

STATE OF TEXAS § April 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 April 21, 2025.

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

MEMBERS ABSENT: NONE.

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 April 7, 2025. Council Member Holland moved to approve the Minutes, as presented; Second by Council Member Howeth; 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

Mayor Teamann removed Item H-1, entitled "Change Order No. 1 - Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 1 to the 36" West Sherman Water Main," from the Consent Agenda, for discussion in its regular order of business.

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve the Consent Agenda, with the exception of Item H-1, which will be discussed in its regular order of business. Second by Council Member Stevenson. All present voted AYE.

PROCLAMATION

"LIBRARY OF EXCELLENCE AWARD" -- 2024

Council Member Howeth presented a proclamation to Melissa Eason, Library Services Administrator, commending them on achieving the "Library of Excellence Award" for 2024.

LIBRARY OF
EXCELLENCE
AWARD
(2024)

Mayor Teamann introduced Ordinance No. 6829 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 AN AUTOMOBILE LAUNDRY, CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED IN THE 1600 BLOCK BAKER ROAD, CONSISTING OF 2.465 ACRES BEING LOT 6R-A2 OF THE REPLAT ALCOHOLIC SERVICES ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS UTTER PROPERTIES, LTD (OWNER), DAVID PRYOR (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (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 6829
SUP FOR CAR WASH
(1600 BLOCK OF
BAKER RD)

Rob Rae, Director of Development Services, said this Specific Use Permit is for Utter Ford. They would like to install a car wash at the back of their property. It would only service their vehicles and would not be for public use.

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

No citizens appeared before the City Council to discuss Ordinance No. 6829.

Mayor Teamann introduced Ordinance No. 6830 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS; AUTHORIZING THE ISSUANCE OF "CITY OF SHERMAN, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025"; SPECIFYING THE TERMS AND FEATURES OF SAID CERTIFICATES; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A LIMITED PLEDGE OF THE NET REVENUES FROM THE OPERATION OF THE CITY'S WATERWORKS AND SEWER SYSTEM; RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY, SALE AND DELIVERY OF SAID CERTIFICATES, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AND PROVIDING AN EFFECTIVE DATE.

ORD 6830
TAX & REVENUE
CERTIFICATES OF
OBLIGATION

Mary Lawrence, Chief Financial Officer, said the City sold \$25 million in Certificates of Obligation this morning, for various City projects.

Garry Kimball, President, Specialized Public Finance, Inc.

Mr. Kimball serves as the City's Financial Advisor, and presented a Bid Tab of bids that were received for the Certificates of Obligation. Raymond James & Associates, Inc. was the winning

bidder, with a bid of 4.76%, which was slightly higher than budgeted, due to “extreme volatility” in the market. The budgeted rate was 4.5%. They were successful in getting the AA Bond Rating reaffirmed.

Mr. Kimball said there are usually more than five bidders on an issue, and there were only three this time, again due to the current market. He recommended the sale of the Certificates of Obligation to Raymond James & Associates, as presented.

No other citizens appeared before the City Council to discuss Ordinance No. 6830.

The Public Hearing was closed.

Ordinance 6829

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 AN AUTOMOBILE LAUNDRY, CARWASH IN A C-2 (GENERAL COMMERCIAL) DISTRICT, LOCATED IN THE 1600 BLOCK BAKER ROAD, CONSISTING OF 2.465 ACRES BEING LOT 6R-A2 OF THE REPLAT ALCOHOLIC SERVICES ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS UTTER PROPERTIES, LTD (OWNER), DAVID PRYOR (REPRESENTATIVE) AND PRESTON TRAIL LAND SURVEYING (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 6829
SUP FOR CAR WASH
(1600 BLOCK OF
BAKER RD)

Ordinance 6830

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS; AUTHORIZING THE ISSUANCE OF "CITY OF SHERMAN, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025"; SPECIFYING THE TERMS AND FEATURES OF SAID CERTIFICATES; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A LIMITED PLEDGE OF THE NET REVENUES FROM THE OPERATION OF THE CITY'S WATERWORKS AND SEWER SYSTEM; RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY, SALE AND DELIVERY OF SAID CERTIFICATES, INCLUDING THE APPROVAL AND EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT; AND PROVIDING AN EFFECTIVE DATE.

ORD 6830
TAX & REVENUE
CERTIFICATES OF
OBLIGATION

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance Nos. 6829 and 6830, as presented. Second by Deputy Mayor Dobbs.
VOTING AYE: Teamann, Barnett, Dobbs, Holland, Howeth, Marroquin, Stevenson.
VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7515 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WORKSHOP, INC. TO PROVIDE PROFESSIONAL SERVICES FOR THE SHERMAN DOWNTOWN SHERMAN CORRIDOR DEVELOPMENT PROJECT PHASE 2

RES 7515
DOWNTOWN
CORRIDOR
DEVELOPMENT
PROJECT, PHASE 2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, AWARDED A BID TO AND AUTHORIZING EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH DESIGN WORKSHOP, INC. TO PROVIDE PROFESSIONAL SERVICES FOR THE SHERMAN DOWNTOWN SHERMAN CORRIDOR DEVELOPMENT PROJECT PHASE 2.

Mr. Rae said this is a result of the Downtown Subcommittee, including members of the City Council. Phase 1 was begun as part of the Downtown Master Plan last year. Design Workshop was hired to envision what the downtown corridor could look like, with improvements.

The next phase will focus on community involvement, public outreach, and creating a list of strategic plan items, and things that need to be addressed immediately.

ACTION TAKEN.

Motion by Council Member Barnett to approve Resolution No. 7515, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7516 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH TEAGUE NALL AND PERKINS, INC. FOR DESIGN OF THE HERITAGE RANCH DOWNSTREAM WASTEWATER IMPROVEMENTS

RES 7516
HERITAGE RANCH
DOWNSTREAM
WASTEWATER
IMPROVEMENTS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH TEAGUE NALL AND PERKINS, INC. FOR DESIGN OF THE HERITAGE RANCH DOWNSTREAM WASTEWATER IMPROVEMENTS.

Wayne Lee, Director of Engineering, said this agreement is for construction drawings for a parallel, 12-to-18-inch wastewater main. The main will eventually serve the Heritage Ranch Development. The current main will be inadequate and needs to be replaced with the larger main.

The agreement is only for design of the plan, and should take six to seven months to design. Construction plans will not be issued until Heritage Ranch continues to develop and there is a demand for the line.

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to approve Resolution No. 7516, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7517 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH McMANUS & PAYNE CONSULTING ENGINEERS, LLC FOR DEVELOPMENT REVIEW AND CONSTRUCTION ADMINISTRATION ON-CALL SERVICES PROJECT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH McMANUS & PAYNE CONSULTING ENGINEERS, LLC FOR DEVELOPMENT REVIEW AND CONSTRUCTION ADMINISTRATION ON-CALL SERVICES PROJECT.

RES 7517
DEVELOPMENT
REVIEW &
CONSTRUCTION
ON-CALL SERVICES
PROJECT

Mr. Lee said this agreement was to help augment the staff with the review of plans and development designs. Previously Huitt-Zollars was hired for, and continues to be used for that service.

There have been some situations where a private developer has also hired Huitt-Zollars, which means the City staff has to review the plans. This contract will alleviate that situation, and also relieve some of the pressure off of Huitt-Zollars.

Both review firms are paid an hourly charge for services rendered, some of which is reimbursed to the City by the charges that developers pay for plan reviews and inspections.

ACTION TAKEN.

Motion by Council Member Barnett to approve Resolution No. 7517, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7518 -- AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT WITH ONCOR FOR BORING UNDER W. TRAVIS STREET FOR A NEW ELECTRICAL LINE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A TEMPORARY CONSTRUCTION EASEMENT ON PROPERTY ID 404996 AT WEST TRAVIS STREET, SHERMAN, TEXAS.

CONSENT AGENDA.

RES 7518
ONCOR ELECTRICAL
LINES BORING
(WEST TRAVIS ST)

RESOLUTION NO. 7519 -- AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN ELECTRICAL EASEMENT WITH ONCOR FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE TO PECAN GROVE PARK

RES 7519
PECAN GROVE
PARK ELECTRIC
SERVICE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN ELECTRICAL EASEMENT ON PROPERTY ID 118816 AT PECAN GROVE PARK, SHERMAN, TEXAS.
CONSENT AGENDA.

RESOLUTION NO. 7520 -- AUTHORIZING PURCHASE OF SIX CARDIAC MONITORS FROM ZOLL MEDICAL CORPORATION FOR THE SHERMAN FIRE DEPARTMENT THROUGH SOURCEWELL

RES 7520
FIRE DEPT
CARDIAC MONITORS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF SIX CARDIAC MONITORS FROM ZOLL MEDICAL CORPORATION FOR THE SHERMAN FIRE DEPARTMENT THROUGH SOURCEWELL.
CONSENT AGENDA.

CHANGE ORDER NO. 1

CHANGE ORDER
36" WEST SHERMAN
WATER MAIN

APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO APPROVE CHANGE ORDER NO. 1 TO THE 36" WEST SHERMAN WATER MAIN

Mayor Teamann removed Change Order No. 1 from the Consent Agenda, for discussion in its regular order of business.

Mr. Lee explained this was a \$5.25 million change order on the 36" West Sherman Water Main project, from Garney Construction. There were many "unknowns" during the design phase of the project, and a level of contingency was built into the funding of the project.

The items contained in the change order have been identified as unnecessary and the proposal is to release a portion of the contingency.

ACTION TAKEN.

Motion by Council Member Barnett to approve Change Order No. 1, in the amount of a \$5,250,000 decrease, for the Greater Texoma Utility Authority's contract for the 36" West Sherman Water Main, as presented. Second by Council Member Stevenson.

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

VOTING NAY: None.

MOTION CARRIED.

PAYMENT AUTHORIZATION

BACKUP SOFTWARE
SUPPORT & SERVICES

AUTHORIZING PAYMENT TO CDWG FOR RENEWAL OF BACKUP SOFTWARE SUPPORT AND SERVICES UNDER NATIONAL IPA TECHNOLOGY SOLUTIONS CONTRACT (2018011)

The City Council approved payment to CDWG for renewal of backup software support and services under National IPA Technology Solutions contract. Renewal cost is \$106,004.04, and is included in the FY 2025 Budget.

CONSENT AGENDA.

SPECIAL PRESENTATION

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

SEDCO QUARTERLY
PROGRESS REPORT

Terrence Steele, Assistant City Manager, said there would be a change in the way this quarterly report is presented. The Council has the report in their agenda packet, and Kent Sharp, President, Sherman Economic Development Corporation, was available to answer any questions.

In the future, Mr. Steele said he would brief the Council in Executive Session, on some of the projects, especially those that are of a confidential nature.

COUNCIL COMMENTS

COUNCIL COMMENTS

- Congratulations to the Library on achieving the Library of Excellence Award. (Henry Marroquin)
- The Cinco de Mayo Festival will be held on May 2, 2025, from 6:00 p.m. until 10:00 p.m., at the corner of Crockett and Houston Streets, in downtown Sherman. (Henry Marroquin)
- Congratulations to the Parks Department on the opening of the all-inclusive Pecan Grove East Park, where children with all abilities can participate. (Pam Howeth, Clay Barnett)
- Agreed, saying all City departments are award winning departments. (Shawn Teamann)

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Teamann announced the following:

- Parks and Recreation is hosting Touch-a-Truck on April 26, 2025, from 10:00 a.m. until 2:00 p.m., at Pecan Grove West Park.
- The 2025 Wall Street Spring Market will be held April 25, 2025, from 4:00 p.m. until 8:00 p.m. on Wall Street. The street will be closed to browse the wares of downtown vendors and small businesses.
- The Friends of the Library book sale will be held April 26, 2025, at 8:00 a.m., across the street from MLK Park.
- Cinco de Mayo will be held on May 2, 2025, beginning at 6:00 p.m., in downtown Sherman. The event will feature a performance by La Gran Sonora Dinamita (Din-a Mee-ta).
- The first annual Sherman Showdown food truck competition is scheduled for May 3, 2025, from 11:00 a.m. to 6:00 p.m. in downtown Sherman.

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.

TEX. GOV'T CODE § 551.071 --

SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

- A) Receive legal advice regarding agreement for EMS services with Grayson County
- B) Receive legal advice from City Attorney on First Amendment Issues

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 Agreement

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 5:23 p.m.

On Motion duly made and carried, the Executive Session recessed
at 7:00 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
7:01 p.m.

ADJOURNMENT



MAYOR


CITY CLERK

\$24,750,000 Combination Tax & Revenue Certificates of Obligation, Series 2025

Rank	Firm	Location	Bid Received	True Interest Cost (TIC)
1	Raymond James & Associates, Inc.	St. Petersburg, FL	9:58:08 AM	4.763593%
2	Robert W. Baird & Co., Inc.	Milwaukee, WI	9:55:26 AM	4.774650%
3	Mesirow Financial, Inc.	Chicago, IL	9:59:34 AM	4.810691%

- Bids were due on April 21, 2025 at 10:00 AM, CDST. All bids were submitted via Parity's online bidding system.
- The spread between the low bid and the high bid is approximately 0.047% (or 4.7 basis points).
- The final TIC equated to % based on the resized par amount.