

STATE OF TEXAS

§

February 17, 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 February 17, 2025.

MEMBERS PRESENT:

MAYOR SHAWN TEAMANN.  
COUNCIL MEMBERS BARNETT, HOLLAND, HOWETH,  
MARROQUIN, STEVENSON.

MEMBERS ABSENT:

DEPUTY MAYOR JUSTON DOBBS.

CALL TO ORDER

Mayor Teamann called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Clay Barnett.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of February 3, 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. Council Member Howeth moved to approve the Consent Agenda, as presented. Second by Council Member Marroquin. All present voted AYE.

Mayor Teamann introduced Ordinance No. 6809 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 A REPLAT OF LOTS A, A-2 AND C OF TAYLOR PLAZA AND LOT 1 OF THE ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD, HERETOFORE M-1 (LIGHT MANUFACTURING) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, ALTONA, INC (OWNER), BARKAT ALI (REPRESENTATIVE) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A

ORD 6809  
ZONE CHANGE  
(719-725 E. TAYLOR ST  
& 2000-2030 N. LOY  
LAKE RD)

REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Rob Rae, Director of Development Services, said the property owner requested the zone change. They are already conforming to commercial standards. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6809.

Ordinance 6810

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 SECONDHAND STORAGE OR RUMMAGE SHOP IN A C-2 (GENERAL COMMERCIAL DISTRICT, LOCATED AT 4800 TEXOMA PARKWAY, SUITE B401B, CONSISTING OF 42.8134 ACRES BEING IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969 THE DANIEL SHELPS 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), KERRY SMITH (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 6810  
SUP FOR  
SECONDHAND  
STORE/RUMMAGE  
SHOP  
(4800 TEXOMA PKWY)

Mr. Rae said this Specific Use Permit is for a flea market at the old Midway Mall facility. The Planning and Zoning Commission recommended approval of the Specific Use Permit.

No citizens appeared before the City Council to discuss Ordinance No. 6810.

Mayor Teamann introduced Ordinance No. 6811 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING ORDINANCE NO. 6410 AND AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, , TO REZONE A TRACT OF LAND, CONSISTING OF 288.278 ACRES IN THE SHERROD DUNMORE SURVEY, ABSTRACT NO. 329, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY), HERETOFORE ZONED PD (PLANNED DEVELOPMENT) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, C-1 (RETAIL BUSINESS) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT CLASSIFICATION; MODIFYING CERTAIN DEVELOPMENT STANDARDS APPLICABLE TO THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT CLASSIFICATION AND ADDING A 9.9645-ACRE TRACT OF LAND

ORD 6811  
ZONE CHANGE  
(300-1000 BLOCK  
E. FM 1417)

TO THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Mr. Rae said this requested zone change was for 10 acres on the north side of the Bel Air Planned Development. The developer would like to include detached town homes in that portion of the development.

The Planning and Zoning Commission approved the addition of the 10 acres into the Planned Development and the zoning amendment for the detached town homes.

Steve Leonard, Leonard Development, 1801 Wittington Place, Suite 225, Farmers Branch, Texas 75234

He said the additional 10 acres to be annexed into the project would be part of the Village Center, which are for retail and commercial uses.

They are requesting to add another lot type in the southwest corner of the development, which would be the detached town homes. These homes would still be 22-foot-wide on 25-foot-wide lots, with a zero-lot line on one side and three foot on the other, and a front entry.

No other citizens appeared before the City Council to discuss Ordinance No. 6811.

Mayor Teamann introduced Ordinance No. 6812 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 0.674 ACRES BEING PART OF LOTS 1, 3, 5 AND 7, BLOCK 26 OF THE ORIGINAL TOWN PLAT, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 500 BLOCK EAST LAMAR STREET, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, JE HOLDINGS, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE) 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.

ORD 6812  
ZONE CHANGE  
(500 BLOCK  
E. LAMAR ST)

Mr. Rae said the property owner has requested the zone change to construct a single commercial building. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6812.

Mayor Teamann introduced Ordinance No. 6813 and called for a public hearing:

ORD 6813  
ZONE CHANGE  
(5600 BLOCK

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 11.067 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 4600 BLOCK NORTH TRAVIS STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, RAFEEQ ALI DAREDIYA, ROSHAN BUILDING COMPANY, LLC (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.

N. TRAVIS ST)

Mr. Rae said the request is for single family development, because the developers are constrained on the east side, with floodplain. The proposal would be for 42 lots, 40 foot wide. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6813.

The Public Hearing was closed.

Ordinance 6809

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 A REPLAT OF LOTS A, A-2 AND C OF TAYLOR PLAZA AND LOT 1 OF THE ALTONA'S REPLAT OF LOT B, TAYLOR PLAZA, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 719-725 EAST TAYLOR STREET AND 2000-2030 NORTH LOY LAKE ROAD, HERETOFORE M-1 (LIGHT MANUFACTURING) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, ALTONA, INC (OWNER), BARKAT ALI (REPRESENTATIVE) 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.

ORD 6809  
ZONE CHANGE  
(719-725 E. TAYLOR ST  
& 2000-2030 N. LOY  
LAKE RD)

Ordinance 6810

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 SECONDHAND STORAGE OR RUMMAGE SHOP IN A C-2 (GENERAL COMMERCIAL DISTRICT, LOCATED AT 4800 TEXOMA PARKWAY, SUITE B401B, CONSISTING OF 42.8134 ACRES BEING IN THE JOHN HENDRIX SURVEY, ABSTRACT NO. 503, THE W.F. PATTERSON SURVEY, ABSTRACT NO. 969 THE DANIEL SHELPS 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

ORD 6810  
SUP FOR  
SECONDHAND  
STORE/RUMMAGE  
SHOP  
(4800 TEXOMA PKWY)

CRESSWELL (OWNER), KERRY SMITH (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.

**ACTION TAKEN.**

Motion by Council Member Stevenson to approve Ordinance Nos. 6809 and 6810, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

**Ordinance 6811**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING ORDINANCE NO. 6410 AND AMENDING SHERMAN'S ZONING ORDINANCE/CODE OF ORDINANCES CHAPTER 14, , TO REZONE A TRACT OF LAND, CONSISTING OF 288.278 ACRES IN THE SHERROD DUNMORE SURVEY, ABSTRACT NO. 329, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 300-1000 BLOCK EAST FM 1417 (VIETNAM VETERANS PARKWAY), HERETOFORE ZONED PD (PLANNED DEVELOPMENT) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT, C-1 (RETAIL BUSINESS) DISTRICT AND C-2 (GENERAL COMMERCIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT CLASSIFICATION; MODIFYING CERTAIN DEVELOPMENT STANDARDS APPLICABLE TO THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT CLASSIFICATION AND ADDING A 9.9645-ACRE TRACT OF LAND TO THE BEL AIR VILLAGE PD (PLANNED DEVELOPMENT) DISTRICT; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6811  
ZONE CHANGE  
(300-1000 BLOCK  
E. FM 1417)  
(TABLED)

Council Member Stevenson was concerned about safeguards that there would be limited detached town homes. Mr. Rae said this specific development type is strictly for Bel Air, and could not be used anywhere else in the City. It would also only apply to this portion of the development as an "alternate variation."

Council Member Barnett said the concern is over building materials. Council Member Stevenson agreed and said he would like assurances.

Mr. Rae said they could work with the Legal Department to add these safeguards. Mayor Teamann said their Planned Development already has some restrictions on building materials. Ryan Pittman, City Attorney, said State law would require the City to enter into an agreement with the land owner, to enforce the building materials requirement.

Mr. Leonard expressed concern about the possible change in the cost of materials. He thought they could be tied to design guidelines.

**ACTION TAKEN.**

Motion by Council Member Stevenson to table Ordinance No. 6811. Second by Council Member Barnett.

VOTING AYE: Teamann, Barnett, Howeth, Stevenson.

VOTING NAY: Holland, Marroquin.

MOTION CARRIED TO TABLE.

Ordinance 6812

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 0.674 ACRES BEING PART OF LOTS 1, 3, 5 AND 7, BLOCK 26 OF THE ORIGINAL TOWN PLAT, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 500 BLOCK EAST LAMAR STREET, HERETOFORE ZONED M-1 (LIGHT MANUFACTURING) DISTRICT; REZONING AND PLACING THE TRACT IN THE C-2 (GENERAL COMMERCIAL) DISTRICT ZONING CLASSIFICATION, JE HOLDINGS, LLC (OWNER), KENT HUGHLETT (REPRESENTATIVE) 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.

ORD 6812  
ZONE CHANGE  
(500 BLOCK  
E. LAMAR ST)

Ordinance 6813

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 11.067 ACRES IN THE JOHN JENNINGS SURVEY, ABSTRACT NO. 647, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED IN THE 4600 BLOCK NORTH TRAVIS STREET, HERETOFORE ZONED R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, RAFEEQ ALI DAREDIYA, ROSHAN BUILDING COMPANY, LLC (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.

ORD 6813  
ZONE CHANGE  
(4600 BLOCK  
N. TRAVIS ST)

Mayor Teamann asked if there will be oversized detention to help flooding downstream, that has been a problem for years.

Phillip Saenz, 6013 Dusty Road, Fort Worth

Mr. Saenz appeared representing the Engineer on this project. He said they are planning to include a detention pond in the back part of the property.

Clint Philpott, Assistant City Manager, wasn't sure that an oversize detention pond would have any impact downstream, because this development is so small. He added that the City worked with

Magnolia Village when they constructed their detention pond, to oversize it and help reduce some of the flooding.

Mayor Teamann verified that the tract is about 10 acres, and half of it is in the floodplain.

**ACTION TAKEN.**

Motion by Council Member Stevenson to approve Ordinance Nos. 6812 and 6813, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7481 -- AUTHORIZING EXECUTION OF A STANDARD FORM OF AGREEMENT BETWEEN THE CITY OF SHERMAN AND HIDELL AND ASSOCIATES ARCHITECTS, INC. FOR PROFESSIONAL SERVICES RELATING TO THE RENOVATION OF FIRE STATION NO. 3.

RES 7481  
FIRE STATION  
NO. 3  
RENOVATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A STANDARD FORM OF AGREEMENT BETWEEN OWNER (CITY OF SHERMAN) AND ARCHITECT (HIDELL AND ASSOCIATES ARCHITECTS, INC.) FOR PROFESSIONAL SERVICES RELATING TO THE RENOVATION OF FIRE STATION NO. 3.

Billy Hartsfield, Fire Chief, said a plan for the renovation of Fire Station No. 3, was presented during the Budget Workshop. The renovation would add 1,700 square feet to the facility, and would add some bunk rooms, bathroom, and a small addition to the kitchen area. There are also some safety measures that will be included.

**ACTION TAKEN.**

Motion by Council Member Stevenson to approve Resolution No. 7481, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7482 -- AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE RESERVATION OF PROPERTY OF 0.513 ACRES BEING PART OF EAST STREET IN SHERMAN, TEXAS  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE RESERVATION OF PROPERTY FOR 0.513 ACRES BEING PART OF EAST STREET IN SHERMAN, TEXAS.

RES 7482  
RESERVATION  
OF PROPERTY  
(EAST ST)

Wayne Lee, Director of Engineering, said the Council had abandoned a portion of East Street in 1999. At the time, the City owned both sides of the road, and "gated" it off.

Three Oaks Development has a new subdivision to the west of East Street, and there was some land swapping with the developer. Allen Drive, located in the new subdivision, will connect to the previously closed East Street. The proposed right-of-way reservation will allow public traffic to access the new subdivision.

**ACTION TAKEN.**

Motion by Council Member Howeth to approve Resolution No. 7482, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

**CHANGE ORDER NO. 1**

**APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO EXECUTE PROPOSED CHANGE ORDER #1 WITH RED RIVER CONSTRUCTION**

WATER TREATMENT  
PLANT EXPANSION

Mr. Lee introduced the Greater Texoma Utility Authority's proposed Change Order No. 1 with Red River Construction, for the upgrades to the existing Water Treatment Plant Expansion.

During the rehabilitation work, it was determined that the electrical panels were located in an area subject to chemical attack, and were in need of replacement. It was proposed to change the electrical panels and move them to another location.

The Change Order is for \$212,440.12, or an 11.66% increase in the contract, which is still under budget for the project. This work was not included or foreseen in the original contract.

**ACTION TAKEN.**

Motion by Council Member Howeth to approve Change Order No. 1, in the amount of \$212,440.12, to Red River Construction, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

**OTHER BUSINESS**

**CONSIDER AND ACT ON PETITION FROM BM DORCHESTER, LLC RELATED TO 215.288 ACRES OF LAND LOCATED IN THE ANTONIO HERNANDEZ SURVEY, ABSTRACT NO. 488, GRAYSON COUNTY, TEXAS, A PORTION OF WHICH IS LOCATED WITHIN THE CITY OF SHERMAN'S EXTRATERRITORIAL JURISDICTION ("ETJ").**

PETITION FOR  
REMOVAL FROM ETJ

Mr. Philpott said this was a request for removal of 215.288 acres of land from the City's Extraterritorial Jurisdiction. As with all other similar requests, the staff recommends denial. They feel that keeping the property in the ETJ allows the City to continue to hold them to the development ordinances.

**ACTION TAKEN.**

Motion by Council Member Stevenson to deny the petition submitted by BM Dorchester, LLC, for the release of property

from the City's Extraterritorial Jurisdiction, because Senate Bill 2038, Local Government Code, Section 42.104 and Section 42.105 are unconstitutional delegations of legislative authority and are in direct and irreconcilable conflict with Local Government Code, Section 42.023, and the City has not consented and does not consent to the release of the property from its ETJ or any reduction of the City's ETJ. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

CONSIDER AND ACT ON AUTHORIZING THE MAYOR TO EXECUTE A PARTNERSHIP AGREEMENT BETWEEN THE TEXOMA WORKFORCE DEVELOPMENT BOARD AND CHIEF ELECTED OFFICIALS FOR THE TEXOMA WORKFORCE DEVELOPMENT AREA

TEXOMA WORKFORCE  
DEVELOPMENT  
BOARD

Mayor Teamann said this is an agreement between the City of Sherman and Texoma Workforce Solutions. The law states that the City, along with Cooke, Fannin, and Grayson Counties are the responsible parties for Texoma Workforce, if several "failsafe's" fail. The agreement must be signed each time there is a change in leadership.

Janie Bates, Executive Director, Workforce Solutions Texoma, said the risk is minimal and would be pro-rated between the entities.

**ACTION TAKEN.**

Motion by Council Member Stevenson to authorize the Mayor to execute a partnership agreement between the Texoma Workforce Development Board and Chief Elected Officials for the Texoma Workforce Development Area, as presented.

Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

CONSIDER EXCUSING THE ABSENCE OF COUNCIL MEMBER DARON HOLLAND

EXCUSE ABSENCES  
OF COUNCIL  
MEMBER DARON  
HOLLAND

The City Council excused the absences of Council Member Daron Holland from the Council Meetings of January 6, 2025, January 21, 2025, and February 3, 2025, due to injuries sustained in an automobile collision.

The City's Charter states that a Council Member's failure to "attend three consecutive regular meetings of the Council or a total of six such meetings in any one year" results in a Council Member forfeiting their office, unless the absences are "excused by the Council."

CONSENT AGENDA.

RECEIVE 2024 RACIAL PROFILING REPORT

The City Council accepted the 2024 Racial Profiling Report for the Sherman Police Department. The Department contracts annually with Dr. Alex del Carmen to analyze their Motor Vehicle-Related Contact Information and prepare the annual racial profiling report.

2024 RACIAL  
PROFILING REPORT

In the past, the report's analysis identified that the Police Department "is engaging in search practices consistent with national trends in law enforcement."

Dr. Del Carmen's report states that there were no "Racial Profiling" complaints filed during 2024, from a traffic stop. He also presented statistics for contacts, searches, consensual searches, and custody arrests, for the various races/ethnicities.

CONSENT AGENDA.

BOARDS/COMMISSION APPOINTMENT

LIBRARY BOARD (2)

LIBRARY BOARD

ACTION TAKEN.

Motion by Council Member Howeth to reappoint Donna Nesbit to the Library Board, for a term from February 5, 2025 to February 5, 2028, and to appoint John West, for a term from February 18, 2025 to February 18, 2028, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS

COUNCIL COMMENTS

- The Mayor and several Council Members attended the recent Firemen's Gala and said it was very moving. (Clay Barnett, Shawn Teamann)
- Thanked the Emergency Medical Services for their assistance during a recent vehicle accident, and thanked everyone for their prayers. (Daron Holland)
- Recognized Robby Hefton, City Manager's, last Council Meeting before his retirement, and thanked him for his leadership, and 26 years of service. (Henry Marroquin, Shawn Teamann)
- Recognized events through the Parks and Recreation Department, including the recent Daddy/Daughter Dance. (Shawn Teamann)

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Teamann announced the following:

- Parks and Recreation will hold their Annual Fishing Derby at Pebblebrook Pond on March 1, 2025. The event is free for everyone 16 years of age and under.
- Sherman's Annual Celtic Festival will be held on March 21 and March 22, 2025, at Pecan Grove Park.

- The Inaugural Sherman Showdown Food Truck Competition will be held on May 3, 2025, starting at 11:00 a.m., in Downtown Sherman.
- The Cinco de Mayo Celebration will be held on May 3, 2025, also in Downtown Sherman.

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

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

The Executive Session was not needed.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at  
5:48 p.m.

ADJOURNMENT



MAYOR

  
CITY CLERK