

STATE OF TEXAS

§

February 3, 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 3, 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 Council Member Henry Marroquin.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of January 21, 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 Barnett moved to approve the Consent Agenda, as presented. Second by Council Member Marroquin. All present voted AYE.

RESOLUTION NO. 7470 -- AMENDING RESOLUTION NO. 7025 AND THE CITY OF SHERMAN'S ECONOMIC DEVELOPMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN TAX INCREMENT REINVESTMENT ZONE NUMBER 2; ESTABLISHING AMENDED GUIDELINES AND CRITERIA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING RESOLUTION NO. 7025 AND THE CITY OF SHERMAN'S ECONOMIC DEVELOPMENT PROGRAM TO PROMOTE DEVELOPMENT/REDEVELOPMENT IN TAX INCREMENT REINVESTMENT ZONE NUMBER 2; ESTABLISHING AMENDED GUIDELINES AND CRITERIA.

RES 7470
DOWNTOWN
DEVELOPMENT/
REDEVELOPMENT
GRANT PROGRAM

Nate Strauch, Community and Support Services Manager, said this was the program that they discussed at the last Council Meeting. It increases the cap on the Downtown Development/ Redevelopment Grant Program from \$50,000 a year, for two years,

to \$300,000 in one year. There are other changes including grease traps and making them fully refundable. Another change that was made after it was presented to Council, was to add residential projects to restaurants and retail projects. The Council and staff agreed they wanted more people to live downtown.

Mayor Teamann asked if there was a timeline in the resolution, outlining when a recipient could come back and ask for grant money. Mr. Strauch said they wanted to be flexible in order to help if a recipient needed the cash, and therefore, it was intentionally left vague.

Council Member Marroquin verified that a recipient did not have to spend \$300,000 to participate. If they spent a lesser amount, they would get the corresponding amount back, up to the cap. There would also not be any artificial benchmarks to reach that cap.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7470, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7471 -- AUTHORIZING EXECUTION OF AN ADVANCED FUNDING AGREEMENT BETWEEN THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION, AND THE CITY OF SHERMAN, TEXAS, FOR BRIDGE REPLACEMENT OR REHABILITATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN TEXAS, AUTHORIZING EXECUTION OF AN ADVANCED FUNDING AGREEMENT BETWEEN THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF SHERMAN, TEXAS, FOR BRIDGE REPLACEMENT OR REHABILITATION.

Clint Philpott, Assistant City Manager, said this is an agreement between the Texas Department of Transportation and the City of Sherman for a bridge replacement in the Wilsonwood Addition. It was determined that the bridge on OB Groner Road was in need of repair.

The repair qualifies for Federal funding, and under the agreement, the Federal Government will pay 90% of the cost, TxDOT will pay the other 10%, and there will be no charge to the City of Sherman. The repair will be designed and constructed by TxDOT.

Mr. Philpott said the bridge on South Travis, over Post Oak Creek was the same type of project, and the City only had to pay 10% of the cost.

Mayor Teamann asked about the timeline for the project. Mr. Philpott said typically the design takes about 12 months, then it will need to be bid and construction started. He said completion would probably be 1.5 years away.

RES 7471
TXDOT BRIDGE
REPLACEMENT
(OB GRONER ROAD
BRIDGE)

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to approve Resolution No. 7471, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7472 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF THE SHERMAN CROSSROADS OFFSITE MITIGATION POND

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE DESIGN OF THE SHERMAN CROSSROADS OFFSITE MITIGATION POND.

RES 7472
CROSSROADS
OFFSITE
MITIGATION
POND

Wayne Lee, Director of Engineering, said this agreement is for the design of the large mitigation pond, located in the Crossroads Development. The pond will be moved for future development and the construction of a road from FM 1417 to Crossroads Drive, to be known as Aspen Drive.

The plan is to fill in the pond, and to do that there must be wetlands mitigation, which will be done at a reservoir near the Hickory Hill Development, near Friendship Road and Lamberth Road. This new location will create the mitigated wetland area.

Plans should be completed this Spring, with construction starting in the Summer. Mayor Teamann confirmed that the new wetland area will be part of the open space for the Hickory Hill Planned Development, and a future park.

ACTION TAKEN.

Motion by Council Member Stephenson to approve Resolution No. 7472, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7473 -- AUTHORIZING THE PURCHASE OF FURNITURE FOR THE REMODELED CITY HALL FROM BUSINESS ESSENTIALS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF FURNITURE FOR THE REMODELED CITY HALL FROM BUSINESS ESSENTIALS.

CONSENT AGENDA.

RES 7473
FURNITURE FOR
REMODELED CITY
HALL

RESOLUTION NO. 7474 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MEAD & HUNT, INC. FOR THE BLALOCK PARK INTERCEPTOR IMPROVEMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A

RES 7474
BLALOCK PARK
WASTEWATER
INTERCEPTOR
IMPROVEMENT

PROFESSIONAL SERVICES AGREEMENT WITH MEAD & HUNT, INC. FOR THE BLALOCK PARK INTERCEPTOR IMPROVEMENT.
CONSENT AGENDA.

RESOLUTION NO. 7475 -- AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BROCKETTE/DAVIS/DRAKE, INC. FOR THE ENGINEERING DESIGN OF FLANARY ROAD AND PROGRESS DRIVE EXPANSION/IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A SECOND AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH BROCKETTE/DAVIS/DRAKE, INC. FOR THE ENGINEERING DESIGN OF FLANARY ROAD AND PROGRESS DRIVE EXPANSION/IMPROVEMENTS.
CONSENT AGENDA.

RES 7475
FLANARY ROAD &
PROGRESS DR
EXPANSION DESIGN

RESOLUTION NO. 7476 -- AWARDING A BID TO AND EXECUTION OF A CONTRACT WITH ALL PRO IRRIGATION LLC FOR THE KIDD-KEY WATER FOUNTAIN REMODEL PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH ALL PRO IRRIGATION, LLC FOR THE KIDD-KEY FOUNTAIN REMODEL PROJECT.
CONSENT AGENDA.

RES 7476
KIDD-KEY WATER
FOUNTAIN PROJECT

RESOLUTION NO. 7477 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MEAD & HUNT, INC. FOR THE WWTP RELIFT PUMP STATION AND FILTER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH MEAD & HUNT, INC. FOR THE WWTP RELIFT PUMP STATION AND FILTER.
CONSENT AGENDA.

RES 7477
WWTP RELIFT
PUMP STATION &
FILTER

RESOLUTION NO. 7478 -- AUTHORIZING EXECUTION OF AN EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC FOR THE INSTALLATION OF OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY, LLC FOR THE INSTALLATION OF OVERHEAD AND/OR UNDERGROUND ELECTRIC SUPPLY.
CONSENT AGENDA.

RES 7478
ONCOR EASEMENT

RESOLUTION NO. 7479 -- AUTHORIZING THE PURCHASE OF A NEW 2024 TAHOE RST 4X4 FOR THE EQUIPMENT SERVICES DEPARTMENT FROM SAM PACK'S FIVE STAR CHEVROLET THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW

RES 7479
VEHICLE PURCHASE

2024 TAHOE RST 4X4 FROM SAM PACK'S FIVE STAR CHEVROLET FOR THE EQUIPMENT SERVICES DEPARTMENT THROUGH BUYBOARD.
CONSENT AGENDA.

RESOLUTION NO. 7480 -- AUTHORIZING SUBMISSION AND ACCEPTANCE OF A GRANT APPLICATION TO THE GOVERNOR'S OFFICE FOR A CRIMINAL JUSTICE ASSISTANCE GRANT PROGRAM

RES 7480
CRIMINAL JUSTICE
ASSISTANCE GRANT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION AND THE ACCEPTANCE OF THE CRIMINAL JUSTICE GRANT PROGRAM, FY2026 THROUGH THE OFFICE OF THE GOVERNOR – CRIMINAL JUSTICE DIVISION TO FUND THE ADDITION OF A FARO SYSTEM FOR THE SHERMAN POLICE DEPARTMENT.
CONSENT AGENDA.

REQUEST TO ADVERTISE
SALES OF APPROXIMATELY 1.65 ACRES OF LAND LOCATED IN THE 900 BLOCK OF SOUTH TRAVIS STREET

REQ TO ADVERTISE
OLD SOUTHGATE
APARTMENTS
(915 S. TRAVIS ST)

The City Council approved the request to advertise for the sale of approximately 1.65 acres of land, located in the 900 block of South Travis Street.

On November 15, 2023, the City closed on the property at 915 South Travis Street, known as the Southgate Apartments. After the closing, the City began demolishing the substandard structures on the site.

The staff is proposing to sell the property by sealed bids, with a minimum "reserve" attached to the sale.
CONSENT AGENDA.

OTHER BUSINESS
RECEIVE UPDATE ON THE RESIDENTIAL RENTAL INSPECTION PROGRAM

RESIDENTIAL
RENTAL
INSPECTION
PROGRAM

Caleb Green, Inspector, presented an update on the Residential Rental Inspection Program, that was initiated in February of 2024. Currently there are 53 properties signed up for the program and since the program's inception, they have inspected 31 properties, with reinspections amounting to approximately 80. Approximately 650 violations have been corrected in 2024.

The most common problem is a lack of smoke detectors. Mr. Green discussed some of the violations that they have dealt with. He added that four citations have been issued to managers by the Police Department, for lack of compliance, on behalf of the Rental Program.

He explained that single-family rentals were not included in the program, and discussed tenant rights in those cases, directing them to the Texas Attorney General's Office. He said they do try to help the renters as much as possible, even in these cases.

Deputy Mayor Dobbs confirmed that the staff did recommend last year that single-family rental residences should be included in the program. Mr. Green felt it would be hard to inspect all single-family rental properties, but said he would like to help those renters that reach out with specific problems.

Mr. Green said the ordinance has adopted the Property Maintenance Code, so if the City decided to expand the program to include single-family rental residences, it could easily be done.

Mayor Teamann asked about the penalty for single-family rental compliance. Mr. Green said it would be up to the judge to assess the fine. Under the current program it is \$750.

Council Member Stevenson confirmed that, if the rental is on a single-family lot and is five units or more, it is considered multi-family and is inspected by the City. He preferred a systematic approach.

Council Members discussed the possibility of enforcing the Property Maintenance Code against single-family residential rentals too, especially on a complaint basis. They also discussed the possibility of the renter joining the program instead of the property owner and other incentives to encourage participation.

Ryan Pittman, City Attorney, said the ordinance dictates that the staff will enforce the Property Maintenance Code just on multi-family, therefore if the Council would like to expand the reach of this enforcement, it will require amending the ordinance.

Tina Bullock, 921 W. Freeman

Ms. Bullock lives in a single-family residence that is infested with mice. She has had trouble with the landlord, and he said all pest problems are the renter's responsibility.

She had a pest company come to the home and they said it would be impossible to rid the house of mice because it has foundation problems. She informed her landlord and her lease is now being terminated. She has been told she must be out by March 31. She said the Residential Rental Program would have been very helpful to her situation.

RECEIVE UPDATE FROM HIDELL AND ASSOCIATES ARCHITECTS, INC. FOR ONGOING CONSTRUCTION PROJECTS

Aaron Babcock, Architect, Hidell & Associates Consultants, presented an update on several ongoing construction projects. He said Central Fire Station #1 had its grand opening on January 31, 2025. Byrne Construction completed the project.

ONGOING
CONSTRUCTION
PROJECTS

Mr. Babcock said they saved about \$900,000 at the start of the project by reviewing design options, and from savings from the contractor. This savings was used as the contingency, and some was used for upgrades that they originally thought would not be possible. It is expected that the overall savings on the project will be approximately \$65,000.

Another project is the new City Hall, which Mr. Babcock said should be occupied in May 2025. The contractor is on schedule and should be done by the end of March or early April 2025. Furniture installation and move-in is scheduled for April 2025, with the grand re-opening in May 2025.

Mr. Babcock said they have realized about \$90,000 savings on the project so far. However, there were some additional items added to the scope of the work, and some additional structural issues were found on the project. He felt at the end of the project, the contingency would be around \$100,000 to \$150,000 over the initial budget.

Other projects include the Municipal Building Parking Lot; the Senior Center Restroom, Parking, and Kitchen Updates; and an on-going development of a Comprehensive Facility Master Plan.

Council Member Howeth asked them to consider better lighting in the Municipal Building Parking Lot and the Senior Citizens Center Parking Lot.

RECEIVE UPDATE ON ONGOING PROJECTS IN SHERMAN

Mr. Strauch presented a drone update on the City's ongoing projects. Drone footage highlighted the following projects:

ONGOING PROJECT
UPDATES

Fire Station 1	Sherman Heights
Fairview Park	Stone Creek
Baltic/St. Charles Apartment Bldgs	Westmoore Addition
St. Vincent's Hospital Property	Hidden Meadows
Heritage Ranch	Travis Heights
Hickory Creek	Bel Air
Cadia	Luella Crossing
"Lake Hefton"	Water Treatment Plant
Pebblebrook	GlobalWafers
Sherman High School	11 Mile Pipeline
Football Stadium	Texas Instruments

APPOINT CITY COUNCIL WORKING GROUPS

Zach Flores, Assistant City Manager, explained that there are several issues that the staff would like some Council direction on, prior to bringing them to the full Council for action.

CITY COUNCIL
WORKING GROUPS

The three areas where the staff would like Council direction are Facilities, Public Safety, and Zoning. Recommendations were made from Council interest and expertise.

The following Council Members were appointed to the committees:
Facilities - Pam Howeth and Clay Barnett
Public Safety - Daron Holland and Henry Marroquin
Zoning - Juston Dobbs and Josh Stevenson

DISCUSS AND CONSIDER APPROVAL
OF THE BUDGET CALENDAR FOR FISCAL YEAR (FY) 2025-2026

Mr. Flores presented the proposed dates for the Annual Budget Calendar. The Capital Improvement Program Work Session is proposed for May 22, 2025, and the Budget Workshop is proposed

BUDGET CALENDAR

for June 12 and 13, 2025. Locations of the meetings will be at the Police Headquarters Community Room and the newly remodeled City Hall.

Council Members said the proposed dates would be fine for the Budget Calendar.

APPROVE INVESTMENT REPORT FOR QUARTER ENDED DECEMBER 31, 2024

INVESTMENT REPORT

The City Council approved the City's Investment Report for the quarter ended December 31, 2024. The total operating portfolio book value of about \$40.4 million increased by about \$4.6 million from the previous quarter due to deposits in the Local Government Investment Pools.

The underlying investments were adequately diversified among five different types of securities. The portfolio's weighted-average maturity of 339 days decreased from 399 days last quarter.

The portfolio yield of 4.28% was 12 basis points above the City's benchmark 1-year Constant Maturity Treasury Index of 4.16%. Book value approximated market value.

The debt proceeds portfolio balance of \$72.3 million increased by \$10.4 million due to a deposit of \$19.9 million in debt proceeds and from withdrawals for payments on capital projects. The portfolio includes a Local Government Investment Pool, a U.S. Treasury Note, and U.S. Agencies.

The portfolio's weighted-average maturity of 9 days decreased from 17 days last quarter. The portfolio yield of 4.83% was 43 basis points above the benchmark yield for this portfolio, the 4-week Constant Maturity Index of 4.4%. Book value approximated market value.

CONSENT AGENDA.

COUNCIL COMMENTS

COUNCIL COMMENTS

- Thanks for the project updates and he looks forward to moving forward. (Clay Barnett)
- Said the Residential Rental Inspection Program was great and was pleased with its progress. (Henry Marroquin)
- Expressed excitement about the recent grand reopening of Central Fire Station No. 1, and said they liked the facility design. (Pam Howeth, Shawn Teamann)
- Said he was excited to see how close Fairview Park was to being completed with the new equipment. (Shawn Teamann)
- Thanked the Human Resources Department for the recent event honoring the longevity of employees. Recognized Linda Ashby, City Clerk, as the current longest serving employee with 43 years. (Pam Howeth, Shawn Teamann)

- Explained that Council Member Holland had been in a vehicle accident recently and had missed some Council Meetings. (Shawn Teamann)

ANNOUNCEMENTS

Mayor Teamann announced the following:

- The Parks and Recreation Department will sponsor the Annual Daddy/Daughter Dance on February 7 and 8, 2025.
- Coffee With the Mayor will be held on February 7, 2025, at 8:00 a.m., in the Municipal Ballroom.
- The Sherman Showdown Food Truck Competition will be held in the Downtown, on May 3, 2025.

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

A) Sweetwater Springs

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

A) City Manager's Position

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) Shepherd Place

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 6:13 p.m.

On Motion duly made and carried, the Executive Session recessed
at 6:47 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

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:49 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.

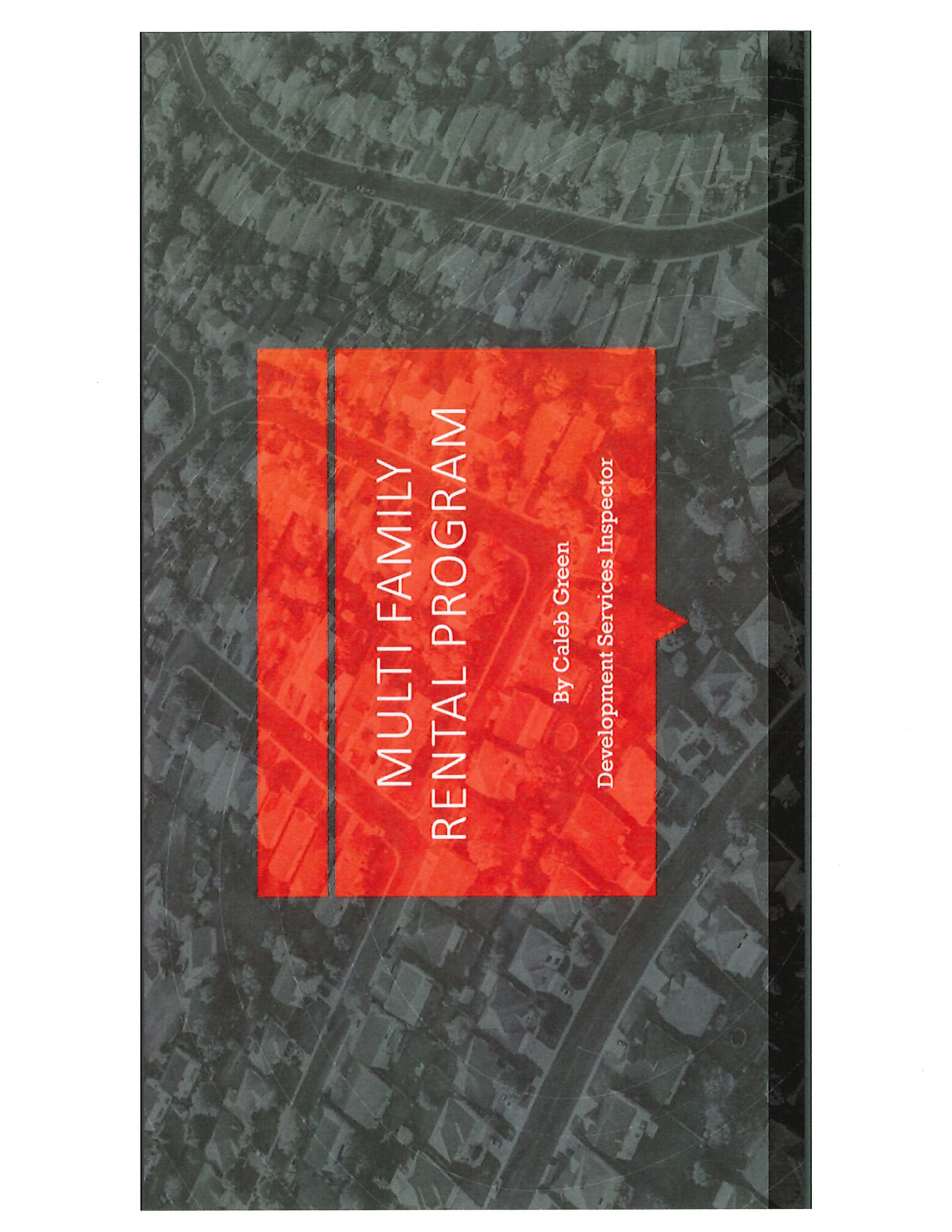
- \$50-100K IS NOT ENOUGH
 - INCREASE CAP TO...?
- TIRZ IS DRAINED
 - BACK TO THE GF
- WHAT CONSTITUTES A SINGLE PROJECT?
 - "BUILDING" DEFINED
- THE GREASE TRAP TRAP
 - MOVE FROM 50% MATCH TO 100% MATCH FOR RESTAURANTS

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

An aerial photograph of a residential neighborhood with houses, trees, and a winding road. A large red speech bubble is overlaid on the center of the image, containing the title and author information.

MULTI FAMILY RENTAL PROGRAM

By Caleb Green
Development Services Inspector

Program Overview

One

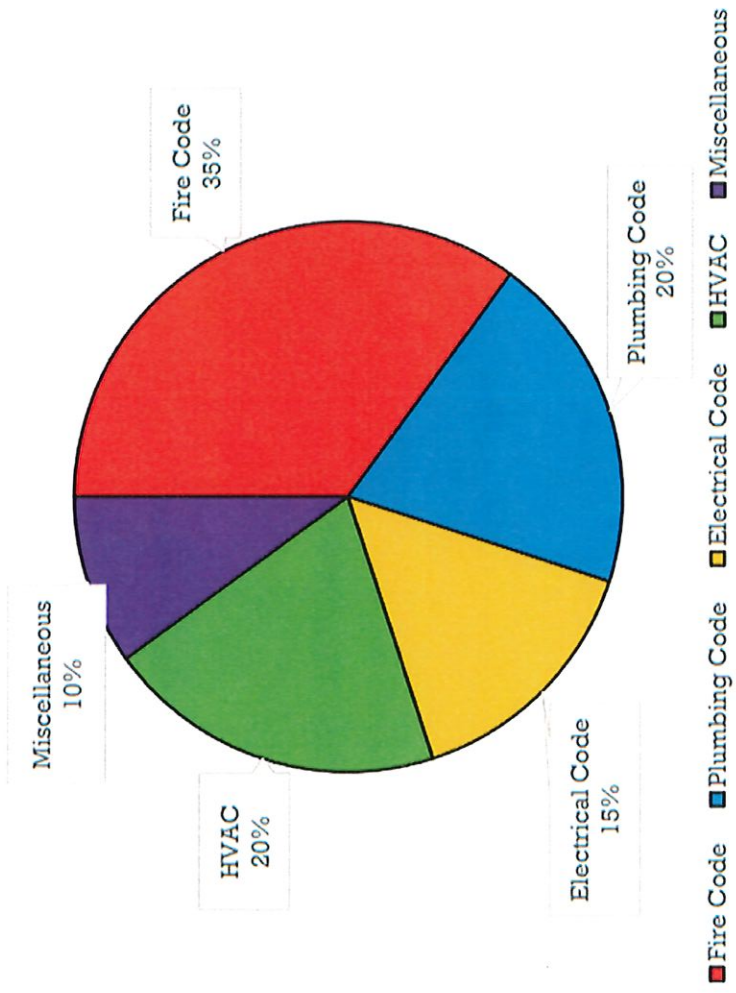
- Currently 53 properties are a part of the program and growing.

Two

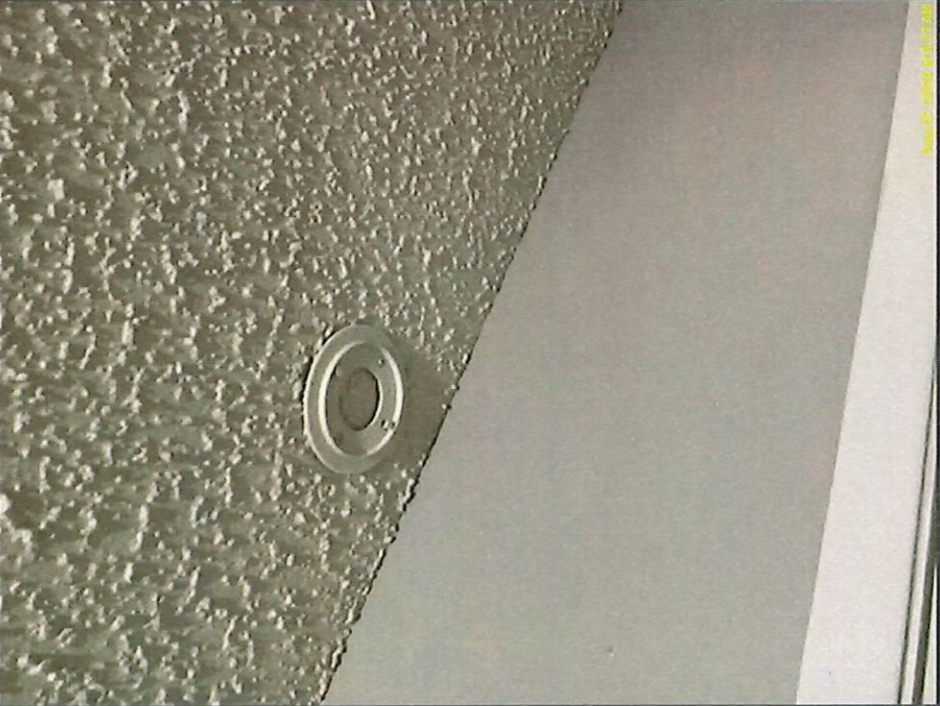
- Since February 2024, 31 properties have been inspected/reinspected

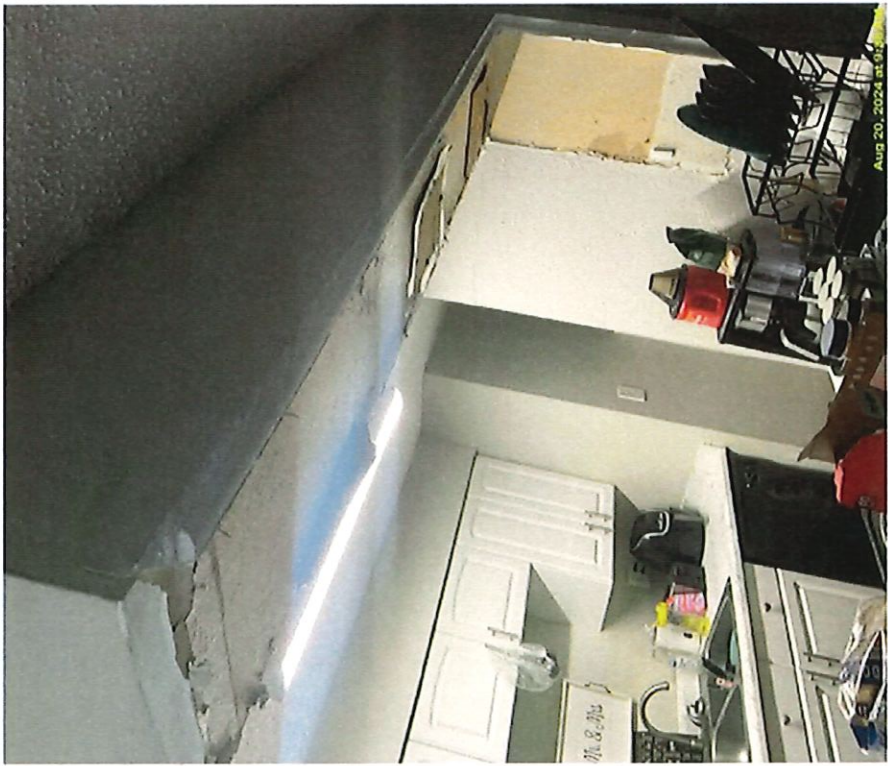
Three

- Approximately 650 violations have been corrected in 2024



Violation Chart







An Apartment Complex had 17 HVAC units down for approximately 3 months before original inspection (During Summer) .

Broken or unsecure pool gates.

4 Citations have been issued to managers by Sherman Police Department on behalf of the Rental Program.

Residential Rental Property License and Standards

At the City Council meeting on February 5, 2024, Council approved Article 3.11 of Ordinance 6691 regarding Residential Rental properties. Article 3.11 Residential Rental Property License and Standards is effective immediately. [Article 3.11](#)

The purpose of this article is to protect the health, safety, and welfare of the citizens of the City by establishing minimum standards governing the construction, use, occupancy, management, operation and maintenance of multi-family dwelling complexes; by establishing additional standards governing utilities, facilities, and other physical components and conditions essential to make multi-family dwelling complexes safe, sanitary and fit for human use, occupancy and habitation.

The Residential Rental Property License and Standard Ordinance only applies to multi-family complexes; single-family rental units are exempt from this ordinance at this time.

Landlords/Managers shall be registered/renewed every year no later than January 15, by visiting [MYGOV](#).

The required [Landlord/Tenant Checklist](#). ([Spanish Version](#))

[Residential Rental Property Readiness Guide](#)

To report violations with the City of Sherman, go to [Rental Property Violations](#).

Additional information:

- [Renter's Rights](#) | Office of the Attorney General (texasattorneygeneral.gov)
- [PROPERTY CODE CHAPTER 92. RESIDENTIAL TENANCIES](#) (texas.gov)

Rental Program Information Page

Please provide your contact information.

First Name

Last Name

Address

Apt #

Email Address

Phone Number

Description of Violation

☒ Receive an email copy of this form.

Email address

This field is not part of the form submission.

Submit

Submit and Print

Online Rental Complaint Form



Recommendations:

- Properties platted into separate lots but operating as one would fall under the program
- Single Family Rentals to be inspected on complaint base only

RESIDENTIAL RENTAL PROPERTY READINESS GUIDE

FAQ

Q. How much is the annual rental registration fee?

A. The annual residential rental property license fee is \$10.00 per unit, updated annually.

Q. When are registration fees due?

A. Annual registration fees are due no later than January 1st of each year.

Q. How do I submit fees for licenses and administrative fees?

A. They must be submitted to the administrator.

Q. How many units are inspected?

A. A comparative sample up to 100% of the interiors may be inspected.

Q. Does the Property Manager or the Inspector pick the units?

A. Units will be chosen by the Inspector.

Q. Does someone from the Property Management need to accompany the Inspector?

A. Yes, the Inspector needs to be accompanied by a property management representative when conducting the interior inspections.

Q. Is Property Management required to perform their own interior & exterior inspections?

A. Yes, Property Management is required to inspect the interior with every new tenant and maintain documentation provided by the City.

EXTERIORS

1. Surfaces shall be free from holes, breaks, and loose or rotting materials, weatherproof, and properly surface-coated (painted) to prevent deterioration.
2. Every window, skylight, and door frame must be in sound condition, good repair, and weather tight.
3. Stairwells, patios and balconies must be structurally sound, in good repair, and be well-lit in required locations.
4. All roof surfaces must be free of disrepair or missing shingles.
5. Gutters and downspouts must be maintained in good repair and free of obstructions.
6. Building and unit numbers must be clearly visible from street/parking lot and visible within corridors.
7. All exterior property areas and premises must be free of any accumulation of rubbish or garbage.
8. Swimming pools and hot tubs must be free of debris, in good repair, and clean of stagnant water. Swimming pool gates must close and latch automatically.
9. All sidewalks, walkways, stairs, and parking lot surfaces must be maintained and free from hazardous conditions.

INTERIORS

1. Interiors should be maintained in good repair, be structurally sound and sanitary.
2. Windows must open and close easily and remain open independently.
3. Doors and windows must be equipped with working locks.
4. Working smoke detectors must be installed on each level and in every bedroom.
5. Water heaters must have a T & P valve properly installed and plumbed, no exposed wiring, and plumbed to a drip pan in second floor units.
6. All plumbing must be properly connected, with working fixtures and free of leaks and defects.
7. All electrical outlets, switches, and fixtures must be properly wired and have a cover plate or other protective means installed.
8. Clear pathways must be maintained to every exterior window and door to provide means of ingress/egress in the event of an emergency.
9. Every structure must be free from any accumulation of rubbish or garbage and rodent or insect infestations.

HAVE QUESTIONS?

Please reach out to the Development Services Department at (903) 892-7197 or email rentalprogram@cityofsherman.com

This document is provided as a guide for informational purposes only. For more information about these requirements, please refer to the Sherman Code of Ordinances Article 3.11, Residential Rental Property License and Standards.

Landlord/Tenant Checklist

Lista de verificación para inquilinos y propietarios

Antes de mudarte, asegúrate de completar cuidadosamente esta lista de verificación.

Nombre(s) del inquilino: _____ Fecha de mudanza: _____ Fecha de inspección: _____

Dirección y N.º de apartamento: _____ N.º de unidad/apartamento: _____
Ciudad/estado/código postal: _____

Clave y abreviaturas:

NP: Necesita pintura

NC: Necesita limpieza

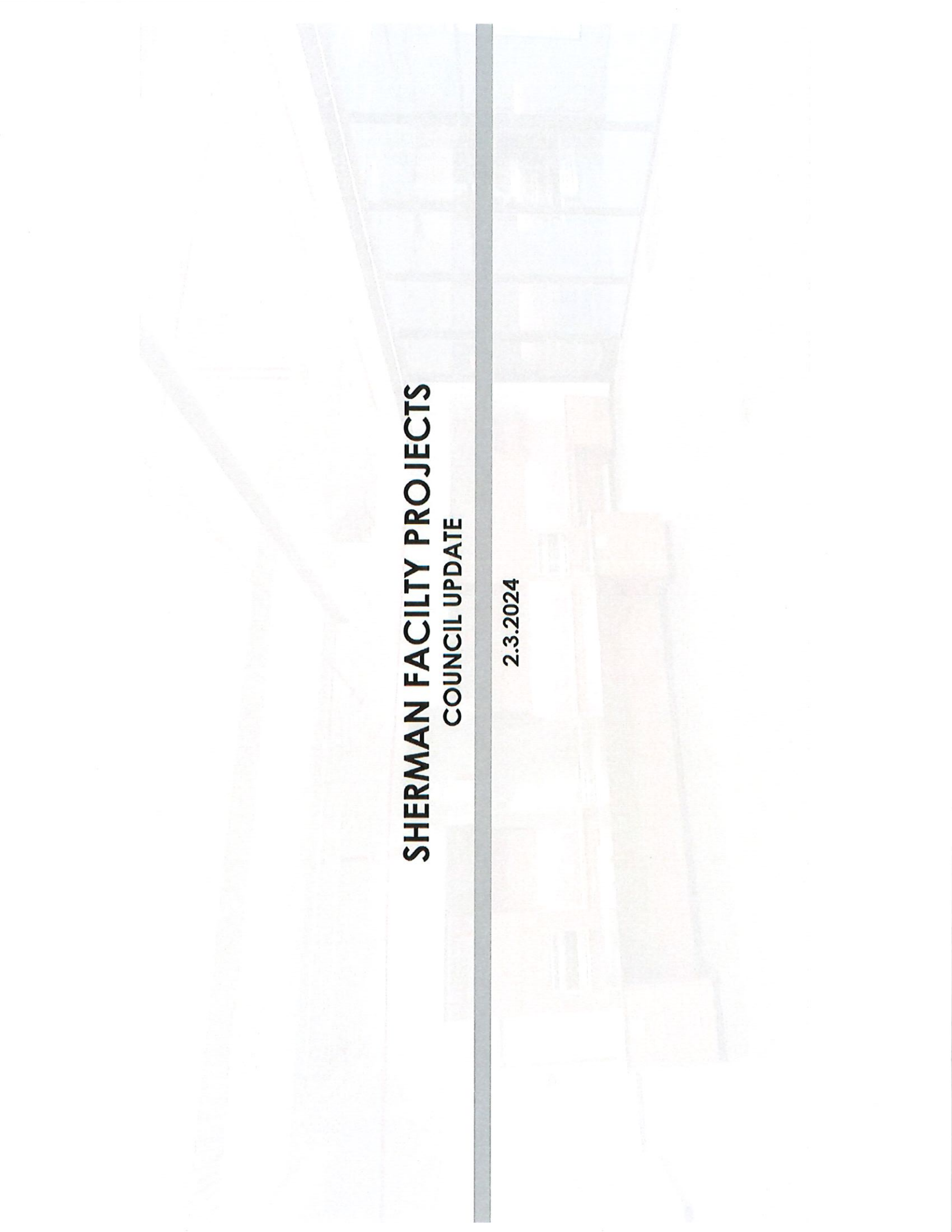
NA: No aplicable

NR: Necesita reparación

RP: Necesita ser reemplazado

Otro: _____

SALA DE ESTAR		BAÑO #1		DORMITORIO #2	
Piso		Piso		Piso	
Muros		Paredes/Azulejos		Muros	
Techo		Techo		Techo	
Puertas		Puertas		Puertas	
Ventanas		Lavamanos		Ventanas	
Pantallas		Bañera/Ducha		Pantallas	
Armario		Calafateo		Armario	
Eléctrico		Ventilador		Eléctrico	
COCINA		Baño		COCHERA	
Lavamanos		Ventana		Piso	
Piso		Plomería		Muros	
Muros		Eléctrico		Techo	
Techo		DORMITORIO #1		Eléctrico	
Puertas		Piso		PORCHE TRASERO	
Ventanas		Muros		Eléctrico	
Pantallas		Techo		Estructura	
Dispensa		Puertas		MECÁNICO	
Eléctrico		Ventanas		Termostato	
Plomería		Pantallas		Horno	
Lava Platos		Armario		C.A	
Estufa/Horno		Eléctrico			
Refrigerador		BAÑO #2		PLOMERÍA	
COMEDOR		Piso			
Piso		Paredes/Azulejos		Eléctrico	
Muros		Techo			
Techo		Puertas		COMENTARIOS:	
Puertas		Lavamanos			
Ventanas		Bañera/Ducha			
Pantallas		Calafateo			
Eléctrico		Encimera			
ENTRADA/VESTÍBULO		Ventilador			
Piso		Taza/Agiento			
Muros		Ventana			
Techo		Plomería			
Puertas		Eléctrico			
Ventanas		PORCHE DELANTERO			
Pantallas		Eléctrico			
Armario		Estructura			
Eléctrico					

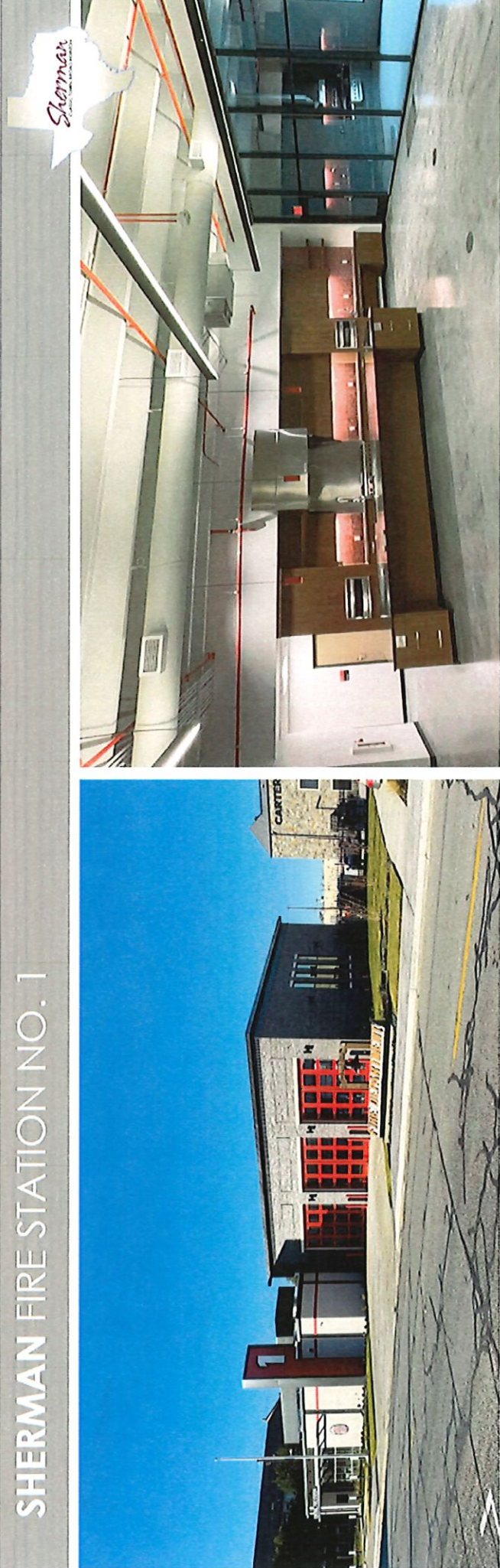


SHERMAN FACILITY PROJECTS

COUNCIL UPDATE

2.3.2024

SHERMAN FIRE STATION NO. 1



Central Fire Station
Completed January 2025
Currently closing out project

Potential Savings \$600K to \$700K

SHERMAN CITY HALL



Construction Ongoing
Construction Completion March /April 2025
Furniture Installation / Move-in April 2025
Grand Re-opening May 2025

SHERMAN Projects

Sherman



Municipal Building Parking Lot
Senior Center Restroom and Kitchen updates
On-going development of a comprehensive Facility Masterplan

Prepared by Hidell and Associates Architects