

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COMMUNITY ROOM OF THE POLICE DEPARTMENT HEADQUARTERS
2600 W. TRAVIS
SHERMAN, TEXAS
MONDAY, NOVEMBER 18, 2024
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER PAMELA L. HOWETH.**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 4, 2024.**

Oath of Office

- B.1. OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION**

Deputy Mayor Election

- C.1. COUNCIL ELECTION OF DEPUTY MAYOR**

Citizen Comments

- D.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

- E.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

- F.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6787**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6398, And Granting A Specific Use Permit To Allow Automobile, Motorcycle, Boat, or Trailer Sales, New or Used in a C-2 (General Commercial) District Located At 5922 Texoma Parkway, Consisting of 1.865 acres being a part of the D.C. Shelp Survey, Abstract No. 1097 and the J.B. Shannon Survey, Abstract No. 1085, City Of Sherman, Grayson County, Texas 5922 Texoma Parkway, LLC (Owner), Saeid Taghvaei (Representative) and Barron-Stark Engineers (Surveyor/Engineer), Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

- F.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6788**

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Church or Other Place of Worship in a C-2 (General Commercial) District, Located At 4800 Texoma Parkway, Suite 300, Consisting of 42.8134 acres in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, City Of Sherman, Grayson County, Texas Scott Cresswell (Owner), Stephanie Brister, BDG (Representative) and Old Republic (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

F.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6789

Abandoning Two (2) Water Main Easements Located in the City of Sherman, Grayson County, Texas, Being More Particularly Described in the Exhibit "A" and Exhibit "B" Attached Hereto and Made a Part Hereof for all Purposes, Which Easements are Established in Volume 1147, Page 341 and Volume 1166, Page 644 of the Deed Records of Grayson County, Texas

Close Public Hearing and Consider Adoption of Ordinances

G.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinance No. 6787, 6788 & 6789

G.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6782 (TABLED AT THE OCTOBER 21, 2024 CITY COUNCIL MEETING)

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.870 acres being Lot 1, Lot 2 and Lot 3, Alvarado Estates, in the Robert Thompson Survey, Abstract 1200, City Of Sherman, Grayson County, Texas, Located at 2901, 2909 and 2913 South First Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Single Family Residential) District Zoning Classification, BELACOOPE, LLC (Owner), Jay Peskuski (Representative) and Underwood Drafting and Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Resolutions

H.1. RESOLUTION NO. 7432

Adopting a Public Improvement District Policy, Municipal Utility District Policy and Tax Increment Reinvestment Zone Policy for the City of Sherman

H.2. RESOLUTION NO. 7433

Awarding a Bid to and Authorizing Execution of a Contract with Wall Contractors, LLC Based on an Invitation to Bid for the Street Pavement Rehabilitation Program – Cherry St. from S. East St. to S. Grand Ave. Project

H.3. RESOLUTION NO. 7434

Authorizing Execution of a License Agreement with Three Oaks Development and Construction Company for a license on Property Owned by the City of Sherman Located at the 2400 Block of S. East Street.

H.4. RESOLUTION NO. 7435

Approving the Greater Texoma Utility Authority's Intention to Contract with Viking Painting LLC, for the Stephens PS and GST Facility Improvements

H.5. * RESOLUTION NO. 7436

Authorizing Execution of a Professional Services Agreement with Bureau Veritas for the Plan Review and Building Inspection Services for Sherman ISD High School Multi-Purpose Stadium

H.6. * RESOLUTION NO. 7437

Awarding a Bid to and Authorizing Execution of Contracts with Multiple Vendors for the Purchase of Multiple Fleet Vehicles for Multiple City Departments

H.7. * RESOLUTION NO. 7438

Authorizing the Execution of Encroachment Agreement with Don Chesser for the Encroachment of an Existing Detached Garage within a 20-foot Utility Easement Established by Ordinance No. 6786 and Filed in Instrument No. 2024-30665, Real Property Records, Grayson County, Texas, Locally Known as 914 East Thomas Street in the City of Sherman

H.8. * RESOLUTION NO. 7439

Awarding a Bid to and Authorizing Execution of a Contract with Wall Contractors, LLC for Pecan Grove East Park Improvements

H.9. * RESOLUTION NO. 7440

Approving the Greater Texoma Utility Authority's Intention to Contract with Red River Construction Company, for the Sherman WTP - Sedimentation Basin Mechanism Replacement

H.10. * RESOLUTION NO. 7441

Casting Votes to Elect a Candidate to Serve as a Member of the Grayson Central Appraisal District Board of Directors

H.11. * RESOLUTION NO. 7442

Authorizing the Purchase of Sixteen New Solar Street Lights from Fonroche Lighting America through BuyBoard

H.12. * RESOLUTION NO. 7443

Authorizing the Purchase and Installation of a Modular Building at the WWTP from Palomar Modular Buildings through the Purchasing Cooperative Buyboard.

H.13. * RESOLUTION NO. 7444

Authorizing Execution of an Agreement with M&G Home Builders for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 620 South First Street within the City of Sherman Reinvestment Zone, Number 10 (#10)

H.14. * RESOLUTION NO. 7445

Authorizing Execution of an Agreement with M&G Home Builders for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 401 East Wilson Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)

H.15. * RESOLUTION NO. 7446

Authorizing Execution of an Agreement with M&G Home Builders for the Abatement of AD Valorem Property Taxes for the Construction of a New Single-Family Residence at 405 East Wilson Avenue within the City of Sherman Reinvestment Zone, Number 10 (#10)

OTHER BUSINESS

I.1. OTHER BUSINESS

1323 SOUTH CROCKETT STREET (Project No. 24-004615) (APPEAL FROM HISTORICAL PRESERVATION BOARD 10/1/2024) (TABLED AT THE NOVEMBER 4, 2024 CITY COUNCIL

MEETING

The request of Jacqueline Moore (Owner), Joe Hall (Representative) and Helvey-Wagner Surveying, Inc.(Surveyor) concerning the property at 1323 South Crockett Street, consisting of 0.236 acres, being a part of the Samuel Blagg Survey, Abstract No. 56, being a part of Lot 62, of M.B. Moore's Addition

Consider Board/Commission Appointments

- J.1. BOARD/COMMISSION APPOINTMENT**
Main Street Advisory Board (4)
- J.2. BOARD/COMMISSION APPOINTMENT**
Council Audit Committee (3)
- J.3. BOARD/COMMISSION APPOINTMENT**
Investment Committee (2)
- J.4. BOARD/COMMISSION APPOINTMENT**
Tax Reinvestment Committee (2)
- J.5. BOARD/COMMISSION APPOINTMENT**
Tax Increment Financing Board #2 (3)
- J.6. BOARD/COMMISSION APPOINTMENT**
Tax Increment Reinvestment Zone #5 Board (3)
- J.7. BOARD/COMMISSION APPOINTMENT**
Tax Increment Reinvestment Zone #6 Board (3)
- J.8. BOARD/COMMISSION APPOINTMENT**
Tax Increment Reinvestment Zone #7 Board (3)
- J.9. BOARD/COMMISSION APPOINTMENT**
Tax Increment Reinvestment Zone #8 Board (3)
- J.10. BOARD/COMMISSION APPOINTMENT**
Tax Increment Reinvestment Zone #9 Board (3)
- J.11. BOARD/COMMISSION APPOINTMENT**
Texoma Council of Governments Governing Body (1)

COUNCIL COMMENTS

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

- L.1. TEX. GOV'T CODE § 551.071**
Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in

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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.

L.2. TEX. GOV'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

L.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

L.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

a) Sherman Economic Development Corporation (2)

b) City Manager

L.5. TEX. GOV'T CODE § 551.076

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

L.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

L.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

COUNCIL CALENDAR

N.1. 2024 & 2025 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 (317 S. Travis) of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on November 15, 2024 at 4:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Dated this 15th day of November 2024. 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

Council Members

Henry Marroquin, Council-At-Large, PL #1

Juston Dobbs, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4