

STATE OF TEXAS §
 November 18, 2024
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 Community Room of the Sherman Police Headquarters, 2600 W. Travis Street, on November 18, 2024.

MEMBERS PRESENT: MAYOR DAVID PLYLER.
 COUNCIL MEMBERS BARNETT, DOBBS, HOWETH, MARROQUIN,
 STEVENSON.

MEMBERS ABSENT: COUNCIL MEMBER HOLLAND.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:02 p.m. The Pledge of Allegiance and Invocation were led by Council Member Pam Howeth.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of November 4, 2024. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Barnett; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

OATH OF OFFICE

OATH OF OFFICE AND PRESENTATION OF CERTIFICATE OF ELECTION

Britton Brooks, local attorney, administered the Oath of Office to the following Mayor-elect position.

OATH OF OFFICE

Mayor Shawn Teamann

Linda Ashby, City Clerk, administered the Oath of Office to the following Council-elect positions.

Council Member, At-Large, Place 1 Henry Marroquin
Council Member, At-Large, Place 2 Juston Dobbs

A Certificate of Election was presented to the newly sworn Mayor and Council Members. The new members were seated at the Council table.

NEW COUNCIL SEATED

MEMBERS PRESENT: Mayor Shawn Teamann.
 Council Members Barnett, Dobbs, Howeth,
 Marroquin, Stevenson.

MEMBERS ABSENT: Council Member Holland.

RECOGNITION OF MAYOR DAVID PLYLER

Robby Hefton, City Manager, presented a plaque to Mayor Plyler recognizing his service as City Council Member and Mayor. He served as Council Member from November 16, 2011 through

**RECOGNITION OF
MAYOR PLYLER**

COUNCIL MINUTES – NOVEMBER 18, 2024

November 16, 2015; Deputy Mayor from November 17, 2014 through November 16, 2015; and Mayor from November 16, 2015 through November 18, 2024.

COUNCIL ELECTION OF DEPUTY MAYOR
ACTION TAKEN.

Motion by Council Member Marroquin to nominate Council Member Juston Dobbs to serve as Deputy Mayor from November 18, 2024 until November 4, 2025. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

**DEPUTY MAYOR
ELECTION**

CITIZEN'S COMMENTS

COUNCIL QUESTIONS

Cub Scouts from Pack 7, Western Heights Church of Christ, were in attendance at the Council Meeting and each young man asked one question about a Council Member's service on the City Council. Brian Blagg was the Scout Master, and said they are earning their "My Community" patch and are learning about government.

Cub Scouts in attendance were Ian Rivas, Rhett Blagg, Ezra Thurston, Alexander Webster, Emmett Snodgrass, J.J. Smith, and Titus Cruz.

COUNCIL QUESTIONS

**APPEAL FROM THE HISTORICAL PRESERVATION BOARD
CONCERNING A FENCE AT 1323 SOUTH CROCKETT STREET**

Peter Tracy, 705 S. Valentine Street, address the appeal from the Historical Preservation Board concerning a fence at 1323 South Crockett Street, that will be discussed later in the meeting.

He asked how that segment of street had become a heritage district, when there are many houses that don't meet the description of a heritage residence. He said restrictions are being put on those residents to comply with what the "heritage people" want.

He said there are a lot of "stockade fences" in that district and the majority aren't painted at all. The requirement for the fence under appeal, is to be painted black or white.

He asked what could be done to eliminate these issues that the owners must deal with.

**APPEAL FOR FENCE
AT 1323 S. CROCKETT
STREET**

**APPEAL FROM THE HISTORICAL PRESERVATION BOARD
CONCERNING A FENCE AT 1323 SOUTH CROCKETT STREET**

Amy Hoffman-Shehan, 1503 S. Travis Street, and said the majority of the houses in the Heritage Row District don't have front yard fences, and most of the ones that do are either wrought iron or picket fences.

**APPEAL FOR FENCE
AT 1323 S. CROCKETT
STREET**

She said the fence under appeal doesn't compliment the architecture of the house that it is in front of, either by color or style.

She said the integrity of the neighborhood is preserved through the historical ordinance, and she asked that the appeal for the fence be denied.

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

Mayor Teamann introduced Ordinance No. 6787 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, 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.

Rob Rae, Director of Development Services, said this was a request for a Specific Use Permit for automobile sales at 5922 Texoma Parkway. The ordinance ties the SUP to the applicant, and is only for retail auto sales. The request was originally for auto sales and light mechanic work, but it was approved only for auto sales.

The Planning and Zoning Commission recommended approval and the staff has no objections to approval of the SUP.

No citizens appeared before the City Council to discuss Ordinance No. 6787.

Mayor Teamann introduced Ordinance No. 6788 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, AND GRANTING A SPECIFIC USE PERMIT TO ALLOW A CHURCH OR

CONSENT AGENDA

ORD 6787
ZONE CHANGE
AUTO, MOTORCYCLE,
BOAT, TRAILER SALES
(5922 TEXOMA PKWY)

ORD 6788
ZONE CHANGE
CHURCH
(4800 TEXOMA PKWY)

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.

Mr. Rae said this was for a Specific Use Permit for a church located at Midway Mall, at 4800 Texoma Parkway.

The Planning and Zoning Commission and the staff recommended approval of the SUP.

No citizens appeared before the City Council to discuss Ordinance No. 6788.

Mayor Teamann introduced Ordinance No. 6789 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

ORD 6789
WATER MAIN
EASEMENTS

Wayne Lee, Director of Engineering, said there are two water main easements at the old Sher-Den Mall, on Texoma Parkway. The site is currently being redeveloped and the easements need to be abandoned for the developer to file a replat of the property.

No citizens appeared before the City Council to discuss Ordinance No. 6789.

The Public Hearing was closed.

Ordinance 6787

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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,

ORD 6787
ZONE CHANGE
AUTO, MOTORCYCLE,
BOAT, TRAILER SALES
(5922 TEXOMA PKWY)

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.

Council Member Howeth verified that there will only be used cars for sale, not new cars.

Ordinance 6788

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

ORD 6788
ZONE CHANGE
CHURCH
(4800 TEXOMA PKWY)

Deputy Mayor Dobbs asked about the other projects that were planned for the Mall. Mr. Rae said they have opened the first phase of the storage facility and a couple of the retail facilities are open. This church is another one of the tenants that has requested to locate in the Mall.

Ordinance 6789

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

ORD 6789
WATER MAIN
EASEMENTS

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance Nos. 6787, 6788, and 6789, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

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

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 0.870 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, BELACOO, 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.

ORD 6782
ZONE CHANGE
(2901, 2909, 2913
S. FIRST ST)

ACTION TAKEN.

Motion by Council Member Stevenson to remove Ordinance 6782, from table for discussion. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED TO REMOVE FROM TABLE.

Mr. Rae said current zoning at the location is R-6, which would allow three, 60' lots. They are requesting a zone change to allow one additional lot.

The Planning and Zoning Commission recommended approval and the staff has no objections to approval of the zone change.

Tod Fields, Builder, General Manager for Owners, BELACOO, LLC
Mr. Fields appeared to answer any questions the Council might have on the proposed zone change.

Council Member Howeth asked why they wanted to change to 40' lots instead of 60' lots. Mr. Fields said they are within three feet of the original zoning working. There is a "cutout" on the south side of the property that houses a storage building. Because of the shape, two lots would be 60' but the third lot would be 57'.

He said they discussed requesting a variance, but the Planning and Zoning Commission recommended that they request the zone change.

Mr. Fields said they do not own the storage building, and would be within the proper setbacks from the building. The lot in question is currently vacant.

Council Member Barnett verified that they planned to construct 2,000 to 2,500 square foot single-family homes with two car garages on the property.

Mr. Fields said the property lines are straight, but the entire site “sits at an angle.”

ACTION TAKEN.

Motion by Council Member Howeth to approve Ordinance No. 6782, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7432 -- ADOPTING A PUBLIC IMPROVEMENT DISTRICT POLICY, MUNICIPAL UTILITY DISTRICT POLICY AND TAX INCREMENT REINVESTMENT ZONE POLICY FOR THE CITY OF SHERMAN

RES 7432
PID, MUD, TIRZ
POLICY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING A PUBLIC IMPROVEMENT DISTRICT POLICY, MUNICIPAL UTILITY DISTRICT POLICY, AND A TAX INCREMENT REINVESTMENT ZONE POLICY FOR THE CITY OF SHERMAN.

Mary Lawrence, Chief Financial Officer, said a Special District Subcommittee of the City Council, comprised of Juston Dobbs, Josh Stevenson, and Shawn Teamann, previously met to develop policies to aid decision-making for Public Improvement Districts, Municipal Utility Districts, and Tax Increment Reinvestment Zones.

She said the PID and MUD are financing tools used by developers to offset the cost of public improvements and levy an additional tax assessment on properties in the zone, and are used primarily for residential.

The TIRZ does not levy an additional tax, but incentivizes private investment by building public infrastructure that is lacking for development. The funding mechanism for the TIRZ is an increase in the property tax from new development in the zone. The TIRZ is largely a City-driven financing tool to fund public infrastructure and economic development in the zone.

ACTION TAKEN.

Motion by Council Member Howeth to approve Resolution No. 7432, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

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

RES 7433
STREET PAVEMENT
PROJECT -
CHERRY STREET

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, 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.

Mr. Lee said this resolution awards a contract to Wall Contractors for the Cherry Street Reconstruction Project. The project includes the demolition of the existing street paving, reconstructing new curb and gutter, and drive approaches. An in-house crew will complete new asphalt.

The City received four bids, with the lowest bid being from a company that has only been in business since February 2024 and incorporated in July 2024. After review, the staff didn't feel the company had enough experience working on a high profile street project in a well established residential neighborhood.

They are recommending the second low bidder for a bid of \$995,128.75, which is 10.52% higher than the low bid. Construction should start in January 2025 and should take about seven months.

Council Member Marroquin asked if the project included sidewalks. Mr. Lee said sidewalks would be a separate project. Council Member Howeth said originally Council was told it would include sidewalks.

Clint Philpott, Assistant City Manager, said he understood that this portion would be bid first, to see if there was enough money to also complete the sidewalks. The project was originally the mill and overlay of the street, with in-house crews. When it was determined that there was concrete under the street base, the scope of the project changed.

Money has been moved around to complete this portion of the project and they are waiting to see the final cost to determine if sidewalks can also be done.

Council Member Howeth addressed a letter that was sent to residents, and she thought it included the sidewalk project. She wanted to be sure that was completed, even if it was a separate project.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7433, as presented. Second by Council Member Marroquin. VOTING AYE: Teamann, Barnett, Dobbs, Howeth, Marroquin, Stevenson.

VOTING NAY: None.

MOTION CARRIED.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH THREE OAKS DEVELOPMENT AND

RES 7434
THREE OAKS
DEVELOPMENT
(2400 BLOCK
S. EAST ST)

CONSTRUCTION COMPANY FOR A LICENSE AGREEMENT FOR THE USE OF CITY-OWNED PROPERTY AT THE 2400 BLOCK SOUTH EAST STREET RELATED TO THE DEVELOPMENT OF THREE OAKS AND SHARK TOOTH PARK.

Mr. Rae said this agreement would allow Three Oaks Development to use a portion of City-owned property for their maintenance yard, as they finish off their development, and also begin development of the first phase of Shark Tooth Park.

They have experienced some theft at the site and would like to secure it with a fence around the site, and use the 900 square foot building located on the property.

The building currently doesn't have air conditioning, and as part of the agreement, they would be required to bring it up to code. They would also be required to maintain the area, as well as Shark Tooth Park.

Mr. Rae said the agreement would be for one year and could be extended for a second year. After that, market rate lease terms would apply, if extended.

ACTION TAKEN.

Motion by Council Member Howeth to approve Resolution No. 7434, as presented. Second by Council Member Marroquin.

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

VOTING NAY: None.

MOTION CARRIED.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO CONTRACT WITH VIKING PAINTING LLC, FOR THE STEPHENS PS AND GST FACILITY IMPROVEMENTS.

**RES 7435
STEPHENS GROUND
STORAGE TANK**

Mr. Lee said this award of bid was to Viking Painting for painting of the Stephens Pump Station and the Ground Storage Tank. After inspection, it was found that the Ground Storage Tank also had a leak.

The project consists of sand blasting and painting the exterior and interior of the tank, replacing two pumps and motors and associated check and gate valves, new exterior drain pipe, replacement of safety components, ladder and access hatch, tank lighting, and recoating exterior piping and valves.

There were two bidders with the lowest, responsible, responsive bid submitted by Viking Painting, in the amount of \$1,499,000. Work should begin in January or February 2025 and take about five months to complete.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7435, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

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

RES 7436
SHS STADIUM
PLAN REVIEW

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, AUTHORIZING EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS FOR PLAN REVIEW AND BUILDING INSPECTION SERVICES FOR SHERMAN ISD HIGH SCHOOL MULTI-PURPOSE STADIUM.

CONSENT AGENDA.

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

RES 7437
FLEET PURCHASES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF CONTRACTS WITH MULTIPLE VENDORS FOR THE PURCHASE OF MULTIPLE FLEET VEHICLES.

CONSENT AGENDA.

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

RES 7438
ENCROACHMENT
FOR DETACHED
GARAGE IN
UTILITY EASEMENT
(914 E. THOMAS ST)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT TO DON CHESSER FOR THE ENCROACHMENT OF AN EXISTING DETACHED GARAGE WITHIN 20-FOOT UTILITY EASEMENT ESTABLISHED IN 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.

CONSENT AGENDA.

RESOLUTION NO. 7439 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH WALL CONTRACTORS, LLC FOR PECAN GROVE EAST PARK IMPROVEMENTS

RES 7439
PECAN GROVE
EAST PARK
IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING

EXECUTION OF A CONTRACT WITH WALL CONTRACTORS, LLC
FOR THE PECAN GROVE EAST PARK IMPROVEMENTS PROJECT.
CONSENT AGENDA.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, APPROVING THE GREATER TEXOMA UTILITY
AUTHORITY'S INTENTION TO CONTRACT WITH RED RIVER
CONSTRUCTION COMPANY, FOR THE SHERMAN WTP
SEDIMENTATION BASIN MECHANISM REPLACEMENT.
CONSENT AGENDA.

RES 7440
WTP SEDIMENTATION
BASIN MECHANISM
REPLACEMENT

RESOLUTION NO. 7441 -- CASTING VOTES TO ELECT A
CANDIDATE TO SERVE AS A MEMBER OF THE GRAYSON
CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, CASTING VOTES TO ELECT A CANDIDATE TO
SERVE AS A MEMBER OF THE GRAYSON CENTRAL APPRAISAL
DISTRICT BOARD OF DIRECTORS.
CONSENT AGENDA.

RES 7441
GRAYSON APPRAISAL
DISTRICT
APPOINTMENT

RESOLUTION NO. 7442 -- AUTHORIZING THE PURCHASE OF
SIXTEEN NEW SOLAR STREET LIGHTS FROM FONROCHE
LIGHTING AMERICA THROUGH BUYBOARD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF SOLAR
STREET LIGHTS FROM FONROCHE LIGHTING AMERICA
THROUGH BUYBOARD.
CONSENT AGENDA.

RES 7442
SOLAR STREET
LIGHTS

RESOLUTION NO. 7443 -- AUTHORIZING THE PURCHASE AND
INSTALLATION OF A MODULAR BUILDING AT THE WWTP FROM
PALOMAR MODULAR BUILDINGS THROUGH THE PURCHASING
COOPERATIVE BUYBOARD

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, AUTHORIZING THE PURCHASE AND
INSTALLATION OF A MODULAR BUILDING AT THE WWTP FROM
PALOMAR MODULAR BUILDINGS THROUGH THE PURCHASING
COOPERATIVE BUYBOARD.
CONSENT AGENDA.

RES 7443
WWTP MODULAR
BUILDING

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)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, 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

RES 7444
RESIDENTIAL TAX
ABATEMENT
(620 S. FIRST ST)

STREET WITHIN CITY OF SHERMAN REINVESTMENT ZONE,
NUMBER TEN (#10).
CONSENT AGENDA.

RESOLUTION NO. 7445 -- AUTHORIZING EXECUTION OF AN
AGREEMENT WITH M&O 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)

RES 7445
RESIDENTIAL TAX
ABATEMENT
(401 E. WILSON AVE)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, 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 CITY OF SHERMAN REINVESTMENT ZONE,
NUMBER TEN (#10).
CONSENT AGENDA.

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)

RES 7446
RESIDENTIAL TAX
ABATEMENT
(405 E. WILSON AVE)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SHERMAN, TEXAS, 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 CITY OF SHERMAN REINVESTMENT ZONE,
NUMBER TEN (#10).
CONSENT AGENDA.

OTHER BUSINESS

1323 SOUTH CROCKETT STREET (Project No. 24-004616)
(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

HISTORICAL
PRESERVATION
BOARD APPEAL
FENCE AT 1323
S. CROCKETT ST
(APPEAL DENIED)

ACTION TAKEN.

Motion by Council Member Stevenson to remove the request
for an Appeal from the Historical Preservation Board decision,
concerning a fence at 1323 South Crockett Street, from table
for discussion. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED TO REMOVE FROM TABLE.

Mr. Rae said this item was tabled at the last City Council Meeting. The Council was given four options, to approve the appeal allowing the fence to remain; deny the appeal, which would uphold the Historical Preservation Board's ruling that the fence could remain at 36" high, and painted black or white; deny the request altogether, because the fence was constructed without a permit; or create different conditions in which the fence would be allowed. At the last meeting, the Council chose the fifth option, to table the issue.

Mr. Rae listed the types of fences that are in use along Heritage Row, including eight that are in the front yards. No other houses on Heritage Row have a ranch style fence like the one in question.

Mayor Teamann asked if the 50" ranch style fence would comply with the City's requirements for a front yard fence. Mr. Rae said even if it was not in the Historical District, it still wouldn't comply because of the height. The maximum height is 4' tall, and must have 50% opening. He said it also probably wouldn't meet the 50% opening requirement. If they complied with what the Historical Preservation Board approved, then it would be in compliance.

ACTION TAKEN.

Motion by Council Member Stevenson to deny the request for an appeal of the Historical Preservation Board ruling. Second by Deputy Mayor Dobbs.

VOTING AYE: Teamann, Barnett, Dobbs, Marroquin, Stevenson.

VOTING NAY: None.

ABSTAIN: Howeth.

MOTION CARRIED TO DENY THE APPEAL.

Ryan Pittman, City Attorney, verified that the motion was to deny the appeal and set aside the action of the Historical Preservation Board, thus requiring the property owner to start over.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

MAIN STREET ADVISORY BOARD (4)

Council Members decided they wanted to discuss appointments to the Main Street Advisory Board during Executive Session.

MAIN STREET
ADVISORY BOARD

COUNCIL AUDIT COMMITTEE (3)

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Shawn Teamann, Juston Dobbs, and Daron Holland to the Council Audit Committee, for a term from November 19, 2024 to November 2025. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL AUDIT
COMMITTEE

INVESTMENT COMMITTEE (2)

TAX REINVESTMENT COMMITTEE (2)

TAX INCREMENT FINANCING BOARD #2 (3)

INVESTMENT
COMMITTEE,
TAX REINVESTMENT

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Juston Dobbs and Pam Howeth to the Investment Committee, for a term from November 19, 2024 to November 2025; to appoint Josh Stevenson and Henry Marroquin to the Tax Reinvestment Committee, for a term from November 19, 2024 to November 2025; and to appoint Shawn Teamann, Pam Howeth, and Daron Holland to the Tax Increment Financing Board #2, for a term from November 19, 2024 to November 2025. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

COMMITTEE,
TAX INCREMENT
FINANCING BOARD

TAX INCREMENT REINVESTMENT ZONE #5 (3)

TIRZ #5

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Shawn Teamann, Juston Dobbs, and Josh Stevenson to the Tax Increment Reinvestment Zone #5, for a term from November 19, 2024 to November 2025. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

TAX INCREMENT REINVESTMENT ZONE #6 (3)

TIRZ #6,

TAX INCREMENT REINVESTMENT ZONE #7 (5)

TIRZ #7

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Shawn Teamann, Pam Howeth, and Josh Stevenson to the Tax Increment Reinvestment Zone #6, for a term from November 19, 2024 to November 2025; and to appoint Shawn Teamann, Pam Howeth, Daron Holland, Josh Stevenson, and Juston Dobbs to the Tax Increment Reinvestment Zone #7, for a term from November 19, 2024 to November 2025. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

TAX INCREMENT REINVESTMENT ZONE #8 (3)

TIRZ #8,

TAX INCREMENT REINVESTMENT ZONE #9 (3)

TIRZ #9

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Clay Barnett, Juston Dobbs, and Henry Marroquin to the Tax Increment Reinvestment Zone #8, for a term from November 19, 2024 to November 2025; and to appoint Clay Barnett, Juston Dobbs, and Henry Marroquin to the Tax Increment Reinvestment Zone #9, for a term from November 19, 2024 to November 2025. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

TEXOMA COUNCIL OF GOVERNMENTS GOVERNING BODY (1)
ACTION TAKEN.

TCOG

Motion by Deputy Mayor Dobbs to appoint Clay Barnett to the Texoma Council of Governments Governing Body, for a term beginning November 19, 2024. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

COUNCIL COMMENTS

- Welcoming Shawn Teamann as Mayor and looking forward to working with him. (Clay Barnett, Henry Marroquin, Pam Howeth, Josh Stevenson, Juston Dobbs)
- Complimented those participating in the Veteran's Day Parade. (Pam Howeth)
- Thanked Mayor Plyler for his years of service and recognized the growth that Sherman has seen under his tenure. (Josh Stevenson)
- Thanks to the citizens, his family, and the staff. Looks forward to serving as Mayor. (Shawn Teamann)

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551, GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

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

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**

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

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 5:57 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:29 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS

MAIN STREET ADVISORY BOARD (4)

ACTION TAKEN.

Motion by Council Member Stevenson to appoint Sarah Pierce, Janie Bates, Paul Manley, and Regina Roberts to the Main Street Advisory Board, for a term from November 19, 2024 to November 19, 2026. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

**MAIN STREET
ADVISORY BOARD**

SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD
OF DIRECTORS (2)

SEDCO

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to reappoint Jason Brumm and Dr. Al Hambrick to the Sherman Economic Development Corporation Board of Directors, for a term from October 1, 2024 to October 1, 2027, and to appoint Josh Stevenson as an ex-officio member. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

CITY MANAGER

CITY MANGER
SEARCH TIMELINE

ACTION TAKEN.

Motion by Council Member Stevenson to approve the search timeline for the City Manager position, after the retirement of Robby Hefton, City Manager. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

ACTION TAKEN.

Motion by Council Member Stevenson to approve the Council Sub-Committee of Shawn Teamann, Clay Barnett, and Pam Howeth, for the search for the City Manager position. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:32 p.m.

MAYOR

CITY CLERK