

STATE OF TEXAS §
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on April 15, 2024.

**MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR SHAWN TEAMANN.
COUNCIL MEMBERS DOBBS, HOLLAND, HOWETH, MARROQUIN,
STEVENSON.**

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 4:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Henry Marroquin.

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of April 1, 2024. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.

MOTION CARRIED.

CITIZEN'S COMMENTS

There were no citizen's comments.

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.

The Council reviewed the Consent Agenda. Deputy Mayor Teamann moved to approve the Consent Agenda, as presented. Second by Council Member Stevenson. All present voted AYE.

PROCLAMATION

“BRIGADIER GENERAL JOHN A. HILGER DOOLITTLE RAIDERS DAY” - APRIL 18, 2024

Mayor Plyler read a proclamation recognizing Brigadier General John Hilger, a member of the Doolittle Raiders.

“SHERMAN SERVICE LEAGUE - 70TH YEAR OF SERVICE” - APRIL 2024

Council Member Howeth presented a proclamation to Teri Fine, President, Sherman Service League, in honor of their 70th year of service.

**BRIGADIER GENERAL
JOHN A. HILGER
DOOLITTLE RAIDERS
DAY
(APRIL 18, 2024)
SHERMAN SERVICE
LEAGUE - 70TH
YEAR OF SERVICE
(APRIL 2024)**

SPECIAL PRESENTATION

RECOGNIZING JEFF RIGDON

Clint Philpott, Assistant City Manager, explained that the City has been doing lots of work on the new MBR expansion at the

RECOGNIZING JEFF RIGDON

COUNCIL MINUTES – APRIL 15, 2024

Wastewater Treatment Plant. He recognized Jeff Rigdon, Wastewater Superintendent, for his dedication in researching the needed coating for the system and saving the City about \$4 million. It was determined that 80% of the coating was not needed.

Mayor Plyler introduced Ordinance No. 6710 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.103 ACRES BEING A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 310 EAST BROCKETT STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, ZACH ADLOF (OWNER), RODNEY MARTINEZ, CENTRO RESOURCES, LLC (REPRESENTATIVE) AND BURNS SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6710
ZONE CHANGE
(310 E. BROCKETT ST)**

Rob Rae, Director of Development Services, said this was a zone change for 310 E. Brockett Street. The Planning and Zoning Commission and the staff recommend approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6710.

Mayor Plyler introduced Ordinance No. 6711 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND, TRACT 1, CONSISTING OF 42.205 ACRES IN THE S.C. INMAN SURVEY, ABSTRACT 621 AND THE T. SHANNON SURVEY, ABSTRACT NO. 1136, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE, HERETOFORE ZONED AN R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-TH (TOWNHOME RESIDENTIAL) DISTRICT, PILOT POINT LAND PARTNERS, LLC (OWNER), NATHAN PARROTT, PAPE-DAWSON ENGINEERS (REPRESENTATIVE) AND PAPE-DAWSON ENGINEERS (ENGINEER/SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

**ORD 6711
ZONE CHANGE
(2700 BLOCK OF
BLUE FLAME RD &
5100 BLOCK OF
FALLON DR)**

Mr. Rae said this was a zone change to a Town Home District, which would require the lots to be platted as individual lots. The Planning and Zoning Commission and the staff recommend approval of the zone change.

Nathan Parrott, Pape-Dawson Engineers

Mr. Parrott appeared representing the request and was available to answer any questions the Council might have.

No other citizens appeared before the City Council to discuss Ordinance No. 6711.

Mayor Plyler introduced Ordinance No. 6712 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.02.010 (R-TH TOWNHOME RESIDENTIAL DISTRICT), SECTION 14.02.012 (MF-30 MULTIFAMILY RESIDENTIAL DISTRICT), ARTICLE 14.07 (SIGNS), SECTION 14.08.001 (DEFINITIONS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO TOWNHOME AND MULTIFAMILY BUILDING SEPARATION, MULTIFAMILY AND SINGLE-FAMILY SIGN REGULATIONS, AND CHANGES TO THE USE CHART REGARDING BILLBOARDS AND TRAVEL TRAILER PARKS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6712
UPDATE ZONING
ORDINANCE

Mr. Rae said these amendments to the Zoning Ordinance were addressed because most of the single-family subdivisions that are currently being built are requesting development entrance signs. The current ordinance doesn't include that issue.

With the proposed amendment, they also address other sign requirements for non-residential signage, and a couple of other recommended changes.

No citizens appeared before the City Council to discuss Ordinance No. 6712.

Mayor Plyler introduced Ordinance No. 6713 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.03.007 (BLALOCK COMMERCIAL OVERLAY DISTRICT); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE BLALOCK COMMERCIAL OVERLAY DISTRICT AND EXPANDING THE BLALOCK COMMERCIAL OVERLAY DISTRICT BOUNDARIES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6713
BLALOCK OVERLAY
DISTRICT

Mr. Rae said the staff is proposing to expand the current boundaries of the Blalock Commercial Overlay District to include the old Johnson and Johnson property, which is about 100 acres.

He also outlined the regulations for that Overlay District.

No citizens appeared before the City Council to discuss Ordinance No. 6713.

The Public Hearing was closed.

Ordinance 6710

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 0.103 ACRES BEING A PART OF THE J.B. McANAIR SURVEY, ABSTRACT NO. 763, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 310 EAST BROCKETT STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, ZACH ADLOF (OWNER), RODNEY MARTINEZ, CENTRO RESOURCES, LLC (REPRESENTATIVE) AND BURNS SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6710
ZONE CHANGE
(310 E. BROCKETT ST)

Ordinance 6711

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND, TRACT 1, CONSISTING OF 42.205 ACRES IN THE S.C. INMAN SURVEY, ABSTRACT 621 AND THE T. SHANNON SURVEY, ABSTRACT NO. 1136, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 2700 BLOCK BLUE FLAME ROAD AND 5100 BLOCK FALLON DRIVE, HERETOFORE ZONED AN R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-TH (TOWNHOME RESIDENTIAL) DISTRICT, PILOT POINT LAND PARTNERS, LLC (OWNER), NATHAN PARROTT, PAPE-DAWSON ENGINEERS (REPRESENTATIVE) AND PAPE-DAWSON ENGINEERS (ENGINEER/SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6711
ZONE CHANGE
(2700 BLOCK OF
BLUE FLAME RD &
5100 BLOCK OF
FALLON DR)

Ordinance 6712

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.02.010 (R-TH TOWNHOME RESIDENTIAL DISTRICT), SECTION 14.02.012 (MF-30 MULTIFAMILY RESIDENTIAL DISTRICT), ARTICLE 14.07 (SIGNS), SECTION 14.08.001 (DEFINITIONS), ARTICLE 14.10 (USE CHART); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO TOWNHOME AND MULTIFAMILY BUILDING SEPARATION, MULTIFAMILY AND SINGLE-FAMILY SIGN REGULATIONS, AND CHANGES TO THE USE CHART REGARDING BILLBOARDS AND TRAVEL TRAILER PARKS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY

ORD 6712
UPDATE ZONING
ORDINANCE

CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

Council Member Stevenson verified that, as presented, the development signs are not required to be illuminated, but are allowed to be. He asked to include a requirement that they be illuminated for safety.

Several Council Members asked for a more restrictive ordinance on billboards, to be brought back for consideration.

Council Member Howeth expressed concern about unregulated signs that were placed along roadways.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6712, with the additional requirement that the development signs be lit. Second by Deputy Mayor Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6713

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 14 (ZONING ORDINANCE), SECTION 14.03.007 (BLALOCK COMMERCIAL OVERLAY DISTRICT); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO THE BLALOCK COMMERCIAL OVERLAY DISTRICT AND EXPANDING THE BLALOCK COMMERCIAL OVERLAY DISTRICT BOUNDARIES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6713
BLALOCK OVERLAY
DISTRICT

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve Ordinance Nos. 6710, 6711, and 6713, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7281 -- AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AND AGREEMENT WITH BROADSTONE HHH TEXAS LLC FOR THE GRANT OF INCENTIVES PURSUANT TO CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR REAL PROPERTY IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ECONOMIC DEVELOPMENT PROGRAM AGREEMENT WITH BROADSTONE HHH TEXAS LLC FOR THE GRANT OF INCENTIVES PURSUANT TO

RES 7281
ECONOMIC
DEVELOPMENT
PROGRAM GRANT
INCENTIVE
(BROADSTONE
HHH TEXAS, LLC)

CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE FOR PROPERTY IMPROVEMENTS.

Mary Lawrence, Chief Financial Officer, said in 2022, the Council approved a tax abatement agreement with Broadstone HHH Texas, which is the owner of the property where Sunny D is located. The agreement was for \$14 million worth of improvements; however, they did not reach that threshold.

The staff is recommending giving them a Chapter 380 Agreement, which is for the same money, but it will be calculated on a percentage, and has been reduced proportionally by the amount the improvements in the original agreement were below the threshold.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7281, as presented. Second by Deputy Mayor Teamann.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7282 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AMEND CONTRACT LANGUAGE TO ARTICLE 8, CONTINGENCY FUNDS, TO KIEWIT WATER FACILITIES SOUTH CO.

**RES 7282
AMEND KIEWIT
CONTRACT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AMEND CONTRACT LANGUAGE TO ARTICLE 8, CONTINGENCY FUNDS, TO KIEWIT WATER FACILITIES SOUTH CO.

Mr. Philpott presented an update on the status of the Wastewater Treatment Plant project, which is "on track." The budget has increased, and includes a 10% contingency.

The item today deals with changing the contract to deal with the contingency. On a smaller project, the contingency is a percentage of the project, but is manageable.

On a \$300 million project, a contingency is \$30 million, which a City doesn't have "lying around." This resolution would create money for a contingency, but not fund it today. By the end of May 2024, there should be a more accurate cost of the project, and the money can be bonded then, through the Greater Texoma Utility Authority. The money would be awarded in October 2024, when the bond money comes in.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7282, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7283 -- AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND AJH ENTERPRISES, LTD. FOR CERTAIN DRAINAGE IMPROVEMENTS WITHIN AN APPROXIMATE 96.263-ACRES TRACT OF LAND GENERALLY LOCATED AT THE CORNER OF U.S. HIGHWAY 82 AND REX CRUISE ROAD

**RES 7283
DRAINAGE
IMPROVEMENTS**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND AJH ENTERPRISES, LTD. FOR CERTAIN DRAINAGE IMPROVEMENTS WITHIN AN APPROXIMATE 96.263-ACRES TRACT OF LAND GENERALLY LOCATED AT THE CORNER OF U.S. HIGHWAY 82 AND REX CRUISE ROAD.

Mr. Philpott said this development is Hills of Sherman, and includes about 300 single-family lots and 170 multi-family units. The area was on the City's Master Drainage Plan for a future detention pond, but the cost basis didn't make sense for the City alone.

When this development came in, the City asked what it would take to oversize their detention to help better protect downstream flooding. They designed their pond about 50% larger, but need additional capital.

This agreement allows the City to reimburse them \$500,000 for the storm drain infrastructure in the development to offset the cost of the detention.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7283, as presented. Second by Council Member Holland.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7284 -- AUTHORIZING EXECUTION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR DESIGN OF THE NORTHWEST AND SOUTHWEST TRANSMISSION PIPELINE

**RES 7284
NORTHWEST &
SOUTHWEST
TRANSMISSION
PIPELINE**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH FREESE AND NICHOLS, INC. FOR DESIGN OF THE NORTHWEST AND SOUTHWEST TRANSMISSION PIPELINE.

CONSENT AGENDA.

RESOLUTION NO. 7285 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO APPROVE AMENDMENT NO. 6 TO KIEWIT WATER FACILITIES SOUTH CO. FOR THE SOUTH WASTEWATER TREATMENT PLANT

**RES 7285
AMEND KIEWIT
CONTRACT**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD AMENDMENT NO. 6 TO KIEWIT

WATER FACILITIES SOUTH CO. FOR THE SOUTH WASTEWATER TREATMENT PLANT.
CONSENT AGENDA.

RESOLUTION NO. 7286 -- APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE SHERMAN WTP - LAS AND RAPID MIX IMPROVEMENTS PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO AWARD THE SHERMAN WTP – LAS AND RAPID MIX IMPROVEMENTS PROJECT TO RED RIVER CONSTRUCTION COMPANY.
CONSENT AGENDA.

RES 7286
WATER TREATMENT PLANT

RESOLUTION NO. 7287 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH WADE TRIM, INC. FOR THE WELLS STREET EXTENSION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH WADE TRIM, INC. FOR THE WELLS STREET EXTENSION.
CONSENT AGENDA.

RES 7287
WELLS STREET EXTENSION

RESOLUTION NO. 7288 - AUTHORIZING EXECUTION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GEOTEX ENGINEERING, LLC FOR THE ANNUAL GEOTECHNICAL ENGINEERING AND CONSTRUCTION MATERIALS TESTING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GEOTEX ENGINEERING, LLC FOR THE ANNUAL GEOTECHNICAL ENGINEERING AND CONSTRUCTION MATERIALS TESTING.
CONSENT AGENDA.

RES 7288
GEOTECHNICAL ENGINEERING & CONSTRUCTION MATERIALS TESTING

RESOLUTION NO. 7289 -- AUTHORIZING THE PURCHASE OF A NEW 12'X40' MANUFACTURED OFFICE BUILDING FROM PALOMAR MODULAR BUILDINGS FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A 12'x40' MANUFACTURED OFFICE BUILDING FROM PALOMAR MODULAR BUILDINGS FOR THE DISTRIBUTION SERVICES DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).
CONSENT AGENDA.

RES 7289
DISTRIBUTION SERVICES DEPT

RESOLUTION NO. 7290 -- AUTHORIZING THE PURCHASE AND INSTALLATION OF LIGHTING AT BINKLEY PARK ASPHALT PUMP TRACK FROM NEMA 3 ELECTRIC, INC. UNDER THE BUY BOARD PURCHASING COOPERATIVE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE AND INSTALLATION OF LIGHTING AT BINKLEY PARK ASPHALT PUMP

RES 7290
BINKLEY PARK ASPHALT PUMP TRACK

TRACK FROM NEMA 3 ELECTRIC, INC. UNDER THE BUY BOARD
PURCHASING COOPERATIVE.
CONSENT AGENDA.

RESOLUTION NO. 7291 -- AUTHORIZING EXECUTION OF A THIRD
PAYMENT OF FUNDS UNDER THE CITY OF SHERMAN'S
DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR
RENOVATIONS TO 213 TRAVIS STREET TO DAVID DOWNTAIN,
D/B/A RP SHERMAN PROPERTIES II, LLC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A THIRD
PAYMENT OF FUNDS UNDER THE CITY OF SHERMAN'S
DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR
RENOVATIONS TO 213 TRAVIS STREET TO DAVID DOWNTAIN,
D/B/A RP SHERMAN PROPERTIES II, LLC.
CONSENT AGENDA.

RES 7291
GRANT PROGRAM
RENOVATIONS
(213 TRAVIS ST)

RESOLUTION NO. 7292 -- AUTHORIZING EXECUTION OF A THIRD
PAYMENT OF FUNDS UNDER THE CITY OF SHERMAN'S
DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR
THE RENOVATIONS TO 219 W. HOUSTON STREET TO DAVID
DOWNTAIN D/B/A RP SHERMAN PROPERTIES II, LLC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A THIRD
PAYMENT OF FUNDS UNDER THE CITY OF SHERMAN'S
DOWNTOWN BUILDING IMPROVEMENT GRANT PROGRAM FOR
RENOVATIONS TO 219 W. HOUSTON STREET TO DAVID
DOWNTAIN, D/B/A RP SHERMAN PROPERTIES II, LLC.
CONSENT AGENDA.

RES 7292
GRANT PROGRAM
RENOVATIONS
(219 W. HOUSTON ST)

RESOLUTION NO. 7293 -- AWARDING A BID TO AND
AUTHORIZING EXECUTION OF A CONTRACT WITH NORTH TEXAS
WINWATER CO. FOR THE ANNUAL SUPPLY OF WATER AND
SEWER MAINTENANCE PARTS AND SUPPLIES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING
EXECUTION OF A CONTRACT WITH NORTH TEXAS WINWATER
CO. FOR THE ANNUAL SUPPLY OF WATER AND SEWER
MAINTENANCE PARTS AND SUPPLIES.
CONSENT AGENDA.

RES 7293
ANNUAL WATER
& SEWER PARTS

OTHER BUSINESS

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

Kent Sharp, President, Sherman Economic Development
Corporation, presented their Quarterly Progress Report. They are
actively working on seven projects, with an estimated \$1 billion in
capital, and over 1,000 jobs. There were six site visits last quarter,
and two business retention expansion visits.

SEDCO QUARTERLY
PROGRESS REPORT

RECEIVE PRESENTATION ON THE "TROLLEY PROBLEM"

Nate Strauch, Community and Support Services Manager,
introduced Sherman Main Street Board Members Lindsey Manley,
Courtney Mitchell and Aaron Bucy, to discuss an opportunity to
purchase one or two trolleys.

TROLLEY PROBLEM

They discussed the history of the Interurban in Sherman and possible uses for a trolley in Sherman today. A local investor has purchased two trolleys and has offered to sell them to Sherman. They presented several ways the trolleys could be used with existing programs and several possible new programs that could benefit from the purchase. They asked the Council to consider purchasing the trolleys.

Mr. Strauch said both trolleys are “in running condition,” and the inside is in fantastic condition. The outside would need some repainting. He added that there is also an option to lease the trolleys.

A decision is not needed today, but he asked if the Council would like the staff to “move in this direction.” The investment would be \$35,000 or \$60,000 for both, and both have less than 80,000 miles on them. He added that the price of a new trolley would be “several hundred thousand dollars.” Council Members seemed to be receptive to the purchase.

APPROVE INVESTMENT REPORT FOR QUARTER ENDED MARCH 31, 2024

The City Council approved the City’s Investment Report for the quarter ended March 31, 2024.

CONSENT AGENDA.

**QUARTERLY
INVESTMENT
REPORT**

COUNCIL COMMENTS

- Thanks to Jeff Rigdon, for the money he saved the City on the Wastewater Treatment Plant project. (Henry Marroquin)
- The Cinco de Mayo festival will be held on May 3, 2024, from 6:00 to 10:00 p.m., in downtown Sherman. (Henry Marroquin)
- Texoma Earth Day celebration will be held April 20, 2024, beginning at 9:00 a.m., on the Municipal Grounds. (Shawn Teamann)

COUNCIL 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

- A) BEL AIR DEVELOPMENT
- B) HOSPITAL PROJECT
- C) CROSSROADS DEVELOPMENT
- D) BM PROJECT

TEXAS GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:03 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:16 p.m. and reconvened in Open Meeting.

COUNCIL MINUTES – APRIL 15, 2024

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:16 p.m.

ADJOURNMENT

MAYOR

CITY CLERK