

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COMMUNITY ROOM OF THE SHERMAN POLICE HEADQUARTERS
2600 W. TRAVIS STREET
SHERMAN, TEXAS
TUESDAY, JANUARY 21, 2025
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR JUSTON DOBBS**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 6, 2025.**

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

Special Presentation

D.1. SPECIAL PRESENTATION

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

D.2. SPECIAL PRESENTATION

Receive Presentation from the Leadership Sherman's Class of 2025

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6800

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6602, And Granting A Specific Use Permit To Allow Hotel or Motel in the Blalock Commercial Overlay District Located at 301 West Travis Street, Consisting of 4.821 acres being in the Preston Kitchen Survey, Abstract No. 667 and currently in the Blalock Commercial Overlay District/Blalock Planned Development District, City Of Sherman, Grayson County, Texas TEKMAK Sherman Hotel, LP (Owner), Kellen Robertson (Representative) and Votex Surveying Company (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;

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6801

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/75&82 Overlay District, Located in the 500 Block East Lamberth Road, Consisting of 2.233 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Sherman Development Limited Partnership No. 3, LP (Owner), Steve Meier (Representative) and Vasquez Engineering, 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

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6802

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6605, And Granting A Specific Use Permit To Allow Mini-Warehouse in a C-1 (Retail Business) District/FM Highway 1417 Overlay District Located in the 3600 Block Steeple Chase Drive, Consisting of 3.002 acres, being Lot 4, Block 1 of Bearcat Crossing Addition, City Of Sherman, Grayson County, Texas Core Self Storage, LLC (Owners), Jim Lee (Representative) and A&W Surveyors, Inc. (Surveyor) 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

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6803

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land being the West 100 feet of Lot 5 and Lot 6, Block 37 of the College Park Addition, City Of Sherman, Grayson County, Texas, Located in the 100 Block North Cleveland Avenue, Heretofore Zoned R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-4 (Single Family Residential) District Zoning Classification, Jinal and Harsiddh Patel (Owner) 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

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6804

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Schools; Elementary, High, College and Universities, Public, Private, or Denominational in a R-6 (Single Family Residential) District, Located at 400 North Sunset Boulevard, Consisting of 12.131 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Sherman Independent School District (Owner), Taylor Boswell (Representative) and Teague Nall & Perkins (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

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6805

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located at 1831 Texoma Parkway, Heretofore Zoned C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Rash Ventures, LLC (Owner) 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

E.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6806

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 1831 Texoma Parkway, Consisting of 2.820 acres being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas Rash Ventures, LLC (Owner) 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

E.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6807

Amending Sherman's Zoning Ordinance/Code of Ordinances Chapter 14, to Rezone a Tract of Land Consisting of 2.11 Acres Being a Part of the Samuel Blagg Survey, Abstract No. 56 and Being Lot 2 in Block 1 of Travelers Inn Addition, City of Sherman, Grayson County, Texas, Located a 401 South Sam Rayburn Freeway, Heretofore Zoned C-2 (General Commercial) District/Sam Rayburn Overlay District; Rezoning and Placing the Tract in the C-1 (Retail Business) District/Sam Rayburn Overlay District Zoning Classification, Haresh Surti (Owner) and Sartin & Associates, Inc. (Surveyor) Providing for a Penalty not ot Exceed \$2,000.00; Providing a Repealing/Savings Clause, Severability Clause and an Effective Date

E.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6808

Temporarily Reducing the Maximum Rates of Speed on Certain Portions of U.S. Highway 75 Frontage Roads in the Corporate Limits of Sherman, Grayson County, Texas, During Construction; Providing for a Penalty Clause with a Maximum Fine of \$2,000; Declaring an Emergency; Providing for Severability; Providing for a Repealer

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6800, 6801, 6802, 6803, 6804, 6805, 6806, 6807 & 6808

Resolutions

G.1. RESOLUTION NO. 7465

Authorizing the Execution of a Right-of-Way Warranty Deed for the Purchase of 0.0888 Acres of Land Situated in the Elizabeth Jones Survey A-625, Sherman, Texas

G.2. * RESOLUTION NO. 7466

Authorizing the Execution of an Encroachment Agreement with 5922 Texoma Parkway, LLC for the Encroachment of a Marquee Sign within 15-foot Utility Easement to be dedicated in the Final Plat of 5922 Texoma Parkway Addition, to be Filed in the Plat Records, Grayson County, Texas.

G.3. * RESOLUTION NO. 7467

Authorization for Execution of Contract through TIPS (Contract number 230601) with ClientFirst to Assist with Selection of Computerized Maintenance Management System (CMMS) for Water Utilities.

G.4. * RESOLUTION NO. 7468

Authorizing the City Manager or His Designee to Execute a 20-foot Drainage Easement for Sherman Economic Development Corporation Across Property Located at Hwy 75 property ID 125557, Ground Storage Tank Property.

G.5. * RESOLUTION NO. 7469

Awarding a Bid to and Authorizing Execution of a Contract Between Lynn Vessels Construction, LLC and the Greater Texoma Utility Authority Based on an Invitation to Bid for the Crossroads Wastewater Main Extension

Request to Advertise

H.1. * REQUEST TO ADVERTISE

Annual Supply of Water Chemicals

H.2. * REQUEST TO ADVERTISE

Park Restroom Cleaning Services

Other Business

I.1. OTHER BUSINESS

Receive Presentation on Downtown Incentive Program

Consider Board/Commission Appointments

J.1. BOARD/COMMISSION APPOINTMENT

Airport Advisory Board (4)

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 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

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.

- a) Crossroads Development
- b) Shepherd Place Development
- c) Hospital Project

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.

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

The Council reconvenes into General Session

COUNCIL CALENDAR

N.1. 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 Thursday, January 16, 2025 at 4:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated the 16th day of January 2025. 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.

<u>Mayor</u>	<u>Deputy Mayor</u>	<u>Council Members</u>	
Shawn C. Teamann	Juston Dobbs	Henry Marroquin, Council-At-Large, PL #1	Josh Stevenson, Council – District #2
		Juston Dobbs, Council-At-Large, PL #2	Pamela L. Howeth, Council – District #3
		Clay Barnett, Council – District #1	Daron Holland, Council – District #4