

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COMMUNITY ROOM OF THE POLICE DEPARTMENT HEADQUARTERS
2600 W. TRAVIS
SHERMAN, TEXAS
MONDAY, DECEMBER 16, 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 HENRY MARROQUIN**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 2, 2024 AND THE CALLED CITY COUNCIL MEETING OF DECEMBER 9, 2024.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6790

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 3.126 acres being part of the J.B. McAnair Survey, Abstract No. 763 and being all of Lot 4 of Replat of Lot 2R of McLain Addition, City Of Sherman, Grayson County, Texas, Located in the 2640 Block North Travis Street, Heretofore Zoned MF-30 (Multi Family Residential) District; Rezoning And Placing The Tract In The C-N (Neighborhood Commercial) District Zoning Classification, Freshpoint OZ Business, LLC (Owner), Ghader Mirak, Arris Design-Build, Inc (Representative/Architect) and Underwood Drafting & Surveying, Inc. (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6791

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 8.441 acres being in the Smith McGlothin Survey, Abstract No. 808 and the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located at 2105 Texoma Parkway and 2030 Texoma Drive, Heretofore C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Grow Sherman Realty, LLC (Owner), Nilesh Golakia (Representative) and Bluestar Surveying, LLC (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6792

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Hotel or Motel in a C-1 (Retail Business) District, Located At 2105 Texoma Parkway and 2030 Texoma Drive, Consisting of 8.441 acres being in the Smith McGlothin Survey, Abstract No. 808 and the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Grow Sherman Realty, LLC (Owner), Nilesh Golakia (Representative) and Bluestar Surveying, LLC (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

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6793

Repealing Ordinance No. 6535, and Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, Granting A Specific Use Permit To Allow Mini-Warehouse in a C-2 (General Commercial) District Located At 4312 and 4316 Texoma Parkway, Consisting of 12.125 acres being a part of the W.S. Patterson Survey, Abstract No. 969 and being all of Lots 1R and 2R in the Replat of Sidney Heights Additions and Lot 1, Replat of Part of Block Four of the Replat of Midway Mall, City Of Sherman, Grayson County, Texas 4312 Texoma Parkway, LP (Owner), Roderick Tatchio (Representative) and Preston Trail Land Surveying (Surveyor), Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6794

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 3.500 acres being part of the George Pilat Survey, Abstract No. 963 and the Preston Kitchen Survey, Abstract No. 667, City Of Sherman, Grayson County, Texas, Located in the 2000 Block South First Street, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-TH (Townhome Residential) District Zoning Classification, BELACOO, LLC (Owner), Jay Peskusi (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

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6795

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow an Automobile Repair, Body Work, or Painting in a C-2 (General Commercial) District, Located At 3100 Block Texoma Parkway, Consisting of 0.844 acres being in the Reuben Hendrix Survey, Abstract No. 504, City Of Sherman, Grayson County, Texas Sherman NEC Texoma & 82, LP (Owner), BACA Architecture (Representative) and Copley Land Surveying (Surveyor) Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6796

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 5.693 acres being part of the J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, Located at 1909 Texoma Parkway, Heretofore Zoned M-1 (Light Manufacturing) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, GDMR Enterprises Joint Venture (Owner) and Dean Gilbert, Jr. (Representative) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6797

Authorizing the Issuance of "CITY OF SHERMAN, TEXAS, LIMITED TAX NOTES, SERIES 2025"; Specifying the Terms and Features of Such Notes; Levying a Continuing Direct Annual Ad Valorem Tax for the Payment of Such Notes; and Resolving Other Matters Incident and Related Thereto, Including the Approval and Execution of a Paying Agent/Registrar Agreement and the Approval and Distribution of an Official Statement and Providing an Effective Date

D.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6798

Enlarging the Boundaries of Tax Increment Reinvestment Zone Number Five, City of Sherman, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code, by Adding to the Zone Approximately 128 Acres of Land; Providing for Findings of Fact; Describing the Boundaries of the Area to be Added to the Zone; Providing Severability and Repealer Clauses and an Effective Date

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6790, 6791, 6792, 6793, 6794, 6795, 6796, 6797 & 6798

Resolutions

F.1. RESOLUTION NO. 7453

Authorizing Execution of a Second Amendment to the Professional Services Agreement with Huitt-Zollars, Inc. for Development Plan Reviews

F.2. * RESOLUTION NO. 7454

Approving U.S. Mobile Healthcare to Provide Ambulance Services in the City of Sherman, Texas

F.3. * RESOLUTION NO. 7455

Authorizing the Purchase of Computer Hardware from CDWG Purchased through the Texas DIR Contract DIR-CPO-4471 and Dell Held Texas DIR Agreement DIR-TSO-3763

F.4. * RESOLUTION NO. 7456

Authorizing Execution of a Software as a Service Agreement with AssetWorks, Inc. for Equipment Services Fleet Management system via the GSA contract.

Payment Authorization

G.1. * PAYMENT AUTHORIZATION

Authorizing payment of \$152,696 for renewal of Tyler Technologies, Inc annual software maintenance for Finance, Utility Billing, Court, and HR system.

Other Business

H.1. OTHER BUSINESS

Update from Noel Paramantham, TXDOT Paris District Engineer

H.2. * OTHER BUSINESS

Site Plan for Bel Air HOA Amenity Lot, being 0.937 acres being in the Sharrod Dunman Survey, Abstract No. 329 and currently in the Bel-Air Planned Development; Terra Perpetua, LLC and Bel-Air Village SFR, LLC (Owner), Studio 13 Design Group, Leonard Reeves (Representative) and Kimley-Horn and Associates, Inc. (Surveyor) (4300 Block Bel Air Boulevard)

H.3. * OTHER BUSINESS

Approval of the 2024 Ad Valorem Tax Roll Value and Tax Levy

Consider Board/Commission Appointments

I.1. BOARD/COMMISSION APPOINTMENT

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

COUNCIL COMMENTS

EXECUTIVE SESSION

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

K.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

K.2. TEX. GOV'T CODE § 551.072

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

K.3. TEX. GOV'T CODE § 551.073

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

K.4. TEX. GOV'T CODE § 551.074

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

a) City Manager

K.5. TEX. GOV'T CODE § 551.076

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

K.6. TEX. GOV'T CODE § 551.087

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

K.7. TEX. GOV'T CODE § 551.089

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

The Council reconvenes into General Session

COUNCIL CALENDAR

M.1. 2024 AND 2025 COUNCIL CALENDARS

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 Friday, December 13, 2024 at 4:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of December 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

Shawn C.
Teamann

Deputy Mayor

Juston Dobbs

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4