

STATE OF TEXAS

§

January 21, 2025

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 January 21, 2025.

MEMBERS PRESENT:

MAYOR SHAWN TEAMANN; DEPUTY MAYOR JUSTON DOBBS.
COUNCIL MEMBERS BARNETT, HOWETH, MARROQUIN,
STEVENSON.

MEMBERS ABSENT:

COUNCIL MEMBER HOLLAND.

CALL TO ORDER

Mayor Teamann called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Deputy Mayor Juston Dobbs.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 6, 2025. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Barnett; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

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.

CONSENT AGENDA

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

OTHER BUSINESS

RECEIVE QUARTERLY PROGRESS REPORT FROM SHERMAN
ECONOMIC DEVELOPMENT CORPORATION PRESIDENT KENT
SHARP

Kent Sharp, President, Sherman Economic Development Corporation, presented their quarterly progress report. He outlined their activities for the quarter.

SEDCO QUARTERLY
PROGRESS REPORT

They are currently working four active projects, with an investment estimated at \$1.3 billion, and approximately 1,100 jobs. They have completed two site visits and prospect calls with companies interested in relocating or expanding their operations to Sherman.

SPECIAL PRESENTATION

RECEIVE PRESENTATION FROM THE LEADERSHIP SHERMAN'S CLASS OF 2025

LEADERSHIP
SHERMAN
PROJECT

Sandy Rehkopf, President, Sherman Chamber of Commerce, said the leadership programs, such as Leadership Sherman, are nationwide programs sponsored by Chambers of Commerce, to turn citizens into Council Members. Participants tour the community and the county to learn about government. She said, this year, there was a 32-member class.

Travis Buckner, Manager of Public Affairs, Atmos Energy, briefed the City Council on the class project for the Leadership Sherman group. The project is dubbed "Makers and Mentors," and will help create a makerspace at the Sherman Public Library, to provide tools and technologies that encourage creativity, innovation, and hands-on learning.

They will also provide some additional equipment for the Grayson County Detention Center, to enhance the recreational opportunities for the youth residents of the facility.

Mr. Buckner invited community partners to donate to the project to "empower a vibrant community through collaborative action."

Mayor Teamann introduced Ordinance No. 6800 and called for a public hearing:

ORD 6800
SUP FOR HOTEL
(301 W. TRAVIS ST)

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

Rob Rae, Director of Development Services, said the Specific Use Permit Amendment, would repeal and replace the SUP for the Springhill Suites to allow a second hotel with dual brands adjacent to each other on two lots. The other brand will be TownePlace Suites. He said they will increase their square footage from 79,000 to 141,000.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

Tom Kirkland, President and CEO, TEKMAK Development Company, Rockwall, Texas

Mr. Kirkland said the original Marriott Springhill Suites was planned for 125 rooms and was approved. At the time, they planned to construct the second hotel a year or two later. They were able to acquire additional acreage adjoining the original site, and decided to construct both hotels at the same time.

He said Marriott allowed them to do it with the dual brand of Springhill Suites and TownePlace Suites, which will increase the square footage to 147,000, with a room count going from 125 to 233. It will also enhance the outdoor space and the meeting space.

No other citizens appeared before the City Council to discuss Ordinance No. 6800.

Mayor Teamann introduced Ordinance No. 6801 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 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.

ORD 6801
SUP FOR HOTEL
(500 BLOCK EAST
LAMBERTH RD)

Mr. Rae said this Specific Use Permit is for an Extended Stay America, to be located at the intersection of Lamberth Road and Masters Street. The hotel will be developed first, with the restaurants developed shortly thereafter.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

Steve Meier, Managing Member, SCM2 Development, Dallas, Texas
Mr. Meier appeared representing Four Rivers Capital, 4514 Cole Avenue, Suite 1220, Dallas, Texas. He said the plan is to subdivide the site into four lots. One lot will be used for the Extended Stay America Premier Suites hotel, and three lots will face the US Hwy 75 Frontage Road.

Mr. Meier said they already have commitments from two "national sit-down restaurants" for two of the frontage lots. The hotel will be four stories, approximately 56,000 square feet, with 124 guest rooms, a snack bar, and exercise room. There will not be a full-service dining room nor any meeting rooms.

No other citizens appeared before the City Council to discuss Ordinance No. 6801.

Mayor Teamann introduced Ordinance No. 6802 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 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.

ORD 6802
SUP FOR MINI-
WAREHOUSE
(3600 BLOCK STEEPLE
CHASE DR)

Mr. Rae said this was an amendment to a previous Specific Use Permit. The developers would like to expand the floor area of their site, from 5,400 square feet to 72,000 square feet of floor area. This would not increase the lot size because they plan to "go vertical" on Building C, with a multi-story self-storage building.

The Planning and Zoning Commission recommended approval of the Specific Use Permit.

Jeremy Gray, Gray and Co. Realtors, Inc, Dallas, Texas

Mr. Gray said they are requesting approval of the amended Site Plan to include the increase in Building C, and a variance to the floor/area ratio requirement to allow a slightly higher ratio.

No other citizens appeared before the City Council to discuss Ordinance No. 6802.

Mayor Teamann introduced Ordinance No. 6803 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, 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.

ORD 6803
ZONE CHANGE
(100 BLOCK N.
CLEVELAND AVE)

Mr. Rae said this is a zone change, and the property owner would like to construct two lots for two single-family homes. The Planning and Zoning Commission recommended approval of the zone change.

COUNCIL MINUTES – JANUARY 21, 2025

No citizens appeared before the City Council to discuss Ordinance No. 6803.

Mayor Teamann introduced Ordinance No. 6804 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 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.

ORD 6804
SUP FOR SCHOOLS
(400 N. SUNSET BLVD)

Mr. Rae said the Sherman Independent School District has requested a Specific Use Permit for the current Wakefield Elementary School site. They would like to demolish the existing facility and construct an Early Childhood Center and Elementary School.

The Planning and Zoning Commission recommended approval of the zone change.

Taylor Boswell, Civil Engineer, Teague Nall and Perkins, Dallas, Texas

Ms. Boswell said the plan is to keep the school open for the remainder of the school year, then to demolish it and construct the Early Childhood Center for Pre-K students, to be open in the Fall of 2026.

No other citizens appeared before the City Council to discuss Ordinance No. 6804.

Mayor Teamann asked that the captions of Ordinance Nos. 6805 and 6806 be read together.

ORD 6805
ZONE CHANGE
(1831 TEXOMA PKWY)

Mayor Teamann introduced Ordinance No. 6805 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, 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.

Mayor Teamann introduced Ordinance No. 6806 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 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.

ORD 6806
SUP FOR HOTEL
(1831 TEXOMA PKWY)

Mr. Rae said the first item is a zone change for the Sherman Inn, an existing hotel, so they can obtain a Specific Use Permit. The second step is getting the SUP approved. This existing hotel has been there for "a number of decades."

The previous owners have recently sold the facility, and the City staff is hoping that the hotel improves with this new ownership. If the SUP is approved, one condition is that they return in one year for reapproval, to make sure progress is being made.

The Planning and Zoning Commission recommended approval of the zone change and the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance Nos. 6805 or 6806.

Mayor Teamann introduced Ordinance No. 6807 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, 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 AT 401 SOUTH SAM RAYBURN FREEWAY, HERETOFORE ZONED C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6807
ZONE CHANGE
(401 S. SAM
RAYBURN FRWY)

Mr. Rae said this was a "clean-up" item from 2024, where the language in the ordinance was incorrect.

COUNCIL MINUTES – JANUARY 21, 2025

The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6807.

Mayor Teamann introduced Ordinance No. 6808 and called for a public hearing:

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

ORD 6808
SPEED LIMITS
ON HWY 75
FRONTAGE ROADS

Wayne Lee, Director of Engineering, said the Texas Department of Transportation is starting on the next phase of construction for US Hwy 75, and they are requesting that the speed limit on the service roads be reduced from 45 mph to 35 mph, between North Travis Street and US Hwy 82.

No citizens appeared before the City Council to discuss Ordinance No. 6808.

The Public Hearing was closed.

Ordinance 6800

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

ORD 6800
SUP FOR HOTEL
(301 W. TRAVIS ST)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6800, as presented. Second by Council Member Howeth.
VOTING AYE: Teamann, Dobbs, Howeth, Marroquin, Stevenson.
VOTING NAY: None.
ABSTAIN: Barnett.
MOTION CARRIED.

Ordinance 6801

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 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.

ORD 6801
SUP FOR HOTEL
(500 BLOCK EAST
LAMBERTH RD)

For transparency, Mayor Teamann said he would not participate in the discussion and would abstain from the vote. He owns property next door.

Deputy Mayor Dobbs felt this was a premium piece of property and asked if parking would be facing US Hwy 75. Mr. Meier said the hotel will be toward the east side of the property at Masters Street and Lamberth Road. The proposed restaurants will be facing the US Hwy 75 Frontage Road.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6801, as presented. Second by Deputy Mayor Dobbs.
VOTING AYE: Barnett, Dobbs, Howeth, Marroquin, Stevenson.
VOTING NAY: None.
ABSTAIN: Teamann.
MOTION CARRIED.

Ordinance 6802

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

ORD 6802
SUP FOR MINI-
WAREHOUSE
(3600 BLOCK STEEPLE
CHASE DR)

Council Member Stevenson said the current owners were not the original applicant, and he asked if the previous requirements for the color of the building facing the High School would still apply. There was a verbal agreement that the property that was visible to the Sherman High School ballfields would be maroon or feature a

COUNCIL MINUTES – JANUARY 21, 2025

Bearcat or the wording. Mr. Gray said they would be happy to work with that.

Council Member Stevenson asked Aliceson Cotton, City Attorney, about wording for the agreement. Council Members discussed possible formal wording for the ordinance. Ms. Cotton said there could be special wording added to the Specific Use Permit.

Council Member Barnett recommended that the wording state that the building façade must be approved by the City Council.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6802, with the stipulation that the building façade must be approved by the City Council. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6803

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 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.

ORD 6803
ZONE CHANGE
(100 BLOCK N.
CLEVELAND AVE)

Council Member Howeth expressed concern about the size of the homes.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6803, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6804

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 SCHOOLS; ELEMENTARY, HIGH, COLLEGE AND UNIVERSITIES, PUBLIC, PRIVATE, OR DENOMINATIONAL IN A R-6 (SINGLE FAMILY

ORD 6804
SUP FOR SCHOOLS
(400 N. SUNSET BLVD)

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.

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to approve Ordinance No. 6804, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6805

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 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.

ORD 6805
ZONE CHANGE
(1831 TEXOMA PKWY)

Ordinance 6806

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 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.

ORD 6806
SUP FOR HOTEL
(1831 TEXOMA PKWY)

Council Member Marroquin asked about the improvements that the new owners were making. Mr. Rae said they have already done some improvements, including painting. They do need to update parking and the dumpster enclosure to meet City requirements.

He said they plan to apply for the Certificate of Occupancy tomorrow, which will start the inspection process. Then they would need to address any other non-compliance items. He added that the new owners have been willing to apply for the CO and to bring everything into compliance. He added that they have been cooperative.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance Nos. 6805 and 6806, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6807

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 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 AT 401 SOUTH SAM RAYBURN FREEWAY, HERETOFORE ZONED C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, HARESH SURTI (OWNER) AND SARTIN & ASSOCIATES, INC. (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6807
ZONE CHANGE
(401 S. SAM
RAYBURN FRWY)

ACTION TAKEN.

Motion by Council Member Stevenson to approve Ordinance No. 6807 as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6808

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

ORD 6808
SPEED LIMITS
ON HWY 75
FRONTAGE ROADS

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance No. 6808, as presented. Second by Council Member Marroquin.

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

VOTING NAY: None.

MOTION CARRIED.

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

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

RES 7465
ROW WARRANTY
DEED FOR LAND
PURCHASE

For transparency, Mayor Teamann said he would not participate in the discussion and would abstain from the vote.

Deputy Mayor Dobbs asked for discussion on Resolution 7465.

Clint Philpott, Assistant City Manager, explained that, as part of the Phase 2 Extension Project for FM 1417, the City has agreed to acquire right-of-way for the Texas Department of Transportation. All of the needed parcels are from SH 56 to Sherman High School.

Typically, a parcel under \$50,000 does not need City Council approval. However, this parcel is partially owned by Mayor Teamann, and for transparency purposes, he and the staff agreed that the Council should approve this item. Negotiations did not include Mayor Teamann, and were only with his partners, and the purchase price is the same as the appraised value, which was done by a third-party appraiser, and ended up being one of the lowest appraised values so far.

ACTION TAKEN.

Motion by Council Member Howeth to approve Resolution No.

7465, as presented. Second by Council Member Marroquin.

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

VOTING NAY: None.

ABSTAIN: Teamann.

MOTION CARRIED.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT AGREEMENT TO 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

RES 7466
ENCROACHMENT FOR
MARQUEE SIGN
(5922 TEXOMA PKWY)

TEXOMA PARKWAY ADDITION, TO BE FILED IN THE PLAT RECORDS, GRAYSON COUNTY, TEXAS, IN THE CITY OF SHERMAN.
CONSENT AGENDA.

RESOLUTION NO. 7467 -- AUTHORIZATION FOR EXECUTION OF CONTRACT THROUGH TIPS (CONTRACT NUMBER 230601) WITH CLIENTFIRST TO ASSIST WITH SELECTION OF COMPUTERIZED MAINTENANCE SYSTEM (CMMS) FOR WATER UTILITIES
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF AN AGREEMENT THROUGH TIPS CONTRACT (230601) WITH CLIENTFIRST.
CONSENT AGENDA.

RES 7467
WATER UTILITIES
COMPUTER
MAINTENANCE
SYSTEM

RESOLUTION NO. 7468 -- AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A 20-FOOT DRAINAGE EASEMENT FROM SHERMAN ECONOMIC DEVELOPMENT CORPORATION ACROSS PROPERTY LOCATED AT HWY 75 PROPERTY ID 125557, GROUND STORAGE TANK PROPERTY
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE EXECUTION OF A 20' DRAINAGE EASEMENT (0.152 ACRES) FOR SHERMAN ECONOMIC DEVELOPMENT CORPORATION ACROSS PROPERTY AT S. HWY 75 PROPERTY ID 125557.
CONSENT AGENDA.

RES 7468
DRAINAGE EASEMENT
(SEDCO HWY 75
PROPERTY)

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

RES 7469
CROSSROADS
WASTEWATER
MAIN EXTENSION

REQUEST TO ADVERTISE
ANNUAL SUPPLY OF WATER CHEMICALS

The City Council approved the request to advertise for the annual supply of water chemicals for 2025. The chemicals are used at the Water Treatment Plant, Wastewater Lift Stations, and the Wastewater Treatment Plant.
CONSENT AGENDA.

ANNUAL SUPPLY
OF WATER
CHEMICALS

PARK RESTROOM CLEANING SERVICES

The City Council approved the request to advertise for the private contract cleaning of City public park restrooms. This contract would include cleaning and securing of the facilities, seven days a week for a twelve month period.
CONSENT AGENDA.

PARK RESTROOM
CLEANING SERVICES

OTHER BUSINESS

RECEIVE PRESENTATION ON DOWNTOWN INCENTIVE PROGRAM

DOWNTOWN
INCENTIVE
PROGRAM

Nate Strauch, Community and Support Services Manager, said there have been conversations with Council Members and developers recently about the Downtown Incentive Program, how it's working, and how it might be improved to make more of a difference.

He outlined the history of the Downtown Incentive Program, from the Façade Grant, created in the early 2000's, to the DBIG (Downtown Building Incentive Grant), in 2022. Funding for the program changed from the City's General Fund to the Tax Increment Reinvestment Zone, and from a maximum of \$25,000 to \$50,000.

Since moving to TIRZ funding, the program now has a current balance of \$92,000, down from \$638,000, with annual income at \$388,000.

Mr. Strauch said, on the larger projects, \$50,000 to \$100,000 is not enough to really make a difference. The TIRZ is "drained" and the sewer bond payment will continue to be paid from that fund, so it is no longer a viable option for incentives.

The program is designed to attract restaurants and retail to the Downtown area, and not for maintenance projects on older buildings. He added that the required grease trap continues to be the biggest hurdle for many restaurants that would like to locate Downtown. It is a very large "up-front" cost and the benefit comes to the City, not the building owner or the tenant.

He proposed possible changes to the program, including increasing the cap, which is now at \$50,000, and allowing a business to come back for multiple years. Funding would also be moved back to the General Fund, and a determination would be made as to what constitutes a "single project."

Mr. Strauch said they also propose moving from a 50% match to a 100% match for any project that takes an old building and makes it capable of being a restaurant. Any grease trap installed is a permanent improvement and could continue to be used, for any future tenant that is a restaurant.

Council Members have indicated that they want the Downtown to receive even more attention than it does now. Other things that might be considered later this year include a Downtown Master Plan, bringing back a true façade grant with a 100% match up to the cap, outlining better design standards, and adding staff.

He also suggested that the City initiate a Land Bank, where they would purchase "hard to sell" buildings and make the needed changes or use the investment to offer additional incentives to attract developers. They have also discussed a vacant building registration system and the possibility of spending bonds for downtown infrastructure.

Bonds could be used to increase walkability, especially from Kidd-Key to the Square, to construct a new Hot Summer Nights stage and green room, for a downtown park, and for streetscape improvements.

Robby Hefton, City Manager, felt the City could do more for Downtown, with the current funding. He asked Council to increase the cap, adding that the larger amount will have a greater impact. Tonight, he asked them to consider what this cap should be, and how much they would like to spend on Downtown, as well as appointing a Mayor's Downtown "working group."

Mayor Teamann confirmed that about \$300,000 was spent last year on the current program, making up four or five properties. He did feel that the cap should be increased and discussed what the amount might be. Mr. Hefton felt the cap should be in the \$200,000 to \$300,000 range, but it is a matching grant. He also felt that the grease trap issue was a major issue and restaurants would not come Downtown unless that was addressed. Mr. Hefton also recommended allowing for exceptions to the rule, for major projects.

Council Members discussed issues that they were concerned about and what changes might be made to the City's program. The "working group" will consist of Mayor Teamann, Council Member Barnett, and Council Member Stevenson.

Mr. Hefton asked if there was a consensus on the recommended cap. Council Members were "comfortable" with a proposed cap of \$300,000 per building "project" or structure. Most projects would not reach the \$300,000 cap, and the match would be 25%, up to \$300,000.

Mr. Hefton said a proposed program will be brought back to Council at the next meeting for consideration.

CONSIDER BOARD/COMMISSION APPOINTMENTS

AIRPORT ADVISORY BOARD (4)

Mayor Teamann said Council appointments to the Airport Advisory Board would be made after the Executive Session.

AIRPORT ADVISORY
BOARD

CITIZEN'S COMMENTS

DOWNTOWN PARKING ISSUE

Peter Tracy, 705 S. Valentine, said parking is the biggest problem Downtown, and the people working Downtown are the habitual offenders.

DOWNTOWN
PARKING ISSUE

COUNCIL COMMENTS

- Recognized the Martin Luther King Day and the Downtown March celebrating Dr. King. (Clay Barnett, Shawn Teamann)
- Thanks to the Leadership Sherman Group and recognizing the Chamber of Commerce event. (Clay Barnett)

COUNCIL COMMENTS

ANNOUNCEMENTS

Mayor Teamann announced the following:

- Habitat for Humanity will hold their annual Habi-taters fundraiser on January 25, 2025, at 6:00 p.m. in the Municipal Ballroom.
- Parks and Recreation will hold their annual Father-Daughter Dance on February 7 and 8, 2025.
- The inaugural Sherman Showdown Food Truck Competition will be held May 3, 2025, in Downtown Sherman.

ANNOUNCEMENTS

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.

EXECUTIVE SESSION

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

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

- A) Crossroads Development
- B) Shepherd Place Development
- C) Hospital Project

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 6:40 p.m.

On Motion duly made and carried, the Executive Session recessed at 7:53 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

CONSIDER BOARD/COMMISSION APPOINTMENTS

AIRPORT ADVISORY BOARD (4)

ACTION TAKEN.

Motion by Council Member Barnett to reappoint WaaDee Hudson and Randy Workman to the Airport Advisory Board for a term from October 18, 2024 to October 18, 2026, to reappoint Stephen Sanderson for a term from October 22, 2024 to October 22, 2026, and to appoint Bob Nunn for a term from January 22, 2025 to January 22, 2027. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

AIRPORT ADVISORY
BOARD

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 7:55 p.m.

ADJOURNMENT


MAYOR


CITY CLERK

HOW MANY "CENTS" IN "INCENTIVE"

BRIEF HISTORY

- FAÇADE GRANT CREATED IN EARLY 2000S
- TRANSITIONED TO DBIG IN 2022:
 - FUNDING MECHANISM CHANGED FROM GF TO TIRZ
 - MAXIMUM GRANT CHANGED FROM \$25k TO \$50k
 - CITY-REQUIRED IMPROVEMENTS ELIGIBLE FOR 2:1 MATCH; ALL OTHERS, STILL 4:1
 - SPRINKLER SYSTEMS
 - GREASE TRAPS
 - EXCEPTION FOR *HISTORIC* FAÇADE RENOVATIONS
- APPROVED PROJECTS ARE EXEMPT FROM FEES (NOT RETROACTIVE)
- REQUIREMENT TO REMAIN OCCUPIED FOR 4 OF THE NEXT 5 YEARS FOR ONGOING APPLICANT ELIGIBILITY
- MULTI-YEAR ELIGIBILITY FOR PROJECTS VALUED AT >\$500K
- “HISTORIC” DEFINED AS MORE THAN 50 YEARS OLD
- RESIDENTIAL PROJECTS ARE ELIGIBLE

TIRZ REVIEW

- CURRENT BALANCE OF 92k (DOWN FROM \$638k)
- YEARLY INCOME \$388k (UP FROM \$273k)
- CAN BE USED FOR:
 - PUBLIC INFRASTRUCTURE,
 - DEMOLITION (PUBLIC OR PRIVATE PROPERTY),
 - REMODEL OF EXISTING PUBLIC BUILDINGS,
 - PRESERVATION OF THE FAÇADE OF PUBLIC OR PRIVATE BUILDINGS,
 - ECONOMIC DEVELOPMENT PROGRAMS (CHAPTER 380 AGREEMENTS),
 - REMEDIATION OF PUBLIC OR PRIVATE LAND OR BUILDINGS,
 - "PAYMENTS MADE AT THE DISCRETION OF THE GOVERNING BODY OF THE CITY THAT THE CITY FINDS NECESSARY OR CONVENIENT TO THE IMPLEMENTATION OF THE PROJECT PLANS FOR THE ZONE."

DBIGGER?

- \$50-100K IS NOT ENOUGH TO MOVE NEEDLE ON LARGE PROJECTS
- TIRZ IS DRAINED AND SEWER BOND PAYMENTS WILL CONTINUE TO VAMPIRE
- WHAT CONSTITUTES A SINGLE PROJECT?
- HOW TO BRING THE FOCUS MORE ON PREFERRED INDUSTRIES?
- THE GREASE TRAP TRAP

DBIGGER.

- \$50-100K IS NOT ENOUGH
 - INCREASE CAP TO...?
- TIRZ IS DRAINED
 - BACK TO THE GF
- WHAT CONSTITUTES A SINGLE PROJECT?
 - "BUILDING" DEFINED
- THE GREASE TRAP TRAP
 - MOVE FROM 50% MATCH TO 100% MATCH FOR RESTAURANTS

DBIGGEST?

- “D6: THE RETURN” LATER THIS YEAR?
 - DOWNTOWN MASTER PLAN
 - BRING BACK A TRUE FAÇADE GRANT
 - 100% MATCH UP TO CAP
 - DESIGN STANDARDS
 - DBIG DOUBLE-DIPPABLE?
 - ADD STAFF
 - LAND BANK?
- VACANT BUILDING REGISTRATION
- BONDS FOR PROJECTS?
 - WALKABLE FROM KIDD-KEY TO SQUARE
 - NEW HSN STAGE/ GREEN ROOM
 - DOWNTOWN PARK
 - STREETSCAPE IMPROVEMENTS

HEAD-NOD TIME

- YES TO UPPING CAP? HOW MUCH?
- HOW MUCH DO WE WANT TO SPEND ON DOWNTOWN
- HOW AGGRESSIVE MOVING FORWARD?
- MAYOR'S DOWNTOWN WORKING GROUP

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received



1 Name of Local Government Officer
Clay Barnett

2 Office Held
Council Member, District 1

3 Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code
TEKMAK Sherman Hotel, LP

4 Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3. Clay Barnett is an employee at Huitt-Zollars, Inc. Huitt-Zollars, Inc. provides professional engineering and surveying services to TEKMAK Sherman Hotel, LP

5 List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds \$100 during the 12-month period described by Section 176.003(a)(2)(B).

Date Gift Accepted _____ Description of Gift _____

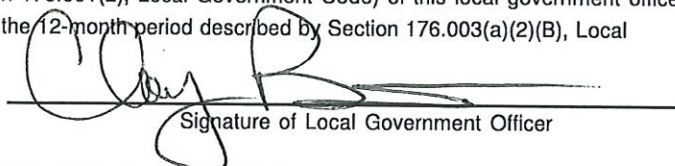
Date Gift Accepted _____ Description of Gift _____

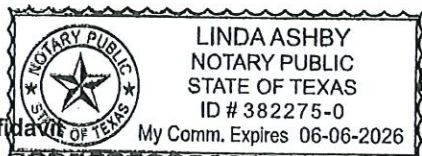
Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 SIGNATURE

I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.


Signature of Local Government Officer



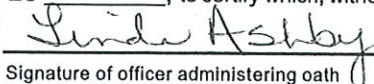
(1) Affidavit of Texas

Please complete either option below:

NOTARY STAMP/SEAL

Sworn to and subscribed before me by Clay Barnett this the 17th day of January.

20 25, to certify which, witness my hand and seal of office.


Signature of officer administering oath

Linda Ashby
Printed name of officer administering oath

City Clerk
Title of officer administering oath

OR

(2) Unsworn Declaration

My name is _____, and my date of birth is _____.

My address is _____,
(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of Local Government Officer (Declarant)

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship, as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

RECEIVED

JAN 17 2025

City Clerk's Office

1 Name of vendor who has a business relationship with local governmental entity.

CLAY BARNETT, P.E., CFM Huitt-Zollars, Inc.

2 ☐ Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

CLAY BARNETT, P.E., CFM

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

TEKMAK Sherman Hotel & P has hired CLAY BARNETT, P.E with Huitt-Zollars to perform civil engineering work for its development of the Springhill Suites-TownePlace Suites Marriott hotel.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes

☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes

☒ No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

~~none~~ Huitt-Zollars, Inc.

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 
Signature of vendor doing business with the governmental entity

1-14-2025

Date