

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
SHERMAN POLICE DEPARTMENT HEADQUARTERS
2600 W. TRAVIS STREET
SHERMAN, TEXAS
MONDAY, MARCH 17, 2025
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 3, 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

Proclamations

D.1. PROCLAMATION

"Autism Awareness & Acceptance Month" -- April 2025

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6816

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 9.3697 acres being in the G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 1400 and 1502 South Gribble Street, Heretofore R-6 (Single Family Residential) District Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Ipenema Investments (Owner), Will Knobler (Representative) and Ayub R. Sandhu (Surveyor) Providing For 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. 6817

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.153 acres being in the J.B. McAnair Survey, Abstract No. 765, City Of Sherman, Grayson County, Texas, Located at 1004 North East Street, Heretofore R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, M&G Home Builders (Owner) and Helvey Wagner 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.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6818

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, City Of Sherman, Grayson County, Texas, Located at 1005 South Travis Street consisting of 0.312 acres and 1018 South Walnut Street consisting of 0.433 acres, Heretofore MF-30 (Multi-Family Residential) District; Rezoning And Placing The Tract In The R-6 (Single Family Residential) District Zoning Classification, Daniel Dominick (Owner) and Underwood Drafting & Surveying (Surveyor) Providing For 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. 6819

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.092 acres being a part of Samuel Blagg Survey, Abstract No. 56, and being part of Lot 3 of Moore's Addition, City Of Sherman, Grayson County, Texas, Located at 1012 South Walnut Street, Heretofore MF-30 (Multi-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, Daniel Dominick (Owner) and Underwood Drafting & Surveying (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. 6820

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 1.555 acres being a Replat of part of Lots 35, 36 and 38 Carriage House Estates, City Of Sherman, Grayson County, Texas, Located at 2114 Norwood Street, Heretofore R-A (Residential Agricultural) District; Rezoning And Placing The Tract In The R-6 (Single Family Residential) District Zoning Classification, Timothy & Luz Roth (Owners) and Underwood Drafting & Surveying (Surveyor) Providing For 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. 6821

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 4.417 acres being a Replat of Lots 4R-1 and 4R-2, Replat of Lot 4, Oaks of Norwood, City Of Sherman, Grayson County, Texas, Located at 2300 and 2320 Shady Oaks Lane, Heretofore MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-6 (Single Family Residential) District Zoning Classification, Bruce & Karla Graham (Owner) and Underwood Drafting & Surveying (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. 6822

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 1.36 acres being in the Lot 6 of Oaks of Norwood, City Of Sherman, Grayson County, Texas, Located at 2213 Norwood Street, Heretofore MF-30 (Multi-Family Residential) District and R-6 (Single Family Residential) District; Rezoning And Placing The Tract In The R-6 (Single Family Residential) District Zoning Classification, Terri L. Gartman & Paul A. Gartman (Owner) and Underwood Drafting & Surveying (Surveyor) Providing For 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. 6823

Closing and Abandoning a Portion of Prescriptive Right of Way of Moore Street in the City of Sherman, Grayson County, Texas, Said Right of Way being Established by Prescriptive Use; Authorizing the City Manager to Execute a Release of Claims (Right-of-Way Abandonment)

E.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6824

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 3 (Building Regulations), Article 3.03 (Amendments To Codes) And Article 3.11 (Residential Rental Property License And Standards); Enlarging The Applicability Of The International Property Maintenance Code To Include All Types Of Dwelling Units And Uses That Are Rented Or Offered For Rent As Residences; Modifying Certain Existing Regulations Relating To The Residential Rental Property License And Standards Program; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date

E.10. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6825

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 3 (Building Regulations), Article 3.06 (Substandard Structures), Section 3.06.003 (Minimum Standards); Modifying Certain Existing Regulations Relating to Substandard Structures; Providing a Penalty Clause with a Maximum Fine of \$2,000, Savings/Repealing Clause, Severability Clause and Effective Date

E.11. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6826

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 6 (Health and Sanitation), Article 6.04 (Public and Semipublic Pools); Modifying Certain Existing Regulations and Prescribing New Regulations Relating to Public Pools; Providing a Penalty Clause with a Maximum fine of \$2,000, Savings/Repealing Clause, Severability Clause and an Effective Date

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6816, 6817, 6818, 6819, 6820, 6821, 6822, 6823, 6824, 6825 & 6826

Resolutions

G.1. RESOLUTION NO. 7495

Awarding a Bid to and Authorizing Execution of a Contract with Stoic Civil Construction, Inc. Based on an Invitation to Bid for the West Hill Cemetery Bank Stabilization

G.2. RESOLUTION NO. 7496

Authorizing Execution of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for the Progress Park Offsite Wastewater Outfall

G.3. RESOLUTION NO. 7497

Authorizing Execution of a Professional Services Agreement with Bureau Veritas for the Plan Review and Building Inspection Services for the Sherman ISD Early Childhood Center

G.4. RESOLUTION NO. 7498

Authorizing Execution of a Professional Services Agreement with CEI Engineering, Inc. for the Design of the Old Settlers Park Pickleball Courts

G.5. RESOLUTION NO. 7499

Authorizing the Execution of a Professional Services Agreement with CEI Engineering, Inc. for the Design of Fairview Park Parking and Plaza Area

G.6. RESOLUTION NO. 7500

Authorizing the Execution of a Professional Services Agreement with CEI Engineering, Inc. for the Design of Hawn Park Futsal Courts and Parking.

G.7. * RESOLUTION NO. 7501

Authorizing the City Manager or His Designee to Execute an Encroachment Agreement with Oncor for the Crossing of a Oncor Electrical Easement for the Purpose of a New Wastewater Line

G.8. * RESOLUTION NO. 7502

Authorizing Payment to Overdrive Entertainment for Costs Associated with Sherman's Summer Music Series

G.9. * RESOLUTION NO. 7503

Authorizing the Purchase of a new Front-Load Trash Truck for the Solid Waste Department from Bond Equipment through the Texas Local Government Purchasing Cooperative (Buyboard)

Change Orders

H.1. CHANGE ORDER NO. 1

Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 1 to the South Wastewater Treatment Plant - MBR

Other Business

I.1. OTHER BUSINESS

Cultural District Quarterly Report

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.

a) MOU with TXDOT for Lease of Property

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

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. COUNCIL CALENDAR 2025

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 of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Friday, March 14, 2025 at 4:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 14th day of March 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.

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

