL inventory. Phase 5, with an amendment, will be completed as needed, subject to the results of the preliminary LCRR sample results. The LSL Replacement Plan will be completed within three months of the Phase 4 notice to proceed.

COMPENSATION

ATTACHMENT CO

Compensation to FNI for Basic Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Forty Nine Thousand Five Hundred Thirty One Dollars (\$49,531).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

<u>Position</u>	<u>Hourly Rate</u>
Professional 1	113
Professional 2	137
Professional 3	156
Professional 4	178
Professional 5	209
Professional 6	240
Construction Manager 1	103
Construction Manager 2	128
Construction Manager 3	138
Construction Manager 4	173
Construction Manager 5	209
Construction Manager 6	240
Construction Representative 1	92
Construction Representative 2	103
Construction Representative 3	128
Construction Representative 4	138
CAD Technician/Designer 1	96
CAD Technician/Designer 2	126
CAD Technician/Designer 3	153
Corporate Project Support 1	92
Corporate Project Support 2	111
Corporate Project Support 3	148
Intern / Coop	57
Senior Advisor	175

Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>		<u>Equipment</u>	
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour) \$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each) \$200
	Large Format (per sq. ft.)			Water Quality Meter (per day) \$100
<u>Technology Charge</u>	Bond	\$0.25	\$0.75	Microscope (each) \$150
\$8.50 per hour	Glossy / Mylar	\$0.75	\$1.25	Pressure Recorder (per day) \$100
	Vinyl / Adhesive	\$1.50	\$2.00	Ultrasonic Thickness Gauge (per day) \$275
				Coating Inspection Kit (per day) \$275
	Mounting (per sq. ft.)	\$2.00		Flushing / Cfactor (each) \$500
	Binding (per binding)	\$0.25		Backpack Electrofisher (each) \$1,000
				<u>Survey Grade</u> <u>Standard</u>
				Drone (per day) \$200 \$100
				GPS (per day) \$150 \$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.15. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2021.

City of Sherman, Texas		Project Fee Summary	
Lead and Copper Rule Revision Compliance Program - Phase 1		Basic Services	\$ 49,531
10/6/2021		Special Services	\$ -
Detailed Cost Breakdown		Total Project	\$ 49,531

Tasks				Labor								
Phase	Task	Basic or Special	Task Description	James Naylor	Kristen Cope	John Lopez	David Jackson	David Munn	Cassie Seabourn	Thedi Mitchell	Erin Westbrook	Total Hours
				Project Manager	Assistant PM Technical Lead	EIT	Principal and QC	Senior Advisor	GIS Analyst	Project Scheduler	Operations Analyst	
			Project Management									
			Internal kickoff meeting	2	4	1	1	1	1			10
			External kickoff meeting	4	6	2						12
			Periodic client meetings / Coordination Meetings (Up to 7)	7	21	14			4			46
			Project Setup		2							2
			Maintain and monitor scope / schedule / budget		4							4
			One Page Reports / Periodic client communications		4							4
			Corporate Support (Scheduler)							2		2
			Corporate Support (Operations Analyst, Accounting Specialist, Contract Administrator)								8	8
			Project hours charged to OFFXX050									
			Project Closeout		1							1
			Quality Management									
			Develop quality management plan	1	2							3
			Senior Advisor									
			Quality Control reviews									
			Quality Assurance reviews	2			2					4
			Constructability reviews									
			Phase I - Initial Risk Screening, Compliance Budgeting and Scheduling									
			Risk Assessment and Resource Assessment									
			Review Drinking Water Watch and current sampling plan	1	4	4		2				11
			Perform a preliminary desktop analysis of corrosivity	1	8	8		4				21
			Determine the availability of SL material data.	4	4	20			24			52
			Review a small sample set of the data	2	8	8			16			34
			Develop a data gap analysis	2	6							8
			Approximate the number of childcare facilities and schools in City.	1	2	4						7
			Scheduling and Budgeting									
			Confirm the compliance schedule and budget.	4	8	4						16
			Provide recommendations for funding opportunities	2	4							6
			Deliverables									
			A brief (5-10 page) technical memorandum	4	8	24		8				44
Total Hours / Quantity				37	96	89	3	15	45	2	8	295



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 3.

Meeting Date: 11/01/2021

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

***RESOLUTION NO. 6800**

Abandoning A Portion Of One(1) Twenty-Five Foot (25') Sanitary Sewer Easement Located Across Lot One (1) Of Landmark Addition To Grayson County, Texas, As Per Plat of Record in Volume 17, Page 32, Plat Records, Grayson County, Texas, and Being More Particularly Shown On The Exhibit "A" Attached Hereto And Made A Part Hereof For All Purposes

Issue:

To consider the abandonment of a portion of a 25' sanitary sewer easement lying along the North lot line of Lot 1, Landmark Addition to the City of Sherman, Texas

Background:

Said easement, which is filed of record in Volume 17, Page 32 of the Plat Records of Grayson County, Texas, is not being utilized and is no longer deemed necessary.

Origination:

Engineering Department

Financial Consideration:

None

Staff Recommendation:

Staff recommends approval of the 25' sanitary sewer easement abandonment.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6800

Release of Easement

Exhibit A as noted in both documents

Location Map

Filed Plat

RESOLUTION NO. 6800

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ABANDONING A PORTION OF ONE (1) TWENTY-FIVE FOOT (25') SANITARY SEWER EASEMENT LOCATED ACROSS LOT ONE (1) OF LANDMARK ADDITION TO GRAYSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 17, PAGE 32, PLAT RECORDS, GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY SHOWN ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is of the opinion that the abandoning, vacating and closing of said sanitary sewer easement as depicted on the attached map is in the public interest and is approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the portion of one (1) Twenty-five foot (25') sanitary sewer easement lying along the north lot line of Lot 1 of Landmark Addition to Grayson County, as per plat of record in Volume 17, Page 32, Plat Records, Grayson County, Texas, and being more particularly shown on the Exhibit "A" attached hereto and made a part hereof for all purposes, be and are hereby extinguished, vacated, closed, and permanently abandoned as an easement for public use.

SECTION 2. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a Release and Abandonment of Easement in the same or substantially same form as the contract document attached hereto and incorporated herein for all purposes.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this 1st day of November, 2021.

CITY OF SHERMAN, TEXAS

BY:

DAVID PLYLER, MAYOR

ATTEST:

BY:

LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM AND
CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.**

BY:

RYAN D. PITTMAN, CITY ATTORNEY

RELEASE AND ABANDONMENT OF EASEMENT

DATE: November 1, 2021

PROPERTY:

BEING A PORTION OF THE 25-FOOT WIDE SANITARY SEWER EASEMENT ALONG THE NORTH LOT LINE OF LOT 1 OF LANDMARK ADDITION TO GRAYSON COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 17, PAGE 32, PLAT RECORDS, GRAYSON COUNTY, TEXAS AND BEING MORE PARTICULARLY SHOWN ON THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

WHEREAS, the above described property is a portion of Lot 1 of Landmark Addition, as filed of record in Volume 17, Page 32 of the Plat Records of Grayson County, Texas.

WHEREAS, said property contains one (1) 25-foot Sanitary Sewer Easement as filed of record in Volume 17, Page 32 of the Plat Records of Grayson County, Texas.

WHEREAS, said portion of the Sanitary Sewer Easement is not being utilized and the City of Sherman no longer deems said 25-Foot Sanitary Sewer Easement as a necessary Easement.

WHEREAS, the City of Sherman, Texas, does hereby abandon, relinquish and vacate its interest in and to the easement described above.

THE CITY OF SHERMAN, TEXAS

By: _____

Title: _____

STATE OF TEXAS }
COUNTY OF GRAYSON }

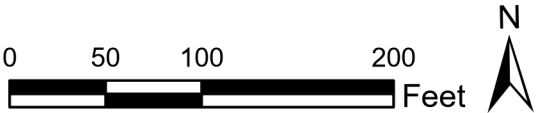
This instrument was acknowledged before me on the _____ day of November, 2021, by
_____, as _____ of THE CITY OF SHERMAN, TEXAS.

Notary Public – State of Texas

Sanitary Sewer Easement Abandon - Landmark Addition



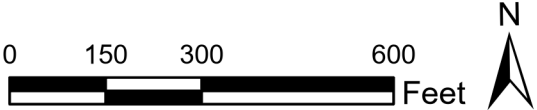
Maxar, Microsoft

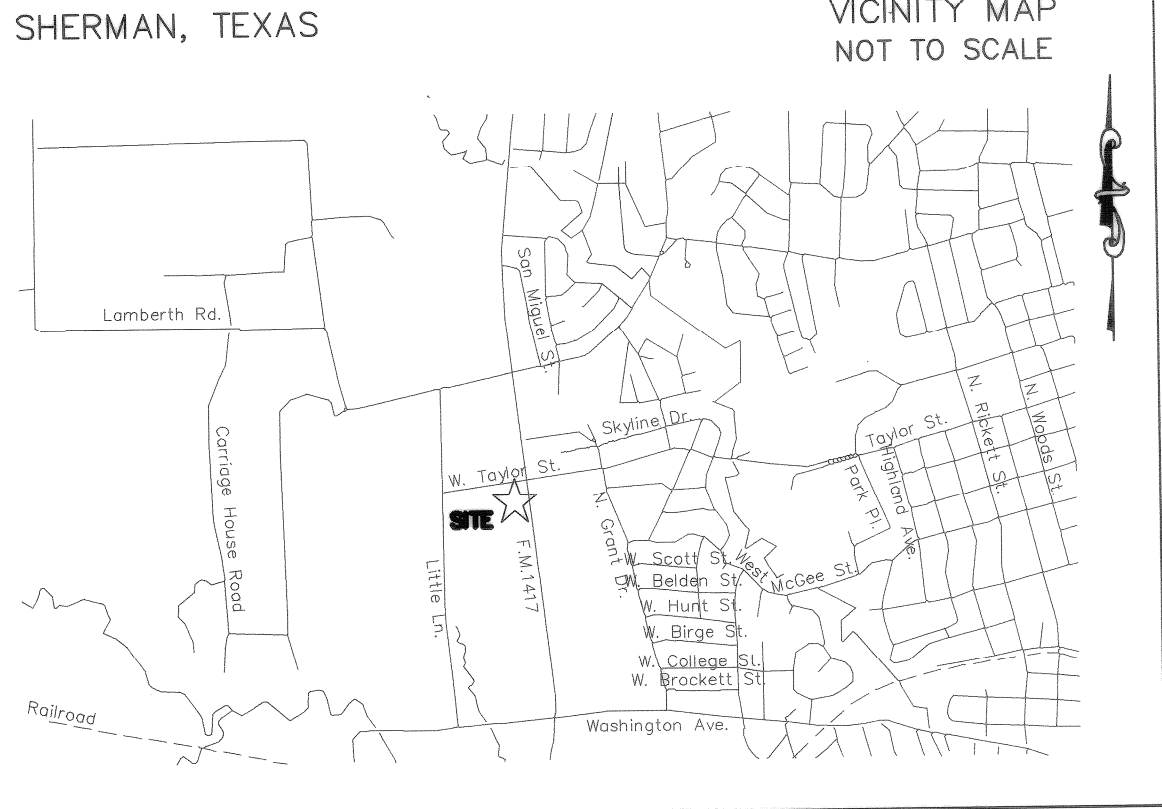


Sanitary Sewer Easement Abandon - Landmark Addition



Maxar, Microsoft





CURVE DATA				
NO.	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH
C1	930.00	70.07	4-19-00	70.05
C1	930.00	70.07	4-19-00	70.05

Beacon Hill
Addition
Section II

DESCRIPTION OF LOT 2

All that certain tract or parcel of land containing 4.122 acres more or less, being all of Lot No. Two (2) in Block No. One (1) of Beacon Hill Addition, Section One (1) to the City of Sherman, Grayson County, Texas, as described on a plat of survey by Douglas W. Underwood, RPLS 4709, dated November 25, 1997, and as shown by plot of record in Volume 8, Page 21 Plot Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod at the intersection of the West right of way line of F.M. Highway No. 1417 and the South right of way line of Taylor Street, some being the Northeast corner of said Lot 2, Block 1 of Beacon Hill Addition, Section One to the City of Sherman, Texas;

THENCE, along the West right of way line of F.M. Highway No. 1417, South 07 degrees 07 minutes 00 seconds East (record) for a distance of 442.45 feet (record 442.40 feet) to a found 1/2 inch iron rod in concrete at fence corner;

THENCE, leaving said West right of way line, run South 77 degrees 41 minutes 40 seconds West (record, South 77 degrees 38 minutes 12 seconds West) for a distance of 391.72 feet (record 391.64 feet) to a found 3/4 inch iron pipe in a fence line;

THENCE North 07 degrees 05 minutes 36 seconds West (record North 07 degrees 07 minutes 00 seconds West) for a distance of 480.62 feet (record 480.58 feet) to a marked "I" in concrete on the South right of way line of said Taylor Street;

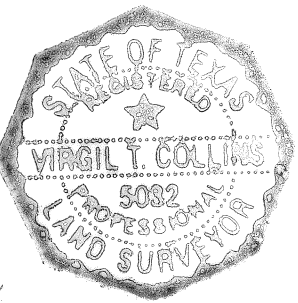
THENCE along the said South right of way line of said Taylor Street with a horizontal curve to the left, whose chord bearing is North 85 degrees 02 minutes 30 seconds East (record) having a chord distance of 70.05 feet (record), having a radius of 930.00 feet (record), and a central angle of 04 degrees 19 minutes 00 seconds for an arc length of 10.00 feet passing over a set 5/8 inch iron rod with cap stamped Collins PLS 5032 and continuing for a total arc length of 70.07 feet (record) to a found 1/2 inch iron rod;

THENCE, continuing along said South right of way line of Taylor Street, North 82 degrees 54 minutes 07 seconds East (record, North 82 degrees 53 minutes 00 seconds East) for a distance of 318.91 feet to the Point of Beginning. Containing an area of 179,554 square feet or 4.122 acres, more or less.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Virgil T. Collins, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Virgil T. Collins
Virgil T. Collins
Registered Professional
Land Surveyor, No. 5032



STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Virgil T. Collins, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2004.

Notary Public in and for
the State of Texas
Commission Expires: _____

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT We, Landmark Bank, a Texas corporation, being the owners of the hereinabove described property hereby adopt this plat designating said property as The Replat of Lot 2, Block 1 of Beacon Hill Addition, Section 1, on addition to the City of Sherman, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this 16th day of AUGUST, 2004.

Wayne Calamiris
Wayne Calamiris - President
Landmark Bank, a Texas corporation

FILED FOR RECORD
at 3:31 p.m. on 8-19-04
Recorded in Vol. 204 Page 20
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By _____ Deputy

Lot 1
LANDMARK BANK

Lot 2
52,469 Sq. Ft.
1.205 Acres ±

179,554 Sq. Ft.
4.122 Acres ±

POINT OF BEGINNING
Found 1/2" IR
West ROW line of
F.M. Highway No. 1417 & South ROW line of
Taylor Street;
NE corner Lot 2, Block 1 Beacon Hill Addition,
Section One
City of Sherman, Texas
Grayson County, Texas;

LOT 1
65,648 Sq. Ft.
1.507 Acres ±
LANDMARK BANK

DETENTION POND
EASEMENT AREA
(PRIVATE)

LANDMARK ADDITION
REPLAT OF LOT 2
BLOCK 1, BEACON HILL ADDITION, SECTION 1
TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

Eric C. Little
Vol 2401, Page 123
(Now or Formerly)

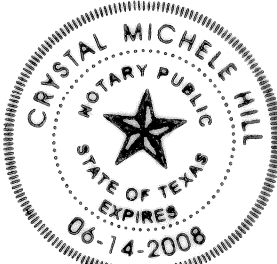
Basis of Bearings:
All bearings shown herein are based
on the East right of way line of F.M.
Highway No. 1417, as shown on plat of
record in Volume 8, Page 21 Plot
Records, Grayson County, Texas.

SCALE: 1"=30 FEET
0 15 30 60

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Wayne Calamiris*, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of August, 2004.



Crystal M. Hill
Crystal M. Hill
Notary Public in and for
the State of Texas
Commission Expires: 06-14-08

Approved this 16th day of August, 2004, by the City Planning and Zoning Commission of the City of Sherman, Texas.

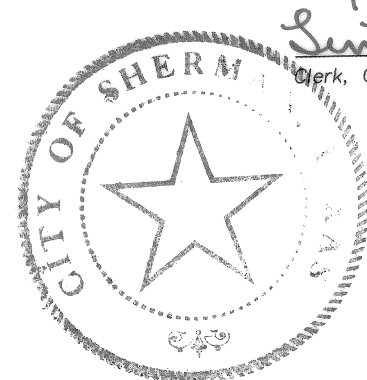
W. Dickinson Chairman
Scott Shaden Secretary

Accepted by the City Council of the City Sherman

Mayor Mayor, City of Sherman, Texas
8/17/04 Date

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, Replat of Lot 2, Block 1, Beacon Hill Addition, Section 1, to the City of Sherman, Texas, was submitted to the City Council on this 16th day of August, 2004, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor, to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this 17th day of August, 2004.



Quinn Ashby
Quinn Ashby
Mayor, City of Sherman, Texas

SURVEY WORK PERFORMED BY:

Collins & Associates
Land Surveyors, Inc.
REGISTERED PROFESSIONAL LAND SURVEYORS
Louisiana, Texas, Arkansas, Mississippi & Alabama
Office: 337-439-5808 815 Mulberry St.
Fax: 337-439-3339 Westlake, LA 70669

NATIONAL SURVEY SERVICES COORDINATION BY:

G E LINE
SURVEYING, INC.
Professional Land Surveyors
4065 NW 43rd Street, Suite 21
Gainesville, Florida 32606
(352) 371-3080

SCALE: 1"=30'	CHKD. / AP'VD: VTC
DATE: 05 / 27 / 2004	APPROVED: VTC
DWN. BY: JE/DH	C&A J.N.: 204241
CHKD. BY: BF	REVISED: 08/13/2004

16037

E-1-36



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 1.

Meeting Date: 11/01/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Approve Quarterly Investment Report for Quarter Ended September 30, 2021

Issue:

To approve the Investment Report for the quarterly period ended September 30, 2021

Background:

These reports are being presented in accordance with the state law that requires at least quarterly presentation to the Council. A separate report is included for the debt proceeds as required by the Investment Policy. The reports were given to the Investment Committee prior to submittal to the Council.

As of September 30, 2021, the portfolios were in compliance with applicable state laws and the Investment Policy. The operating investment portfolio had a book value of about \$20.8 million, an increase of about \$1.9 million from prior quarter of \$18.8 million, due to deposits of \$3.1 million in the Local Government Investment Pool (LGIP). About \$1.2 million in Texas political subdivision securities matured. The underlying investments were adequately diversified among six different types of securities. This portfolio is appropriately liquid; and its weighted-average maturity was about 375 days, down from 468 days from last quarter. The portfolio yield of 0.34% is twenty-five (25) basis points above the benchmark yield of 0.09%. Market value approximates book value.

The debt proceeds portfolio balance of \$38.9 million was invested in Local Government Investment Pools, an FDIC insured investment account and U.S. Agency securities. Transactions in this portfolio consist of payments for capital projects and the receipt of interest income. The yield of 0.08% was above the benchmark yield of 0.07%. Market value approximates book value.

Origination:

Finance Department

Financial Consideration:

None

Staff Recommendation:

It is recommended that the Council accept the Investment Report as presented.

Alternatives:

The Council could offer suggestions for improvement or could request more frequent reporting.

Attachments

2021-09-30 Investment Report w_Memo



memorandum

DATE: Tuesday, October 26, 2021

TO: The City of Sherman Investment Committee
Councilwoman Sandra Melton
Councilwoman Pam Howeth
Robby Hefton, City Manager

FROM: Mary Lawrence, Director of Finance *ml*

SUBJECT: Investment Reports for the Quarter Ended September 30, 2021

Enclosed is a copy of the quarterly investment reports for September 30, 2021. As of that date, the City was in compliance with all applicable state laws and internal policies for the portfolio.

The total operating portfolio market value of about \$20.8 million increased by about \$1.9 million from the previous quarter due to net deposits/purchases of \$3.1 million in the Local Government Investment Pools (LGIP), and maturities of about \$1.2 million in State Obligations. The underlying investments were adequately diversified among six different types of securities. The portfolio's weighted-average maturity of about 375 days decreased from 468 days last quarter. The portfolio yield of .34% was 25 basis points above our benchmark 1-year Constant Maturity Treasury Index of 0.09%. Book value of \$20.8 million approximated market value.

The debt proceeds portfolio balance of \$38.9 million had decreased by about \$1.4 million due to payments for capital projects. The portfolio includes a Local Government Investment Pool, an FDIC insured investment account and U.S. Agencies. The portfolio's weighted-average maturity of 58 days decreased from 61 days last quarter. The portfolio yield of 0.08% was 1 basis points above the benchmark yield for this portfolio, the 4-week Constant Maturity Index, of 0.7%. Book value approximated market value.

The investment reports will be on the November 1, 2021 City Council agenda for their review and approval. Please call me if you have any questions about this item.

attachment (as stated above)

CITY OF SHERMAN, TEXAS
INVESTMENT PORTFOLIO SUMMARY
For the Quarter Ending September 30, 2021

Total Portfolio Summary			
	Current Quarter 9/30/2021	Prior Quarter 6/30/2021	Change From Prior Quarter
Book Value	\$ 20,768,780	\$ 18,795,307	\$ 1,973,473
Market Value	\$ 20,778,431	\$ 18,812,688	\$ 1,965,743
Weighted Average Maturity - Days	375	468	(93)
Weighted Average Yield	0.34%	0.44%	-0.10%
Earned Income	\$ 20,658	\$ 21,578	\$ (920)
Earned Income - Year-to-Date	\$ 99,324	\$ 78,666	\$ 20,658

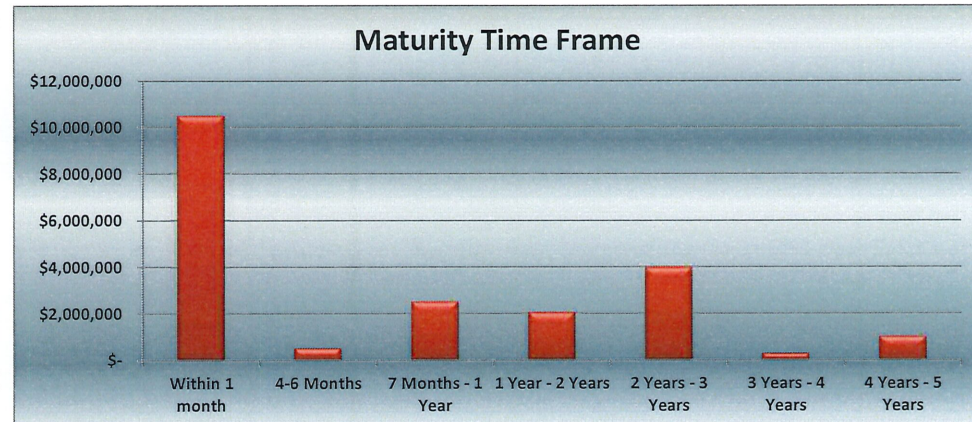
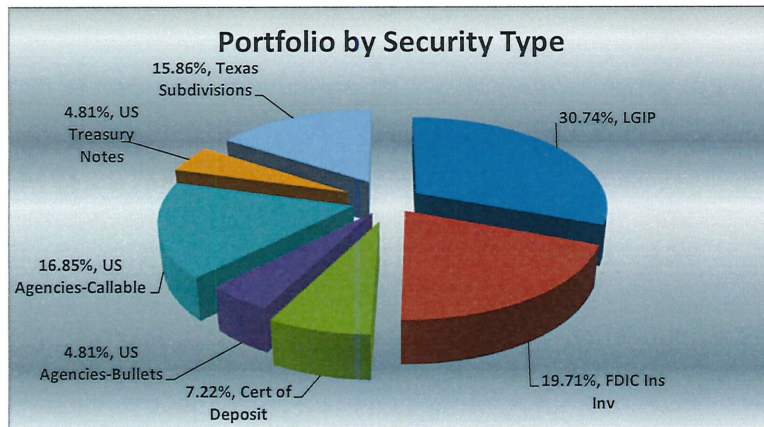
This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of September 30, 2021, the City's portfolio had a book value of \$20.8 million, which approximates market value. Of this amount, approximately \$6.4 million was held in Local Government Investment Pools (LGIP), \$4.1 million was held in an FDIC Insured Investment Account, \$1.5 million was held in Certificates of Deposit (CD), \$4.5 million was held in U.S. Agency Securities, \$1.0 million was held in U.S. Treasury Notes and \$3.3 million was held in State of Texas political subdivision obligations.

The portfolio value increased by \$1.9 million from the previous quarter due to a deposit of \$4.2 million into a Local Government Investment Pool, and \$1.0 million placed in an FDIC Insured Investment Account. Maturities included \$1.2 million in State of Texas political subdivision obligations, \$1.0 withdrawn from an FDIC Insured Investment Account and \$1.1 withdrawn from Local Government Investment Pools.

The weighted average yield of the portfolio was .34%, which is 25 basis points above the 1-year Constant Maturity Treasury Index of 0.09% and 10 basis points below the previous quarter.

The weighted average maturity of the portfolio decreased from 468 days at June 30, 2021, to 375 days at September 30, 2021.



Mary Lawrence

Mary Lawrence, Finance Director and City of Sherman Investment Officer

Tammy Davis

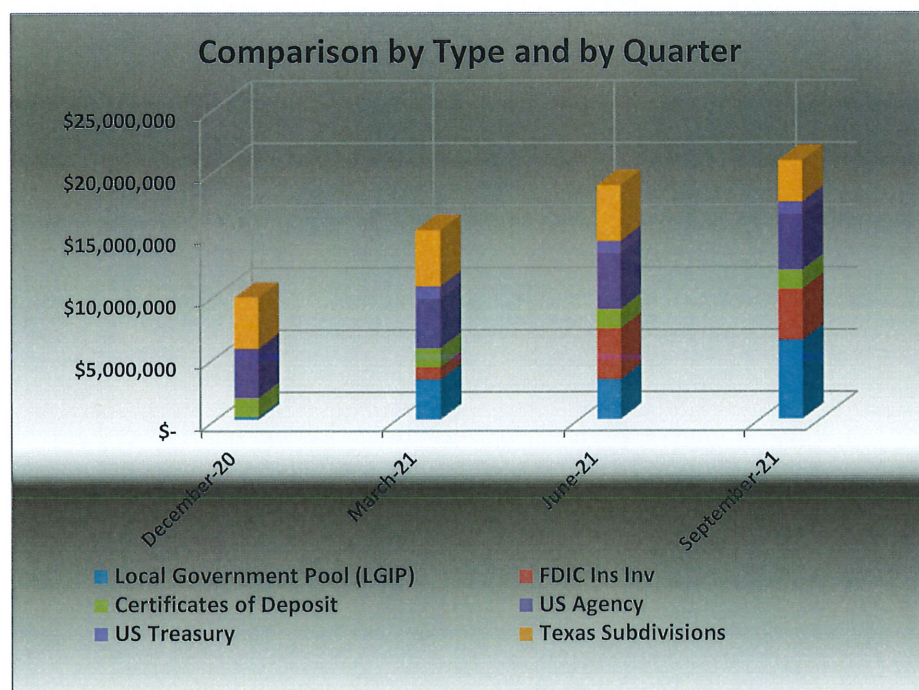
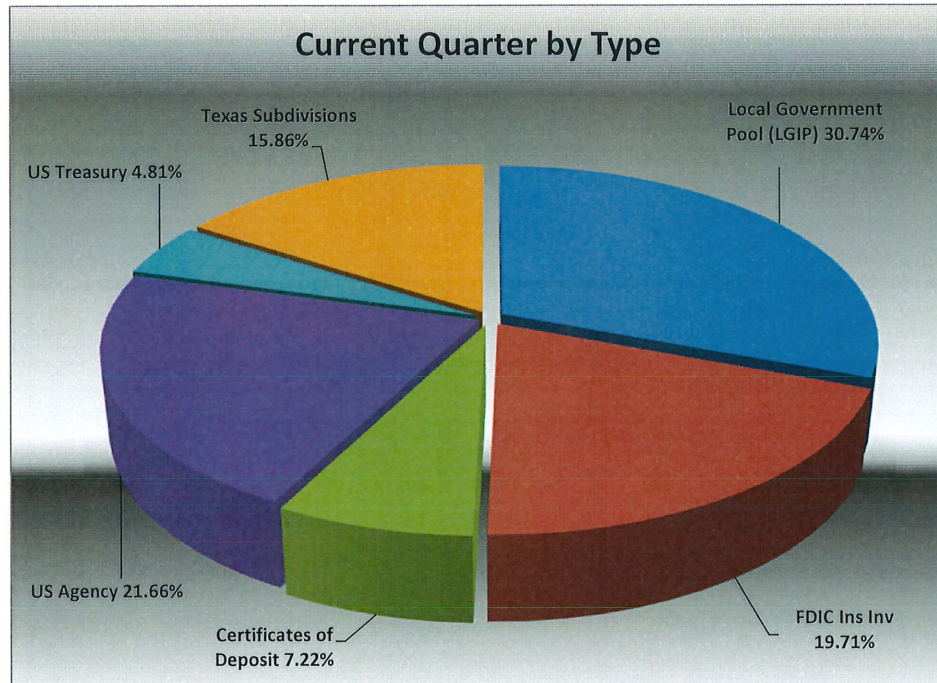
Tammy Davis, Controller and City of Sherman Investment Officer

CUSIP	Settlement Date	Security Type	Security Description	CPN Rate	Maturity Date	Credit Rating	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Maturity	YTM
TexPool		LGIP	TexPool		10/1/2021	AAAm	\$ 1,055,051	100.00	\$ 1,055,051	\$ 1,055,051	100.00	\$ 1,055,051	1	0.02%
TexStar		LGIP	TexSTAR		10/1/2021	AAAm	1,111,176	100.00	1,111,176	1,111,176	100.00	1,111,176	1	0.01%
TexPool ARPA		LGIP	TexPool ARPA		10/1/2021	AAAm	4,218,950	100.00	4,218,950	4,218,950	100.00	4,218,950	1	0.02%
Landing Rock		FDIC Ins Inv	Landing Rock		10/1/2021	AAAm	4,092,750	100.00	4,092,750	4,092,750	100.00	4,092,750	1	0.20%
CD 197781065	06/01/21	CD	Simmons Bank	0.12%	6/1/2022		1,500,000	100.00	1,500,000	1,500,454	100.00	1,500,454	244	0.12%
549188UJ7	06/25/19	Texas Subdivision	City of Lubbock TX Txbl-Ref	2.32%	2/15/2022	AA+	500,000	101.00	504,985	500,708	100.80	503,984	138	1.93%
3134GBRT1	06/29/17	Agency Bullet	FHLMC	2.00%	6/29/2022	AAA	1,000,000	100.00	1,000,000	1,000,000	101.43	1,014,346	272	2.00%
977810JU5	01/05/21	Texas Subdivision	City of Wolfforth TX GO	4.00%	2/15/2023	AA	250,000	107.58	268,955	262,346	105.04	262,598	503	0.39%
498730AX8	03/09/21	Texas Subdivision	Klondike TX ISD GO	1.00%	2/15/2023	AA+	360,000	101.74	366,253	364,447	101.12	364,046	503	0.10%
448474TM8	12/17/20	Texas Subdivision	City of Hutto, TX Ref Series B	2.00%	8/1/2023	AA+	400,000	104.17	416,676	411,659	102.75	410,999	670	0.40%
340405MW6	12/22/20	Texas Subdivision	City of Floresville TX Elec Light Ref	4.00%	8/15/2023	AA+	525,000	109.30	573,841	559,593	106.78	560,593	684	0.46%
413946PC2	06/25/20	Texas Subdivision	Harris Cnty TX MUD #278 Ref	4.00%	9/1/2023	AA+	420,000	108.17	457,439	442,607	106.74	448,303	701	1.14%
02301EED9	06/16/21	Texas Subdivision	Amarillo Potter TX	4.00%	11/15/2023	AA	445,000	108.73	483,826	479,180	107.63	478,939	776	0.37%
9128CBM2	02/22/21	US Treasury Note	US Treasury Note B Class	0.13%	2/15/2024	AA	1,000,000	99.76	997,578	998,068	99.42	994,219	868	0.21%
3133EMVD1	04/05/21	Agency Callable	FFCB	0.33%	4/5/2024	AA	1,000,000	100.00	1,000,000	1,000,000	99.83	998,295	918	0.33%
3130AMLM2	06/07/21	Agency Callable	FHLB	0.38%	6/7/2024	AA	500,000	100.00	500,000	500,000	99.77	498,851	981	0.38%
3136G43H4	03/29/21	Agency Callable	FHLB	0.40%	9/16/2024	AA+	1,000,000	100.000	998,500	998,718	99.74	997,365	1,082	0.44%
983064YX8	03/11/21	Texas Subdivision	City of Wylie, TX GO	3.00%	2/15/2025	AA+	250,000	110.740	276,852	273,073	108.48	271,198	1,234	0.25%
3130AMMJ8	06/06/21	Agency Callable	FHLB	0.40%	6/9/2026	AA	1,000,000	100.000	1,000,000	1,000,000	99.63	996,314	1,713	0.40%
Total							\$ 20,627,927		\$ 20,822,832	\$ 20,768,780		\$ 20,778,431		

CUSIP	Settle Date	Security Description	Maturity Date	Market Value 6/30/2021	Change in Market Value	Market Value 9/30/2021
TexPool		TexPool		\$ 1,554,980	\$ (499,929)	\$ 1,055,051
TexStar		TexStar		1,666,143	(554,967)	1,111,176
Landing Rock		Landing Rock		4,114,273	(21,523)	4,092,750
TexPool ARPA		TexPool ARPA		-	4,218,950	4,218,950
CD 197781065	6/1/2021	Simmons Bank	6/1/2022	1,500,000	454	1,500,454
8800644Z0	9/10/2020	City of Temple, TX CO	8/1/2021	250,582	(250,582)	-
926293YY1	3/20/2020	City of Victoria, TX Ref	8/15/2021	100,465	(100,465)	-
34679RNB1	6/6/2017	Fort Bend Co TX MUD#23-A	9/1/2021	501,417	(501,417)	-
41420QGV4	3/17/2020	Harris Cnty, TX MUD #400	9/1/2021	300,625	(300,625)	-
549188UJ7	6/25/2019	City of Lubbock TX Txbl-Ref	2/15/2022	506,727	(2,743)	503,984
3134GBRT1	6/29/2017	FHLMC	6/29/2022	1,018,605	(4,259)	1,014,346
977810JU5	1/5/2021	City of Wolfforth, TX GO	2/15/2023	264,203	(1,605)	262,598
498730AX8	3/9/2021	Klondike, TX ISD GO	2/15/2023	364,982	(936)	364,046
448474TM8	12/17/2020	City of Hutto, TX GO	8/1/2023	412,370	(1,371)	410,999
340405MW6	12/22/2020	City of Floresville, TX Electr	8/15/2023	565,762	(5,169)	560,593
413946PC2	6/25/2020	Harris Cnty, TX MUD #278 GO	9/1/2023	452,302	(3,999)	448,303
02301EED9	6/25/2020	Amarillo Potter TX	11/15/2023	483,226	(4,287)	478,939
9128CBM2	2/22/2021	US Treasury Note B Class	2/15/2024	993,516	703	994,219
3133EMVD1	4/5/2021	FHLB	4/5/2024	996,913	1,382	998,295
3130AMLM2	6/7/2021	FHLB	6/7/2024	497,910	941	498,851
3136G43H4	3/29/2021	FHLB	9/16/2024	996,913	452	997,365
983064YX8	3/11/2021	City of Wylie, TX GO	2/15/2025	272,938	(1,740)	271,198
3130AMMJ8	6/6/2021	FHLB	6/9/2026	997,836	(1,522)	996,314
Total				\$ 18,812,688	\$ 1,965,743	\$ 20,778,431

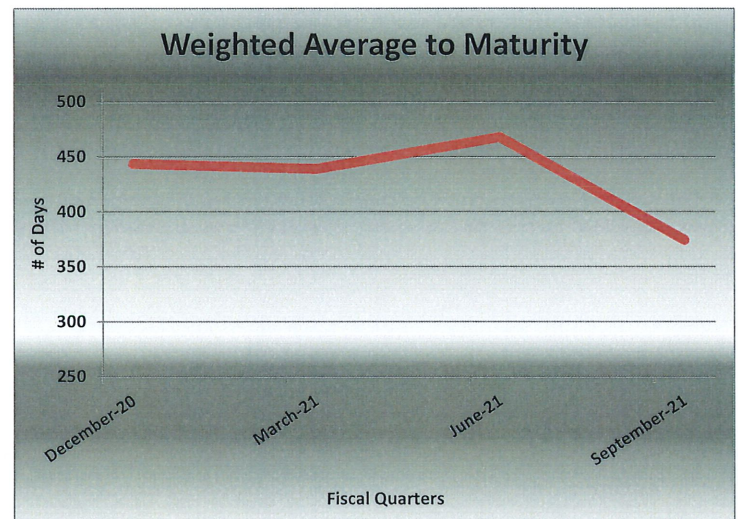
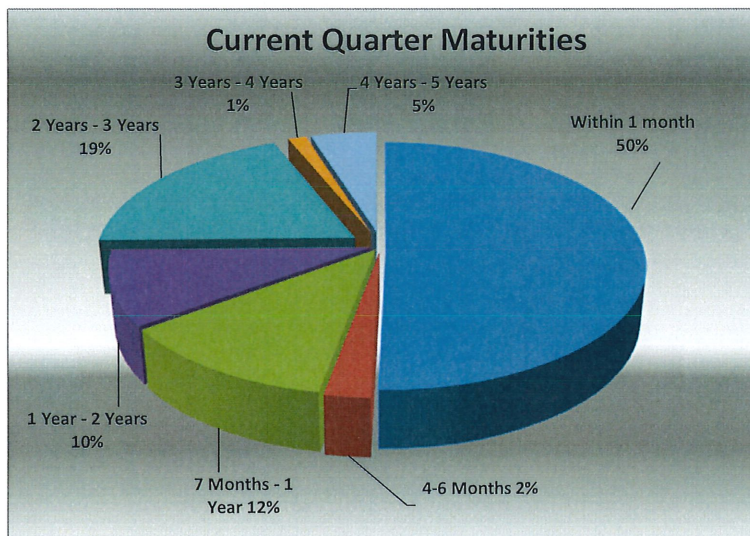
Trade Date	Settle Date	CUSIP	Security Description	Coupon	Maturity Date	Call Date	Par Value	Principal Amount	Interest Purchased/Received	Total Amount	YTM
<u>Maturities, Calls and Withdrawals</u>											
	7/7/2021	Landing Rock	FDIC Ins Inv	0.20%			\$ 1,000,000	\$ 1,000,000	\$ -	\$ 1,000,000	0.20%
	7/8/2021	Landing Rock	FDIC Ins Inv	0.20%			23,203	23,203	-	23,203	0.20%
	8/5/2021	Texstar	LGIP	0.01%			555,000	555,000	-	555,000	0.01%
	8/6/2021	TexPool	LGIP	0.02%			500,000	500,000	-	500,000	0.02%
	8/1/2021	8800644ZO	City of Temple, TX GO	3.00%	8/1/2021		250,000	250,000	3,750	253,750	0.25%
	8/15/2021	926293YY1	City of Victoria TX	4.00%	8/15/2021		100,000	100,000	2,000	102,000	2.05%
	9/1/2021	34679RNB1	FT BEND CNTY TX MUD#23	2.00%	9/1/2021		500,000	500,000	5,000	505,000	1.65%
	9/1/2021	41420QGV4	Harris Cnty TX MUD#400	3.00%	9/1/2021		300,000	300,000	4,500	304,500	2.75%
<u>Purchases</u>											
	7/1/2021	TexPool-ARPA	LGIP	0.02%			4,218,706	4,218,706	-	4,218,706	0.02%
	9/15/2021	Landing Rock	FDIC Ins Inv	0.20%			1,000,000	1,000,000	-	1,000,000	0.20%
<u>Income Payments</u>											
	9/30/2021	TexPool	LGIP	0.02%					71	71	0.02%
	9/30/2021	TexStar	LGIP	0.01%					33	33	0.01%
	9/30/2021	Landing Rock	FDIC Ins Inv	0.20%					1,667	1,667	0.20%
	9/30/2021	TexPool-ARPA	LGIP	0.02%					244	244	0.02%
	9/1/2021	CD 197781065	Simmons Bank CD	0.12%	6/1/2022				454	454	0.12%
	8/1/2021	448474TM8	City of Hutto, TX Ref Series B	2.00%	12/17/2020				4,000	4,000	2.00%
	8/15/2021	9128CDM2	US Treasury Note B Class	0.13%	2/15/2024				625	625	0.13%
	8/15/2021	977810JU5	City of Wolfforth TX GO	4.00%	2/15/2023				6,111	6,111	4.00%
	8/15/2021	549188UJ7	City of Lubbock TX TxbI-Ref	2.32%	2/15/2022				5,800	5,800	2.32%
	8/15/2021	340405MW6	City of Floresville TX Elec Light Ref	4.00%	8/15/2023				10,500	10,500	4.00%
	9/1/2021	413946PC2	Harris Cnty TX MUD #278 Ref	4.00%	9/1/2023				8,400	8,400	4.00%
	9/16/2021	3136G43H4	FNMA	0.40%	9/16/2021				2,000	2,000	0.40%
Total									\$ 55,155		

Cash/Investment Type	Balance 12/31/2020	Balance 3/31/2021	Balance 6/30/2021	Balance 9/30/2021	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$ 221,002	\$ 3,221,033	\$3,221,123	\$ 6,385,177	30.74%	50.00%
FDIC Ins Inv	-	1,000,011	4,114,273	4,092,750	19.71%	50.00%
Certificates of Deposit	1,505,298	1,507,925	1,500,000	1,500,454	7.22%	50.00%
US Agency	4,000,000	3,998,501	4,498,609	4,498,718	21.66%	50.00%
US Treasury	-	997,660	997,863	998,068	4.81%	50.00%
Texas Subdivisions	4,102,766	4,497,730	4,463,439	3,293,613	15.86%	50.00%
Total	\$ 9,829,066	\$ 15,222,860	\$ 18,795,307	\$ 20,768,780	100.00%	



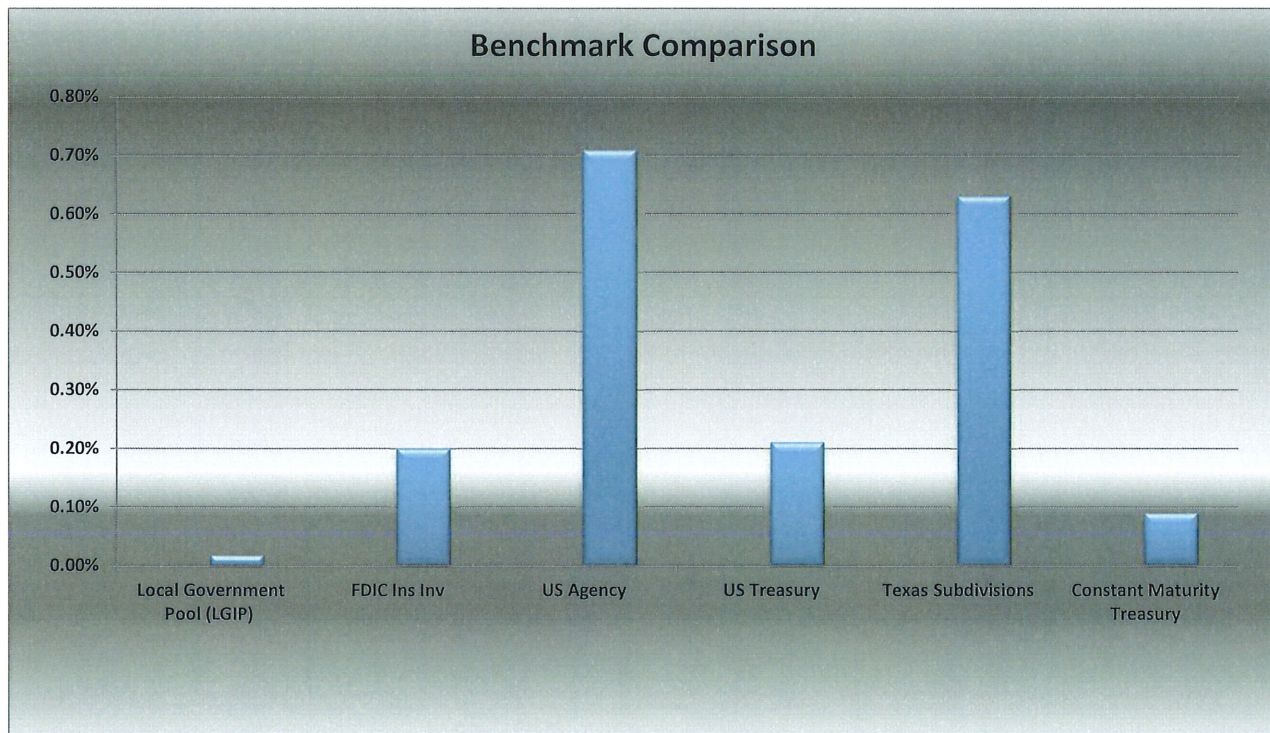
Maturity Time Frame	Balance 12/31/2020	Balance 3/31/2020	Balance 6/30/2021	Balance 9/30/2021	Percent of Portfolio
Within 1 month	\$ 221,002	\$ 4,721,044	\$ 7,335,396	\$ 10,477,927	50%
2-3 Months	1,502,044	1,507,925	1,151,426	-	0%
4-6 Months	2,004,950	1,154,542	-	500,708	2%
7 Months - 1 Year	1,157,657	501,653	3,001,181	2,500,454	12%
1 Year - 2 Years	2,502,125	2,632,899	629,846	2,040,652	10%
2 Years - 3 Years	2,441,287	3,429,804	4,404,066	3,975,966	19%
3 Years - 4 Years	-	1,274,993	1,273,392	273,073	1%
4 Years - 5 Years	-	-	1,000,000	1,000,000	5%
	\$ 9,829,065	\$ 15,222,860	\$ 18,795,307	\$ 20,768,780	100.00%

Liquidity Indicator	Maximum Allowable				
Weighted Average Maturity	443.94	439.28	468.21	374.56	500.00



Date Received/ Purchased	CUSIP	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
9/30/2021	TexPool	TexPool			\$ 71	\$ -	\$ 71
9/30/2021	TexStar	TexStar			33	-	33
9/30/2021	Landing Rock	Landing Rock			1,667	-	1,667
9/30/2021	TexPool-ARPA	TexPool			244	353	597
9/30/2021	CD 197781065	Simmons Bank	0.12%	0.12%	454	-	454
8/1/2021	8800644Z0	City of Temple, TX CO	3.00%	0.25%	3,750	(3,590)	160
8/1/2021	448474TM8	City of Hutto, TX GO	2.00%	0.40%	4,000	(3,590)	410
8/15/2021	340405MW6	City of Floresville, TX Elec Light Re	4.00%	0.46%	10,500	(9,862)	638
8/15/2021	549188UJ7	City of Lubbock TX Txbl-Ref	2.32%	1.93%	5,800	(3,372)	2,428
8/15/2021	926293YY1	City of Victoria, TX Ref	4.00%	2.05%	2,000	(1,478)	522
8/15/2021	977810JU5	City of Wolfforth TX GO	4.00%	0.39%	6,111	(5,856)	255
8/15/2021	9128CBM2	US Treasury Note B Class	0.13%	0.21%	625	(100)	525
9/1/2021	413946PC2	Harris Cnty TX MUD #278 GO	4.00%	1.14%	8,400	(7,140)	1,260
9/1/2021	34679RNB1	Fort Bend Co TX MUD #23-A	2.00%	1.65%	5,000	(3,614)	1,386
9/1/2021	41420QGV4	Harris Cnty TX MUD #400	3.00%	2.75%	4,500	(3,335)	1,165
9/16/2021	3136G43H4	FMNA	0.40%	0.44%	2,000	(892)	1,108
9/30/2021	31346BRT1	Freddie Mac	2.00%	2.00%	-	5,000	5,000
9/30/2021	3133EMVD1	FFCB	0.33%	0.33%	-	825	825
9/30/2021	3130AMLM2	FHLB	0.38%	0.38%	-	468	468
9/30/2021	3130AMMJ8	FHLB	0.40%	0.40%	-	1,000	1,000
9/30/2021	02301EED9	Amarillo Potter TX	4.00%	0.37%	-	429	429
9/30/2021	498730AX8	Klondike TX ISD GO	1.00%	0.10%	-	91	91
9/30/2021	983064YX8	City of Wylie, TX GO	3.00%	0.25%	-	166	166

\$ 55,155 \$ (34,497) \$ 20,658



CITY OF SHERMAN, TEXAS
DEBT PROCEEDS PORTFOLIO SUMMARY
For the Quarter Ending September 30, 2021

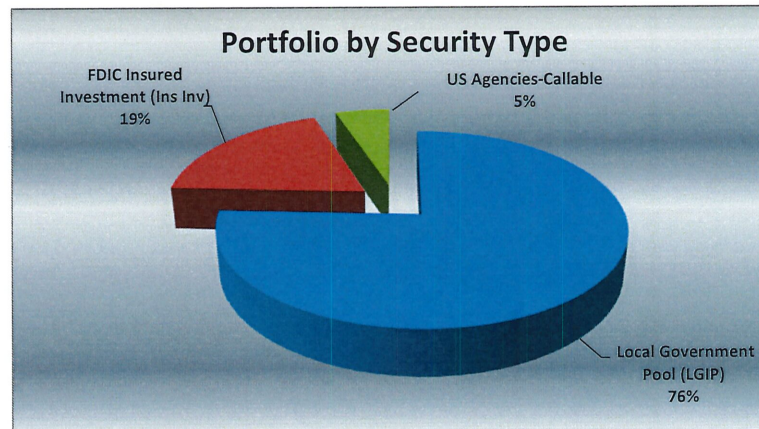
Total Portfolio Summary			
	Current Quarter 9/30/2021	Prior Quarter 6/30/2021	Change From Prior Quarter
Book Value	\$ 38,871,799	\$ 40,300,674	\$ (1,428,875)
Market Value	\$ 38,868,255	\$ 40,295,331	\$ (1,427,076)
Weighted Average Maturity - Days	58	61	(3)
Weighted Average Yield	0.08%	0.03%	0.05%
Earned Income	\$ 7,836	\$ 3,097	\$ 4,739
Earned Income - Year-to-Date	\$ 20,545	\$ 12,709	\$ 7,836

This report complies with the requirements of the public funds investment law and covers all the funds of the City of Sherman that are subject to that law.

As of September 30, 2021, the City of Sherman's debt proceeds portfolio had a book value of about \$38.9 million, which approximates the market value. Of this amount, \$29.5 million was held in Local Government Investment Pools (LGIP), \$7.4 million was held in FDIC Insured Investment Accounts (Ins Inv), and \$2.0 million was held in U.S. Agency Securities.

The portfolio value decreased by \$1.4 million from the previous quarter due to draws for project payments. Additionally, \$5 million was withdrawn from a Local Government Investment Pool and deposited in a FDIC Insured Investment Account.

The weighted average yield on the portfolio was 0.08%, 1 basis point above the 4-week Constant Maturity Treasury Index of 0.07%, and 5 basis points above the previous quarter.



Mary Lawrence

Mary Lawrence, Finance Director and City of Sherman Investment Officer

Tammy Davis

Tammy Davis, Controller and City of Sherman Investment Officer



CITY OF SHERMAN, TX
Investments Outstanding
AS of 9/30/2021

Name/CUSIP	Debt Issuance	Settlement Date	Security Type	Security Description	Maturity Date	Par Value	Purchase Price	Original Cost	Book Value	Market Price	Market Value	Days to Maturity	YTM
TexPool	2017A Stormwater Certificates of Obligation		LGIP	TexPool	10/1/2021	\$ 1,671,052	100.00	\$ 1,671,052	\$ 1,671,052	100.00	\$ 1,671,052	1	0.02%
TexPool	2019 Certificates of Obligation		LGIP	TexPool	10/1/2021	4,795,340	100.00	4,795,340	4,795,340	100.00	4,795,340	1	0.02%
TexPool	2021 Certificates of Obligation		LGIP	TexPool	10/1/2021	23,001,792	100.00	23,001,792	23,001,792	100.00	23,001,792	1	0.02%
Landing Rock	2017 Certificates of Obligation		Ins Inv	Landing Rock	10/1/2021	2,401,827	100.00	2,401,827	2,401,827	100.00	2,401,827	1	0.28%
Landing Rock	2021 Certificates of Obligation		Ins Inv	Landing Rock	10/1/2021	5,001,788	100.00	5,001,788	5,001,788	100.00	5,001,788	1	0.15%
31300AMZQ8	2021 Certificates of Obligation	06/30/21	US Agency-Callable	FHLB	8/30/2024	1,000,000	100.00	1,000,000	1,000,000	99.91	999,091	1,065	0.51%
3130AMHGO	2021 Certificates of Obligation	05/27/21	US Agency-Callable	FHLB	11/26/2024	1,000,000	100.00	1,000,000	1,000,000	99.74	997,365	1,153	0.48%
Total						\$ 38,871,799		\$38,871,799	\$ 38,871,799		\$ 38,868,255		



CITY OF SHERMAN, TX
Market Value Summary
AS of 9/30/2021

CUSIP	Security Type / Description	Maturity Date	Market Value 6/30/2021	Change in Market Value	Market Value 9/30/2021
TexPool 2017A Stormwater CO	LGIP		\$ 1,868,258	\$ (197,206)	\$ 1,671,052
TexPool 2019 CO	LGIP		5,772,221	(976,881)	4,795,340
TexPool 2021 CO	LGIP		28,000,438	(4,998,646)	23,001,792
Landing Rock 2017 CO	Ins Inv		2,659,757	(257,930)	2,401,827
Landing Rock 2021 CO	Ins Inv		-	5,001,788	5,001,788
31300AMZQ8-FHLB 2021 CO	US Agency-Callable	8/30/2024	1,000,000	(909)	999,091
3130AMHGO-FHLB 2021 CO	US Agency-Callable	11/26/2024	994,657	2,708	997,365
Total			\$ 40,295,331	\$ (1,427,076)	\$ 38,868,255

Settle Date	Name	Security Description	Coupon	Maturity Date	Par Value	Price	Principal Amount	Interest Purchased/Received	Total Amount	YTM
<u>Project Payments/Draws</u>										
7/8/2021	TexPool 2019 CO	LGIP			\$ 386,658		\$ 386,658		\$ 386,658	
7/6/2021	TexPool 2021 CO	LGIP			5,000,000		5,000,000		5,000,000	
8/2/2021	Landing Rock 2017 CO	LGIP			261,582		261,582		261,582	
8/2/2021	Texpool 2017A Stormwater CO	LGIP			179,292		179,292		179,292	
8/9/2021	TexPool 2019 CO	LGIP			144,898		144,898		144,898	
9/29/2021	TexPool 2019 CO	LGIP			445,632		445,632		445,632	
9/30/2021	Texpool 2017A Stormwater CO	LGIP			18,034		18,034		18,034	
<u>Deposits/Purchases</u>										
7/6/2021	Landing Rock 2021 CO	Ins Inv	0.15%		5,000,000		5,000,000		5,000,000	
<u>Income Payments</u>										
7/31/2021	Landing Rock 2017 CO	Ins Inv	0.30%				\$ 678	678	0.30%	
7/31/2021	Landing Rock 2021 CO	Ins Inv	0.15%				534	534	0.15%	
7/31/2021	TexPool 2017A Stormwater CO	LGIP	0.02%				30	30	0.02%	
7/31/2021	TexPool 2019 CO	LGIP	0.02%				88	88	0.02%	
7/31/2021	TexPool 2021 CO	LGIP	0.02%				393	393	0.02%	
8/31/2021	Landing Rock 2017 CO	Ins Inv	0.30%				614	614	0.30%	
8/31/2021	Landing Rock 2021 CO	Ins Inv	0.15%				637	637	0.15%	
8/31/2021	TexPool 2017A Stormwater CO	LGIP	0.02%				32	32	0.02%	
8/31/2021	TexPool 2019 CO	LGIP	0.02%				99	99	0.02%	
8/31/2021	TexPool 2021 CO	LGIP	0.02%				433	433	0.02%	
9/30/2021	Landing Rock 2017 CO	Ins Inv	0.25%				532	532	0.25%	
9/30/2021	Landing Rock 2021 CO	Ins Inv	0.15%				617	617	0.15%	
9/30/2021	TexPool 2017A Stormwater CO	LGIP	0.03%				39	39	0.03%	
9/30/2021	TexPool 2019 CO	LGIP	0.03%				120	120	0.03%	
9/30/2021	TexPool 2021 CO	LGIP	0.03%				527	527	0.03%	
Total							\$ 5,373			



CITY OF SHERMAN, TX
Comparison by Type
AS of 9/30/2021

Cash / Investment Type	Balance 12/31/2020	Balance 3/31/2021	Balance 6/30/2021	Balance 9/30/2021	Percent of Portfolio	Portfolio Cap
Local Government Pool (LGIP)	\$11,443,775	\$10,215,407	\$35,640,917	\$ 29,468,184	75.81%	100.00%
FDIC Insured Investment (Ins Inv)	2,657,561	2,659,757	2,659,757	7,403,615	19.05%	100.00%
US Agency-Callable	-	-	2,000,000	2,000,000	5.15%	100.00%
Total	\$ 14,101,336	\$ 12,875,164	\$ 40,300,674	\$ 38,871,799	100.00%	



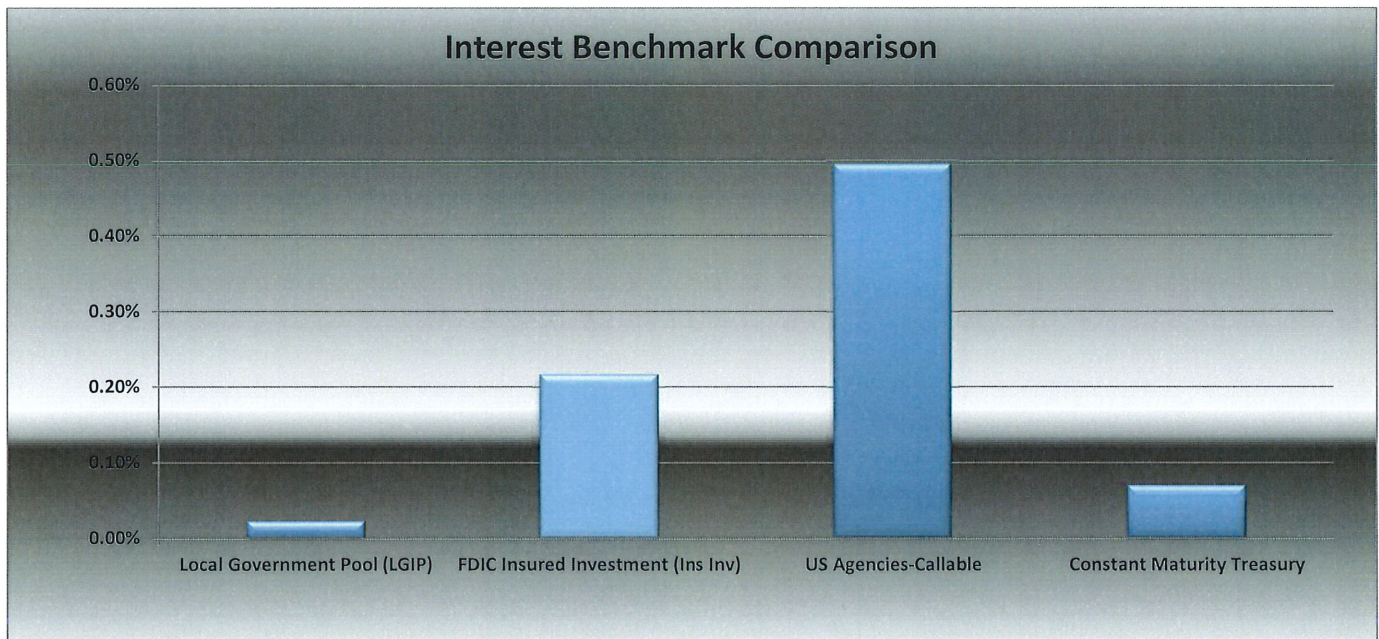
CITY OF SHERMAN, TX
Portfolio by Maturity
AS of 9/30/2021

Maturity Time Frame	Balance 12/31/2020	Balance 3/31/2021	Balance 6/30/2021	Balance 9/30/2021	Percent of Portfolio	Maximum Allowable
Within 1 month	\$ 14,101,336	\$ 12,875,164	\$ 38,300,674	\$ 36,871,799	94.8%	100.00%
2 years - 3 years	-	-	1,000,000	1,000,000	2.6%	
3 years - 4 years	-	-	1,000,000	1,000,000	2.6%	
	\$ 14,101,336	\$ 12,875,164	\$ 40,300,674	\$ 38,871,799		

Liquidity Indicator

Weighted Average Maturity	1.00	1.00	60.55	58.01
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Date Received/ Purchased	Name	Security Description	Coupon	YTM	Interest Purchased/ Received	Accrued Interest/ Amortization	Income Earned
7/31/2021	Landing Rock 2017 CO	Insured Investment		0.30%	\$ 678	\$ -	\$ 678
7/31/2021	Landing Rock 2021 CO	Insured Investment		0.15%	534	-	534
7/31/2021	TexPool 2017A Stormwater CO	LGIP		0.02%	30	-	30
7/31/2021	TexPool 2019 CO	LGIP		0.02%	88	-	88
7/31/2021	TexPool 2021 CO	LGIP		0.02%	393	-	393
8/31/2021	Landing Rock 2017 CO	Insured Investment		0.30%	614	-	614
8/31/2021	Landing Rock 2021 CO	Insured Investment		0.15%	637	-	637
8/31/2021	TexPool 2017A Stormwater CO	LGIP		0.02%	32	-	32
8/31/2021	TexPool 2019 CO	LGIP		0.02%	99	-	99
8/31/2021	TexPool 2021 CO	LGIP		0.02%	433	-	433
9/30/2021	Landing Rock 2017 CO	Insured Investment		0.30%	532	-	532
9/30/2021	Landing Rock 2021 CO	Insured Investment		0.15%	617	-	617
9/30/2021	TexPool 2017A Stormwater CO	LGIP		0.02%	39	-	39
9/30/2021	TexPool 2019 CO	LGIP		0.02%	120	-	120
9/30/2021	TexPool 2021 CO	LGIP		0.02%	527	-	527
9/30/2021	31300AMZQ8-FHLB 2021 CO	US Agency-Callable		0.51%	-	1,275	1,275
9/30/2021	3130AMHGO-FHLB 2021 CO	US Agency-Callable		0.48%	-	1,188	1,188
					\$ 5,373	\$ 2,463	\$ 7,836





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 1.

Meeting Date: 11/01/2021

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

(a) Airport Advisory Board (4)

Issue:

Bob Nunn, Ross Richardson, and Mary Lawrence's terms on the Airport Advisory Board expired on October 8, 2021, and Brad Hodge's term expired on October 22, 2021. All are eligible to be reappointed, however Dr. Hodge does not wish to be reappointed. There is an application from Nathan Wieck for service on this board.

Background:

The Airport Advisory Board was created in 2019 and acts in an advisory capacity to the City Council to review current fees and charges for the airport, T-hangar rentals and related airport services, and to advise the Council of any recommended changes. They review the airport rules, regulations and operations, and recommend changes to the City Council. They also make recommendations as to how best to manage and operate the airport facilities, to maximize both cost savings to the City and improvement to general aviation. They advise on short and long range airport planning for grounds, buildings, and runway upkeep.

Origination:

The appointments originated with the City Clerk's Office.

Financial Consideration:

There is no financial consideration to the City.

Staff Recommendation:

It is recommended that the City Council reappoint Bob Nunn, Ross Richardson, and Mary Lawrence, and consider the appointment of Nathan Wieck, to the Airport Advisory Board.

Alternatives:

The Council could choose not to make appointments to the Sherman Municipal Airport Advisory Board.

Attachments

Roster

Fact Sheet

Applicant List

Mary Lawrence Reappointment Letter

Bob Nunn Reappointment Letter

Ross Richardson Reappointment Letter

Brad Hodge Reappointment Letter

Nathan Wieck Application

MEMBERSHIP ROSTER

AIRPORT ADVISORY BOARD

LENGTH OF TERMS: TWO YEARS
Ord. 6239 Consecutive Term Limit Two Terms

MEMBER	DISTRICT	TERM BEGINS	TERM EXPIRES	TERMS	MEMBERSHIP REQUIREMENTS
Bob Nunn	1	A 10/8/2019	10/8/2021	1	
Ross Richardson	1	A 10/8/2019	10/8/2021	1	
Brad Hodge	1	A 10/22/2019	10/22/2021	1	
Mary Lawrence	n/a	A 10/8/2019	10/8/2021	1	
Terry Norman Thomas	n/a	A 10/8/2019 R 10/8/2020	10/8/2020 10/8/2022	1 2	
Michael McLendon	n/a	A 10/8/2019 R 10/8/2020	10/8/2020 10/8/2022	1 2	
Danny Smith	2	A 10/22/2019 R 10/22/2020	10/22/2020 10/22/2022	1 2	

NOTE: Ord. 6239 – All members must live in Grayson County and at least 3 members must live inside City of Sherman

Note:

Chairman –

CITY STAFF: Terrence Steele, Assistant City Manager
Revised 11/17/2020

FACT SHEET

AIRPORT ADVISORY BOARD

Established by ORDINANCE 6239 – AUGUST 19, 2019

1. Number of Members: SEVEN
2. Term of Appointment: TWO YEARS
3. Consecutive Term Rule: ORDINANCE 6239 – TERM LIMIT – MAXIMUM OF TWO SUCCESSIONAL TERMS; ELIGIBLE FOR REAPPOINTMENT AFTER AT LEAST ONE YEAR ABSENCE
4. Qualifications for Membership: ALL MEMBERS MUST LIVE IN GRAYSON COUNTY AND AT LEAST THREE MUST LIVE IN THE CORPORATE LIMITS OF THE CITY OF SHERMAN
5. Appointed by: CITY COUNCIL
6. Board Organization

CHAIRPERSON E VICE CHAIRPERSON SECRETARY E
ELECTED E APPOINTED
7. Departmental Responsibility: PUBLIC WORKS MANAGER
8. Meeting Date: NO SET DATE – MEET AS CALLED BY CHAIRMAN
9. Attendance Requirements: NO RULE

=====

PURPOSE:

The board shall act in an advisory capacity to the City Council.

RESPONSIBILITIES:

They shall review current fees and charges for the airport, T-hangar rentals, and related airport services and recommend changes to the City Council. They shall review airport rules, regulations, and operations, and recommend changes. They shall review and recommend how best to manage and operate the Municipal Airport facilities so as to maximize both cost savings to the City and improvement to general aviation. They shall advise the City Council on short and long range airport planning for grounds, buildings, and runway upkeep. They shall provide other airport advisory functions as may be directed by the City Council.

APPLICANT LIST
AIRPORT ADVISORY BOARD

Positions Vacant 4

Applicant	Address	District	Qualifications
Bob Nunn	2405 Rex Cruse Dr.	1	Current Member; Wishes to be Reappointed
Ross Richardson	2115 Turtle Creek Cr.	1	Current Member; Wishes to be Reappointed
Mary Lawrence	95 Doubletree Dr, Denison	n/a	Current Member; Wishes to be Reappointed
Nathan Wieck	826 Starlight Dr.	2	Texas Instruments

COMMENTS:

Note:

- All members must live in Grayson County and at least three members must live in the corporate limits of the City of Sherman

PUBLIC RECORDS DEPARTMENT

Phone No. (903) 892-7204

Fax No. (903) 892-7394

August 19, 2021

Mary Lawrence
95 Doubletree Dr.
Denison, Texas 75020



RE: Airport Advisory Board

Dear Mary:

Your term on the Airport Advisory Board expires on October 8, 2021. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Terrence Steele, Assistant City Manager

X

I do wish to be considered for reappointment to this board

I do not wish to be considered for reappointment to this board

Mary Lawrence

Signature

8/19/21

Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

August 19, 2021

Bob Nunn
2405 Rex Cruse Dr.
Sherman, Texas 75092

RE: Airport Advisory Board

Dear Mr. Nunn:

Your term on the Airport Advisory Board expires on October 8, 2021. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby

Linda Ashby
City Clerk

cc: Terrence Steele, Assistant City Manager

X

I do wish to be considered for reappointment to this board

I do not wish to be considered for reappointment to this board

Bob Nunn

Signature

8/23/2021

Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106



PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

August 19, 2021

Ross Richardson
2115 Turtle Creek Cr.
Sherman, Texas 75092

RE: Airport Advisory Board

Dear Mr. Richardson:

Your term on the Airport Advisory Board expires on October 8, 2021. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby
City Clerk

cc: Terrence Steele, Assistant City Manager

☒

I do wish to be considered for reappointment to this board

☐

I do not wish to be considered for reappointment to this board

Signature

8/22/2021

Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106

Sherman, Texas 75091-1106
PO Box 1106 Sherman, TX 75091

903-892-7206 | www.ci.sherman.tx.us

PUBLIC RECORDS DEPARTMENT
Phone No. (903) 892-7204
Fax No. (903) 892-7394

August 19, 2021

Brad Hodge
1221 N. Hopson
Sherman, Texas 75092



RE: Airport Advisory Board

Dear Dr. Hodge:

Your term on the Airport Advisory Board expires on October 22, 2021. You are eligible for reappointment to the Board. Please let me know whether or not you are interested in reappointment to this board by checking the appropriate statement at the bottom of this letter and returning a copy to me at the address below. If you have any questions or need additional information, please don't hesitate to contact me.

Best regards,

Linda Ashby
City Clerk

cc: Terrence Steele, Assistant City Manager

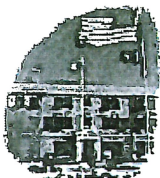
☐ I do wish to be considered for reappointment to this board

☒ I do not wish to be considered for reappointment to this board

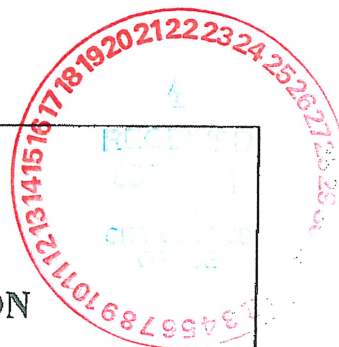
Signature

Date

Please return to: City of Sherman
City Clerk's Office
P.O. Box 1106
Sherman, Texas 75091-1106



CITY OF SHERMAN APPLICATION FOR BOARD OR COMMISSION MEMBERSHIP



Return completed application to:

City Clerk's Office
220 W. Mulberry
P.O. Box 1106
Sherman, TX 75091
Fax: (903) 892-7394

Please type or use black ink

Please complete one application for each board or commission membership

Please limit attachments to two pages

For questions or additional information, call the City Clerk's Office, (903) 892-7206

Name:

Nathan Wieck

(Please print legal name and your name as you wish it to appear, if different.)

Name of Board

or Commission:

Airport Advisory Board (KSWI)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information	Occupational Information
Home Address: <u>826 Starlight Dr.</u>	Business Name: <u>Texas Instruments</u>
Mailing Address: <u> </u>	Occupation: <u>Engineering Technician</u>
Telephone: <u>903 821 7640</u> Fax: <u> </u>	Address: <u>6912 S Hwy 75 Sherman 75091</u>
E-Mail: <u>nathan.wieck@gmail.com</u>	Telephone: <u>903 487 3632</u> Fax: <u> </u>
Sherman Resident for <u>29</u> years County: <u>Grayson</u>	E-Mail: <u>nwieck@ti.com</u>
Drivers License No.: <u>13729841</u>	
Voter Registration No.: <u>1025104293</u> ☒	

Which Council District do you live in? (see attached map) 2 ☒

Prior work experience: (please include dates)

Texas Instruments -- 31 years 1990 - present

Educational Achievement:

High School Graduate? ☒ Yes ☐ No Year Graduated/Left School? 1988 / Dallas High

Business College, Correspondence School, Adult Education, Other?

Name of College/University: Amarillo College EET-AS ☐ Bachelor's ☐ Master's ☐ PhD

Volunteer Work: (please include dates)

Archery coach for St. Mary's School from 2008-2019

Setup and ran live broadcast of church services for St. Mary's Church.

Volunteered in many roles for Children's Advocacy Center in Sherman 2006-2008

7th Hunter Ed / Better Ed / Bowhunting Ed volunteer instructor for TPWD.

Have you ever been convicted of a crime (except for minor traffic offenses that resulted only in a fine)? ☐ Yes ☒ No

If yes, please explain in complete detail. State the nature and approximate date of the conviction, the sentence imposed, whether the sentence has been completed, and any other information you consider to be relevant.

Taxes - None

Application held for 12 months from date received

Are you presently serving on a City board or commission? ☐ Yes ☒ No

If so, which one? _____

Why do you want to become a member of this particular board or commission (how would you use this experience to benefit the City)?

I am a newly certified private pilot which may bring a "new" set of eyes to issues. With the growth coming to KSWI, I hope to contribute positive ideas and plans for the future.

Briefly explain what you believe are the three most important issues facing this board or commission and how you believe this board or commission should address each issue?

1) Recent Growth to KSWI - The expected growth for KSWI and the fly-in community will present new challenges for the airport. I hope to help find ways to meet these challenges for the future of Sherman and KSWI.

2) Growth of GA pilots - The surge in GA pilots in the past couple of years will increase GA traffic to KSWI. Try and find incentive ways to make Sherman a destination for new GA traffic.

3) Maintenance - The aging airport could use some upgrades. Help find ways to upgrade the current facilities at a low cost or low cost option to the city.

List any abilities, skills, licenses, certificates, specialized training, or interests you have which are applicable to this board or commission:

PPL pilot, through work have been trained on multiple platforms in repair and maintenance of various tools. General Aviation

Please specify any business or personal relationships with the City or other activities, which might create a serious conflict of interest or affect your ability to serve if you should be appointed to this board or commission:

Have you attended a meeting of the board/commission you are applying to or talked to anyone currently on the board? ☒ Yes ☐ No

Comments: Brod Hodge talked about the Board and duties related to it.

Statement of Intent

I am aware of the requirements of the City regarding conflicts of interest of appointees to the City of Sherman Boards and Commissions, as noted in the overview. I am aware of meeting dates and times of the Board/Commission for which I have applied, and that Board/Commission members are expected to attend a minimum of 75 percent of regularly scheduled meetings annually of their Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. Applications, including those received after the posted deadline, will remain on file for one year from the date of receipt.

Signature: _____

Date: _____

10/22/2021

In compliance with Chapter 552, Vernon's Texas Codes Annotated (Open Records Law), information provided on this application may be available to the public, upon request.

Sherman
CLASSIC TOWN. BROAD HORIZON.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 11/01/2021

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2021 Council Calendar

2021

Council Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	Holiday
	Holiday for Firefighters/Police Only
	City Council Regular Meeting
	City Council Called Meeting
	Special Called Meeting
	Budget Workshop
	Cancelled City Council Meeting

CALLED MEETINGS	
1/19/2021	Rescheduled - Martin Luther King, Jr. Day
4/23/2021	Called Budget Planning Meeting
5/27/2021	Called Capital Improvement Program Work Session
7/6/2021	Rescheduled - Independence Day
9/7/2021	Rescheduled - Labor Day
9/14/2021	Called Joint Meeting w/SEDCO Board of Directors