

STATE OF TEXAS §

September 10, 2024

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Joint Meeting of the Sherman City Council and the Sherman Economic Development Corporation was begun and held in the Sherman Police Department Community Room, on September 10, 2024.

COUNCIL MEMBERS PRESENT: Mayor David Plyler; Deputy Mayor Shawn Teamann.
Council Members Holland, Howeth, Marroquin, Stevenson.

COUNCIL MEMBERS ABSENT: Council Member Dobbs.

SEDCO MEMBERS PRESENT: Scott Bandemir, Vice-Chairman; Jason Brumm, Secretary; Gail Utter; Dr. Al Hambrick; Willie Steele; David Plyler (Ex-Officio); Shawn Teamann (Ex-Officio); Robby Hefton (Ex-Officio); Dr. Thomas O'Neal, Interim Sherman Independent School District Superintendent (Ex-Officio); Jeff Moore, Attorney.

SEDCO MEMBERS ABSENT: Janie Bates, Chairman; Robin Phillips; Juston Dobbs (Ex-Officio).

CITY STAFF PRESENT: Robby Hefton, City Manager; Clint Philpott, Assistant City Manager; Zach Flores, Assistant City Manager; Rob Rae, Director of Development Services; Jason Jeffcoat, Police Chief; Billy Hartsfield, Fire Chief; Mary Lawrence, Chief Financial Officer; Wayne Lee, Director of Engineering; Eric Sandberg, Public Works Manager; Nate Strauch, Community and Support Services Manager; Leah Roberts, Human Resources Director; Justin Eastwood, Parks and Recreation Director; Theresa Hutchinson, Parks and Recreation Manager; Tom Pruitt, Utility Engineer; Sarah McRae, Tourism/Main Street Manager; Jana Walker, Controller; Brett LaBarge, IT Assistant Manager; Trevor Deaton, IT Support Tech; Teri Fine, Assistant to the City Manager; Tasheena Taylor, Administrative Assistant; Linda Ashby, City Clerk.

CITY ATTORNEY: Ryan Pittman, Abernathy, Roeder, Boyd, Hullett

SEDCO STAFF PRESENT: Ashton Bellows, Chief Financial Officer; Shannon Blake, Vice President of Business Development; April Day, Executive Assistant.

PURPOSE: **Call to Order, Quorum Determined, Meeting Declared Open, Recognition of Guests and Visitors**

Pledge of Allegiance and Invocation by Council Member Henry Marroquin

CITIZEN'S COMMENTS

COUNCIL MINUTES -- SEPTEMBER 10, 2024

SEDCO WORK PROGRAM 2023-2024

SEDCO's Presentation of the 2023-2024 Work Program Results

SEDCO WORK PROGRAM 2024-2025

SEDCO's Presentation of the 2024-2025 Work Program

SEDCO WORK PROGRAM 2024-2025

SEDCO Board to Discuss and Consider Approval of the SEDCO Work Program 2024-2025

SEDCO WORK PROGRAM 2024-2025

City Council to Discuss and Consider Approval of the SEDCO Work Program 2024-2025

SEDCO BUDGET 2024-2025

SEDCO's Presentation of the SEDCO Budget 2024-2025

SEDCO BUDGET 2024-2025

SEDCO Board to Discuss and Consider 2024-2025 Budget

SEDCO BUDGET 2024-2025

City Council to Discuss and Consider Approval of the 2024-2025 SEDCO Budget

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.

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

COUNCIL MINUTES -- SEPTEMBER 10, 2024

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

OPEN MEETING

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

ADJOURNMENT

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN, RECOGNITION OF GUESTS AND VISITORS

Mayor Plyler called the meeting to order at 12:01 p.m., declared a quorum present, and opened the City Council Meeting. Scott Bandemir, Sherman Economic Development Corporation Vice Chairman, called their meeting to order and declared a quorum present.

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCIL MEMBER HENRY MARROQUIN

Council Member Pam Howeth led the Pledge of Allegiance and gave the invocation.

CITIZEN COMMENTS

There were no citizen's comments.

SEDCO WORK PROGRAM 2023-2024

SEDCO'S PRESENTATION OF THE 2023-2024 WORK PROGRAM RESULTS

Ashton Bellows, Sherman Economic Development Corporation, Chief Financial Officer, presented a video of SEDCO's results for the 2023-2024 fiscal year.

SEDCO WORK PROGRAM 2024-2025

SEDCO'S PRESENTATION OF THE 2024-2025 WORK PROGRAM

Ms. Bellows discussed each goal contained in their Proposed Program of Work for FY 2024-2025. The goals include retention of industry, attraction of new industry, developing workforce including

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women and veterans, real estate, transitioning the annual RISE competition to a year-round grant program, and spotlighting women and minority-owned businesses.

Sherman has been “shortlisted” on two projects, that if they come to fruition, would total 804 new jobs. SEDCO staff also attended the SEMICON and Select USA conventions, and realized great results from contacts made at the events. Two businesses from the event are “highly interested” in coming to Sherman.

SEDCO is currently working on agreements to sell land to Lawrence Equipment, Easy Foods, and Persys. They are also constructing aprons on Howe Drive, which should help with congestion on the roadway, and on the Progress Drive Extension. Ms. Bellows said originally the flyovers to update the aerial maps for Sherman, occurred about every two years. However, with the current development, they are being updated about every 18 months. As Sherman grows, the maps will be updated even more often.

In October 2024, Kent Sharp, SEDCO President, will begin his term as Board Chairman of the Texas Economic Development Council. With his position moving up, Ms. Bellows will join the TEDC Board, assuring that Sherman has a voice on the Board.

Participants discussed the cost of membership in the organizations, and the time that would be needed for their participation. They discussed the various programs and the goals they hope to realize. Council Member Marroquin also asked about advertising and media that was distributed, and if it was available in Spanish.

Mr. Hefton addressed spec industrial space, with the Board, and their willingness to partner with developers in providing this spec space. Ms. Utter did feel that was possible, and was what they should be doing. That issue was discussed several years ago, and should be considered again. Both boards discussed the possibility and need for spec industrial buildings.

SEDCO WORK PROGRAM 2024-2025

SEDCO BOARD TO DISCUSS AND CONSIDER APPROVAL OF THE SEDCO WORK PROGRAM 2024-2025

Mr. Bandemir asked for a vote on SEDCO’s Work Program for 2024-2025.

ACTION TAKEN.

Motion by Ms. Utter to approve the SEDCO Work Program for FY 2024-2025, as presented.

Second by Mr. Brumm.

VOTING AYE: Utter, Hambrick, Bandemir, Brumm, Steele.

VOTING NAY: None.

MOTION CARRIED.

SEDCO WORK PROGRAM 2024-2025

CITY COUNCIL TO DISCUSS AND CONSIDER APPROVAL OF THE SEDCO WORK PROGRAM 2024-2025

Mayor Plyler asked for a vote on SEDCO’s Work Program for 2024-2025.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve the SEDCO Work Program for FY 2024-2025, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

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SEDCO BUDGET 2024-2025

SEDCO'S PRESENTATION OF THE SEDCO BUDGET 2024-2025

Ms. Bellows presented the proposed SEDCO budget for 2024-2025. She said SEDCO received about \$6 million in sales tax annually. Interest is based on 3.5%, making revenue about \$9.3 million.

On the expenditure side, \$5.5 million of the "contractual or sundry services" is a payment to GlobalWafers, which will happen for the next three years. Then it will drop to \$500,000 for seven years, for a ten-year total deal.

Under "capital expenses," \$4.8 million of the \$5.1 million is for the infrastructure and rails, and everything going on around Progress Park VI. These projects are benefiting Progress Rail and upgrading Flanary Road. This makes a \$5.6 million deficit proposed for FY 2024-2025.

SEDCO BUDGET 2024-2025

SEDCO BOARD TO DISCUSS AND CONSIDER 2024-2025 BUDGET

Mr. Bandemir asked for a motion from the SEDCO Board on the updated 2024-2025 SEDCO Budget.

ACTION TAKEN.

Motion by Dr. Hambrick to approve SEDCO's Updated Budget for FY 2024-2025, as presented. Second by Mr. Steele.

VOTING AYE: Utter, Hambrick, Bandemir, Brumm, Steele.

VOTING NAY: None.

MOTION CARRIED.

SEDCO BUDGET 2024-2025

CITY COUNCIL TO DISCUSS AND CONSIDER APPROVAL OF THE 2024-2025 SEDCO BUDGET

Mayor Plyler asked for a vote on SEDCO's Budget for 2024-2025.

ACTION TAKEN.

Motion by Deputy Mayor Teamann to approve the SEDCO Budget for FY 2024-2025, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

Mayor Plyler congratulated SEDCO on a good job.

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Council Members determined there was no need for an Executive Session.

ADJOURNMENT

There being no further business to come before the City Council or the Sherman Economic Development Corporation, motion was duly made and approved to adjourn the Joint Meeting at 12:44 p.m.

MAYOR

ATTEST

CITY CLERK