

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COMMUNITY ROOM OF THE SHERMAN POLICE DEPARTMENT HEADQUARTERS  
2600 W. TRAVIS  
SHERMAN, TEXAS  
MONDAY, JUNE 2, 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 PAMELA L. HOWETH**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 19, 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

**Public Hearing**

**D.1. PUBLIC HEARING**

Final Statement / Action Plan for Program Year 2025 Community Development Block Grant

**D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6837**

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 14 (Zoning Ordinance), Article 14.02 (Zoning Districts), Section 14.02.021 (Planned Development District); Modifying Certain Existing Regulations And Prescribing New Regulations Relating To The Minimum Qualification Of A Proposed PD District; Providing A Penalty Clause With A Maximum Fine Of \$2,000, Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of The Caption Hereof

**D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6838**

Abandoning a part of one (1) Drainage and Sanitary Sewer Easement located in the City of Sherman, Grayson County, Texas, being more particularly shown in Exhibit "C" and described in Exhibit "D" attached hereto and made a part hereof for all purposes, which easement is established in Instrument Number 2018-131 of the Plat Records of Grayson County, Texas

**D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6839**

Abandoning a part of one (1) Drainage Easement located in the City of Sherman, Grayson County, Texas, being more particularly shown in Exhibit "A" and described in Exhibit "B" attached hereto and made a part hereof for all purposes, which easement is established in Instrument Number 2018-131 of the Plat Records of Grayson County, Texas

## **Close Public Hearing and Consider Adoption of Ordinances**

### **E.1. CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6837, 6838 & 6839

## **Resolutions**

### **F.1. RESOLUTION NO. 7532**

Authorizing Publication of the Proposed Final Statement / Annual Action Plan for the Community Development Block Grant for Program Year 2025 ; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2025.

### **F.2. RESOLUTION NO. 7533**

Award a Bid to and Authorize Execution of a Contract with Onyx Construction Group, LLC for the Animal Services Facility Remodel Project

### **F.3. RESOLUTION NO. 7534**

Authorizing Execution of a Second Amendment to the Professional Services Agreement with Halff Associates, Inc. for Right-Of-Way Assistance

### **F.4. RESOLUTION NO. 7535**

Authorizing Execution of a Development Agreement Between Sherman Crossroads, LTD. and the City of Sherman, TX for Certain Improvements with Approximate 62.0 Acres Generally Located off of Crossroads Boulevard and FM 1417 in the City of Sherman

## **Other Business**

### **G.1. \*OTHER BUSINESS**

Repair a section of 36" storm drain pipe in Constitution Village under Emergency Designation

### **G.2. \* OTHER BUSINESS**

Emergency Repair of the Fairview Pump Station Electrical System under Emergency Designation

## **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:

### **I.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.

- a) Receive legal advice regarding property located at the north east corner of US 75 and FM 1417

**I.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.

**I.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.

**I.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

**I.5. TEX. GOV'T CODE § 551.076**

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

**I.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.

**I.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**

**K.1. COUNCIL CALENDAR**

2025 Council Calendar

**Adjournment**

**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, May 30, 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 30th day of May 2025. City of Sherman, Texas

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City Clerk Administrative Coordinator

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 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