

ACTION MINUTES

The City Council of the City of Sherman held a regular meeting Monday, June 16, 2025 at 5:00 P.M. in the Community Room of the Sherman Police Department Headquarters at 2600 West Travis Street to consider the following:

The City Council meetings are Video and Audio recorded and can be viewed at:

<https://www.ci.sherman.tx.us/701/Agendas-and-Minutes>

A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:12:06

Mayor Teamann called the meeting to order at 5:00 p.m.

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER HOLLAND

Bookmarked at 00:12:15

A.3. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET WORKSHOP) OF JUNE 26, 2024 AND THE CALLED CITY COUNCIL MEETING (CAPITAL IMPROVEMENT PROGRAM) OF MAY 22, 2025.

Bookmarked at 00:13:15

The City Council reviewed the minutes of the Budget Workshop meeting of June 26, 2024. Motion by Deputy Mayor Dobbs to approve the Minutes as written. Second by Council Member Howeth. All present voted AYE.

Mayor Teamann made a correction to the minutes.

The City Council reviewed the minutes of the Capital Improvement Program of May 22, 2025. Motion by Council Member Holland to approve the Minutes as written. Second by Deputy Mayor Dobbs. All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

Bookmarked at 00:13:33

Consent Agenda

C.1. CONSENT AGENDA

Bookmarked at 00:14:19

The Council reviewed the Consent Agenda. Council Member Howeth moved to approve Resolution No. 758 and Resolution No. 7539 on the Consent Agenda as presented. Second by Council Member Holland.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6840

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 17.6285 acres being in the Hillard Jennings Survey, Abstract No. 639 and Lots 7 and 8, Block One, of Redick Addition, City Of Sherman, Grayson County, Texas, Located at 3311 Gallagher Drive and 3514 Texoma Parkway, Heretofore Zoned C-2 (General Commercial) District; Rezoning And Placing The Tract In The PD (Planned Development) District with a base zoning of MF-30 (Multi-Family Residential) District Zoning Classification, Shujahat Bashir, Sherman Projects, LLC and Bonham Two Hundred, LLC (Owner), Robert Manaois, P.E. (Representative) and Barraza Consulting Group (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:14:52

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6841

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6732, And Granting A Specific Use Permit To Allow Hotel Or Motel in a C-1 (Retail Business) District/Sam Rayburn Overlay District Located At 401 South Sam Rayburn Freeway, Consisting Of 3.31 acres being a part of the Samuel Blagg Survey, Abstract No. 56, City Of Sherman, Grayson County, Texas Mockingbird Hospitality, LLC (Owner) and Sartin & Associates, Inc. (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
Bookmarked at 00:22:39

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6842

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Automobile repair, body work, or painting in a C-2 (General Commercial) District, Located At 1410 West Houston Street, Consisting of 0.1928 acres being Lot 1, Block 3, of the Replat of Lots 1, 2, 3, 4 and the North 15 ft. of Lot 5, Block 3, Elliott's Gray's Hill Addition, City Of Sherman, Grayson County, Texas Laurel Acres, LTD (Owner), Brian Dunne (Representative), Gustavo Cardona (Tenant) and Helvey-Wagner Surveying, Inc. (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
Bookmarked at 00:24:02

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6843

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.258 acres being part of Lot 30, Block 10, Hare and Randolph's Addition, City Of Sherman, Grayson County, Texas, Located at 712 South Crockett Street, Heretofore MF-30 (Multi Family Residential) District/Heritage Row Historical District Rezoning And Placing The Tract In The R-5 (Single Family Residential) District/ Heritage Row Historical District Zoning Classification, Mary Lee Homan (Owners) and Helvey-Wagner Surveying, Inc. (Surveyors) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date
Bookmarked at 00:25:07

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6844

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.207 acres being a part of the J.B. McAnair Survey, Abstract No. 763 and being a part of Lot 1, Block 6, G.W. Bond's Supplement No. 2, City Of Sherman, Grayson County, Texas, Located at 314 East Brockett Street, Heretofore R-6 (Single Family Residential) District/College Park Overlay District Rezoning And Placing The Tract In The R-2F (Duplex Residential) District/College Park Overlay District Zoning Classification, Garland Sunset, 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
Bookmarked at 00:25:55

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6840, 6841, 6842, 6843 & 6844
Bookmarked at 00:27:06

Ordinance 6843

Motion by Council Member Barnett to approve Ordinance No. 6843. Second by Council Member Stevenson.

VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Ordinance 6844

Motion by Council Member Stevenson to approve Ordinances 6844. Second by Deputy Mayor Dobbs.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND AND BARNETT

VOTING NAY: NONE.

Council Member Marroquin abstained from this motion.

Ordinance 6842

Motion by Council Member Stevenson to approve Ordinances 6842 with a 12 month expiration. Second by Council Member Barnett.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

Ordinance 6840

Motion by Council Member Stevenson to approve Ordinance No. 6840. Second by Council Member Howeth.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Ordinance 6841

Motion by Council Member Barnett to approve Ordinance No. 6841 with a 12 month expiration. Second by Council Member Holland.

VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

F.1. RESOLUTION NO. 7536

Awarding a Bid to and Authorizing the Execution of a Contract with Tactical Demolition for the Demolition and Asbestos Removal of a Seven-Story Commercial Building with Grain Elevator

Bookmarked at 00:36:50

Motion by Council Member Barnett to approve Resolution No. 7536. Second by Council Member Stevenson.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.2. RESOLUTION NO. 7537

Awarding a Bid to and Authorizing Execution of a Contract with KDA Industries, Inc. Based on an Invitation to Submit a Competitive Sealed Proposal for the Street Pavement Rehabilitation Program – Cherry St. from S. East St. to S. Grand Ave. Project

Bookmarked at 00:41:11

Motion by Council Member Stevenson to approve Resolution No. 7537. Second by Council Member Barnett.

VOTING AYE: TEAMANN, DOBBS, STEVENSON, HOWETH, HOLLAND, MARROQUIN AND BARNETT

VOTING NAY: NONE.

MOTION CARRIED.

F.3. * RESOLUTION NO. 7538

Authorizing Execution of a First Amendment to the Professional Services Agreement with Freese and Nichols, Inc. for the Eastside Lift Station and Regional Sewer

F.4. * RESOLUTION NO. 7539

Authorizing Sherman Police Department to Apply for Four Officer Positions through the Cops Hiring Program Grant for FY25-26

COUNCIL COMMENTS

Bookmarked at 00:44:38

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:



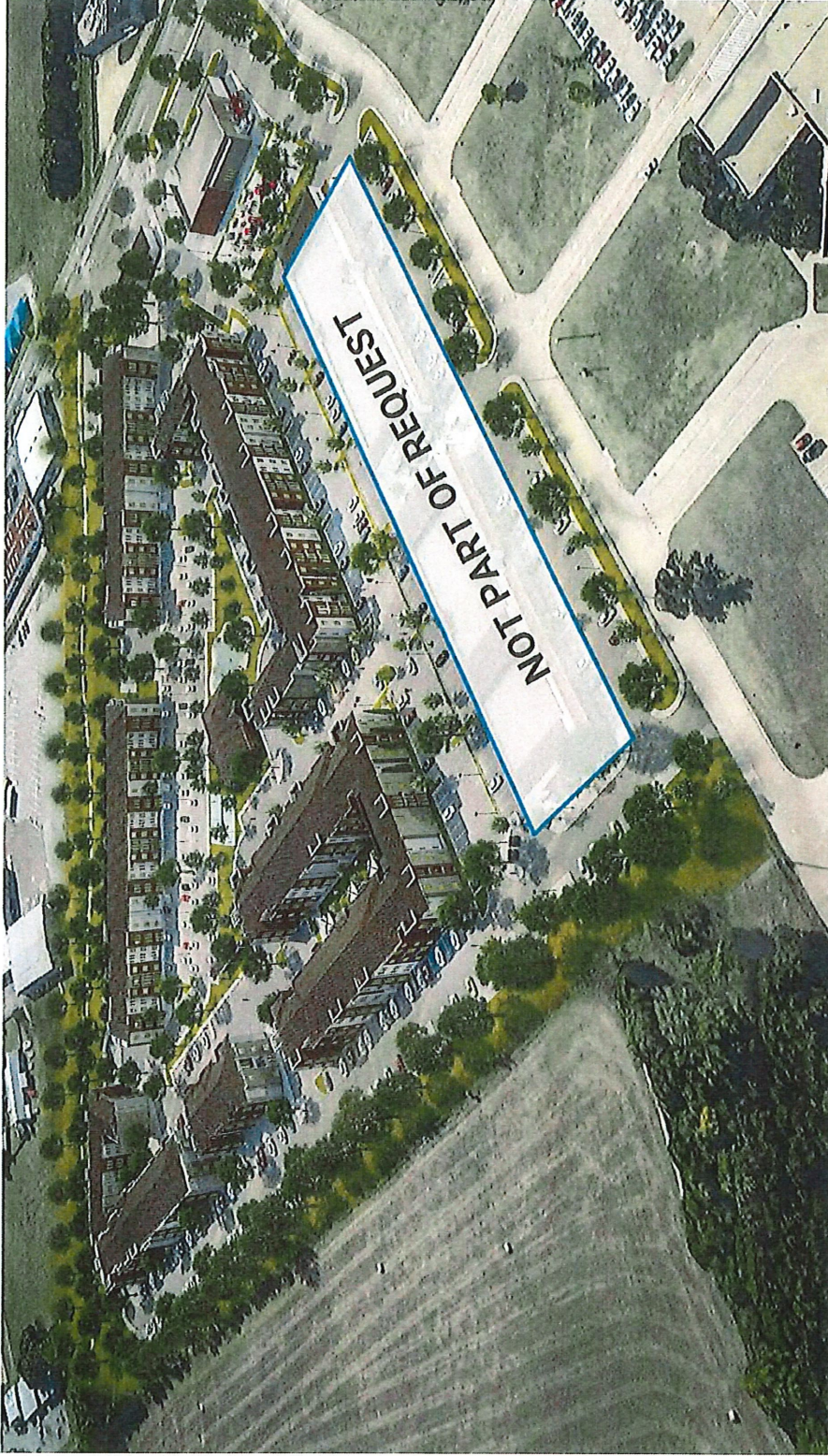
3311 Gallagher Drive

Case No. 24-004729

Presented by: Dallas Cothrum, Ph. D.
City Council
16 June 2025

**We are sorry.
We are listening.**





<NS>

Aerial View

SHERMAN MULTIFAMILY

1110 E Collins Blvd, #122, Richardson, TX 75082

Checker

asterplan

Grayson County Tax Assessor-Collector

Calculate

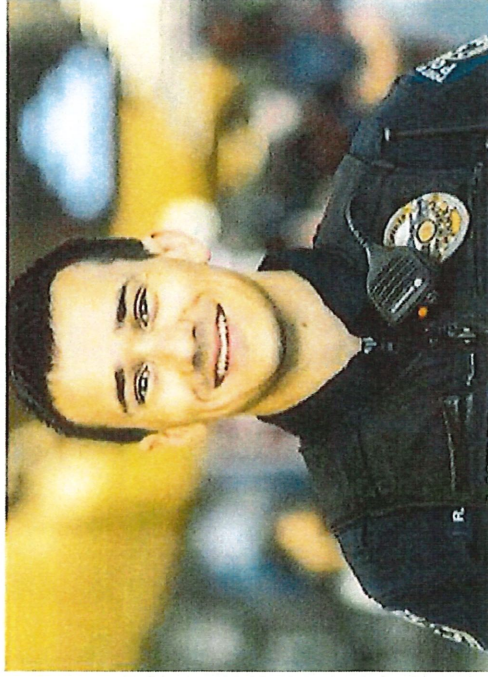
Clear

2024 Total Rate2.05%
Total Estimated Taxes\$1,228,380.00

TAXING UNIT	PROPERTY VALUE	EXEMPTIONS	NET TAXABLE	2024 TAX RATE	ESTIMATED TAX
Sherman School - SSH	\$60,000,000	\$0	\$60,000,000	1.2342%	\$740,520.00
Sherman City - CSH	\$60,000,000	\$0	\$60,000,000	0.508%	\$304,800.00
Grayson County - GRA	\$60,000,000	\$0	\$60,000,000	0.3051%	\$183,060.00

How Many Salaries Does This Project Equal?

- Pays for 13.01 New Teachers' Salaries

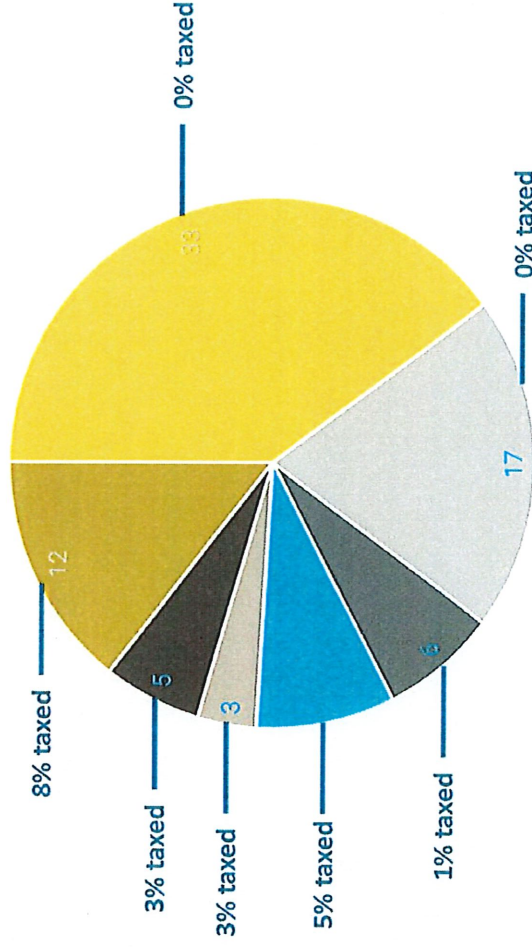


- Pays for 4.34 New Police Officers' Salaries



Bureau of US Labor Statistics: Renters Have 8% More Disposable Income

Income Renter Spending



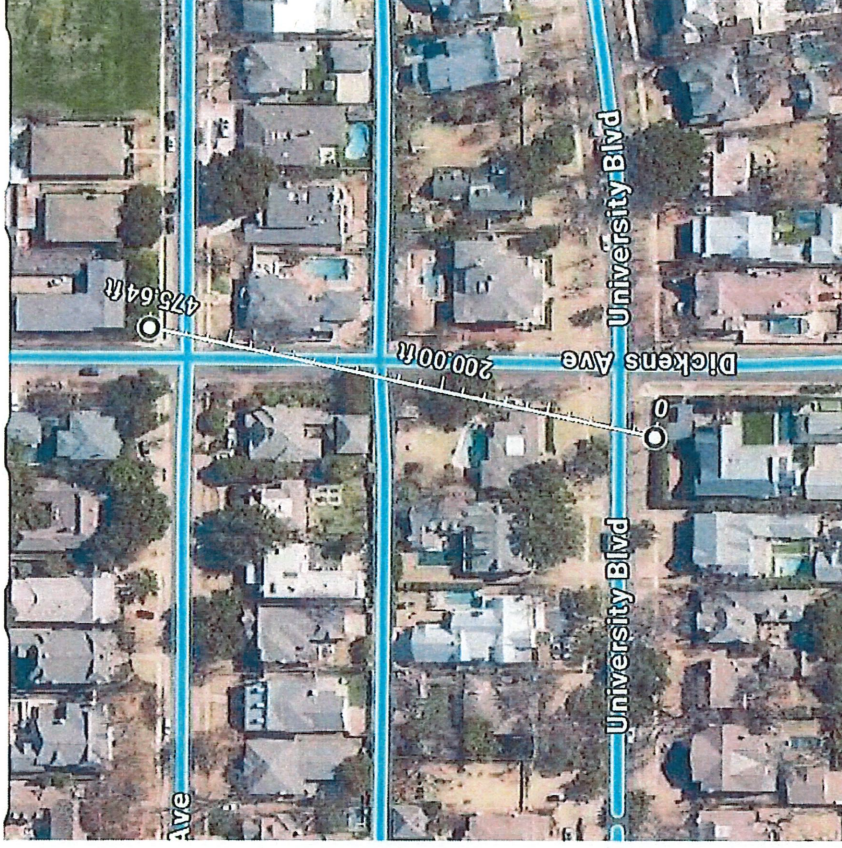
**University Park: The Municipality with the Highest
Percentage of MF/Capita in North Texas & ave. Home Value
\$2.35 mil.**



\$10,000,000 Home, 475 Feet From Multifamily

ch

 Zillow



Bookmarked at 00:46:08

Mayor Teamann adjourned for Executive Session at 5:34 p.m.

H.1. TEX. GOV'T CODE § 551.071

Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.

H.2. TEX. GOV'T CODE § 551.072

Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

H.3. TEX. GOV'T CODE § 551.073

Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.

H.4. TEX. GOV'T CODE § 551.074

Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing

a) Sherman Housing Authority (2)

H.5. TEX. GOV'T CODE § 551.076

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

H.6. TEX. GOV'T CODE § 551.087

Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect.

a) Four Rivers Capital Agreement

H.7. TEX. GOV'T CODE § 551.089

Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session Adjournment

Bookmarked at 01:31:19

Mayor Teamann reconvened into General Session at 6:18 p.m.

- Sherman Housing Authority

Bookmarked at 01:31:23

ADJOURNMENT

Bookmarked at 01:31:46

Mayor Teamann adjourned the meeting at 6:19 p.m.

Motion by Council Member Barnett. Second by Council Member Stevenson.

VOTING AYE: TEAMANN, DOBBS, BARNETT, STEVENSON, HOWETH, HOLLAND, AND MARROQUIN

VOTING NAY: NONE.

MOTION CARRIED.



MAYOR


CITY CLERK OR DESIGNEE