

STATE OF TEXAS

§

March 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 March 17, 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 Council Member Josh Stevenson.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of March 3, 2025. Council Member Stevenson moved to approve the Minutes, as presented; Second by Council Member Holland; All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

CONSENT AGENDA

Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

CONSENT AGENDA

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

PROCLAMATION

"AUTISM AWARENESS AND ACCEPTANCE MONTH" - APRIL 2025

Mayor Teamann presented a proclamation to Brina Dutton, Founder of The Owen Foundation, designating April, 2025, as "Autism Awareness and Acceptance Month."

AUTISM AWARENESS
& ACCEPTANCE
MONTH
(APRIL 2025)

Mayor Teamann introduced Ordinance No. 6816 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 9.3697 ACRES BEING IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1400 AND 1502 SOUTH GRIBBLE STREET, HERETOFORE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT REZONING AND PLACING THE TRACT IN

ORD 6816
ZONE CHANGE
(1400 & 1502 S.
GRIBBLE ST)

THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, IPENEMA INVESTMENTS (OWNER), WILL KNOBLER (REPRESENTATIVE) AND AYUB R. SANDHU (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Rob Rae, Director of Development Services, said this is a zone change for the old National Guard Armory. The owner would like to rezone the property to sell. The Planning and Zoning Commission recommended approval of the zone change.

Sara Jerome, Real Estate Agent

Ms. Jerome appeared representing the property owner, and said they are trying to get it zoned back to a commercial zone so it can be sold.

No other citizens appeared before the City Council to discuss Ordinance No. 6816.

Ordinance 6817

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 0.153 ACRES BEING IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 765, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1004 NORTH EAST STREET, HERETOFORE R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (PATIO HOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, M&G HOME BUILDERS (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 6817
ZONE CHANGE
(1004 N. EAST ST)

Mr. Rae said this is a zone change request and the property is a 40' lot and meets the minimum standards for that size lot. The property owner would like to construct a home on the property. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6817.

Ordinance 6818

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 PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 3 OF MOORE'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1005 SOUTH TRAVIS STREET CONSISTING OF 0.312 ACRES AND 1018 SOUTH WALNUT STREET CONSISTING OF 0.433 ACRES, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6

ORD 6818
ZONE CHANGE
(1005 S. TRAVIS ST)

(SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, DANIEL DOMINICK (OWNER) 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.

Mr. Rae explained that much of the property south of the Downtown was previously zoned R-2 Multi-Family. When the zoning ordinance was updated, the R-2 zoning transitioned to MF-30.

The property owner is requesting a zone change so they can plat and sell two of the lots. The zone change would make the property compliant. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6818.

Ordinance 6819

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 0.092 ACRES BEING A PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 3 OF MOORE'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1012 SOUTH WALNUT STREET, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (PATIO HOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, DANIEL DOMINICK (OWNER) 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 6819
ZONE CHANGE
(1012 S. WALNUT ST)

Mr. Rae said this property is a small lot with an existing home, and the zone change is being requested because the lot is less than 50'. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6819.

Ordinance 6820

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 1.555 ACRES BEING A REPLAT OF PART OF LOTS 35, 36 AND 38 CARRIAGE HOUSE ESTATES, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2114 NORWOOD STREET, HERETOFORE R-A (RESIDENTIAL AGRICULTURAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, TIMOTHY & LUZ ROTH (OWNERS) AND UNDERWOOD DRAFTING & SURVEYING (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A

ORD 6820
ZONE CHANGE
(2114 NORWOOD ST)

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

Mr. Rae said the property owner is requesting a zone change so they can plat the property and construct additional buildings on their site. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6820.

Ordinance 6821

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 4.417 ACRES BEING A REPLAT OF LOTS 4R-1 AND 4R-2, REPLAT OF LOT 4, OAKS OF NORWOOD, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2300 AND 2320 SHADY OAKS LANE, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, BRUCE & KARLA GRAHAM (OWNER) 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 6821
ZONE CHANGE
(2300 & 2320 SHADY
OAKS LN)

Mr. Rae said with Ordinance 6821 and 6822, there is a triangle of multi-family zoning that doesn't match lot lines or parcel lines. The property owners are requesting that their properties be zoned R-6 to conform with the neighboring properties. The Planning and Zoning Commission recommended approval of the zone changes.

No citizens appeared before the City Council to discuss Ordinance No. 6821.

Ordinance 6822

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 1.36 ACRES BEING IN THE LOT 6 OF OAKS OF NORWOOD, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2213 NORWOOD STREET, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, TERRI L. GARTMAN & PAUL A. GARTMAN (OWNER) 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 6822
ZONE CHANGE
(2213 NORWOOD ST)

No citizens appeared before the City Council to discuss Ordinance No. 6822.

Ordinance 6823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF PRESCRIPTIVE RIGHT OF WAY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, SAID RIGHT OF WAY BEING ESTABLISHED BY PRESCRIPTIVE USE; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF CLAIMS (RIGHT-OF-WAY ABANDONMENT).

**ORD 6823
CLOSE & ABANDON
PORTION OF
PRESCRIPTIVE ROW
(MOORE ST)**

Wayne Lee, Director of Engineering, said there was a Prescriptive Right-of-Way on Moore Street that is no longer needed since that street has been realigned and named Interurban Parkway.

No citizens appeared before the City Council to discuss Ordinance No. 6823.

Ordinance 6824

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 3 (BUILDING REGULATIONS), ARTICLE 3.03 (AMENDMENTS TO CODES) AND ARTICLE 3.11 (RESIDENTIAL RENTAL PROPERTY LICENSE AND STANDARDS); ENLARGING THE APPLICABILITY OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE TO INCLUDE ALL TYPES OF DWELLING UNITS AND USES THAT ARE RENTED OR OFFERED FOR RENT AS RESIDENCES; MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO THE RESIDENTIAL RENTAL PROPERTY LICENSE AND STANDARDS PROGRAM; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**ORD 6824
PROPERTY MAINT.
CODE VIOLATIONS
FOR RENTED
RESIDENTIAL UNITS**

Caleb Green, Development Services Inspector, explained that this amendment was what was discussed at a previous Council Meeting, and would allow the City staff to enforce property maintenance code violations for all residential property if it is being operated for rent.

Zachary Flores, Acting City Manager, explained that it would be done on a complaint basis only.

No citizens appeared before the City Council to discuss Ordinance No. 6824.

Ordinance 6825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 3 (BUILDING REGULATIONS), ARTICLE 3.06 (SUBSTANDARD STRUCTURES), SECTION 3.06.003 (MINIMUM STANDARDS); MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO SUBSTANDARD STRUCTURES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**ORD 6825
SUBSTANDARD
STRUCTURE
ENFORCEMENT**

COUNCIL MINUTES – MARCH 17, 2025

Larry Bollier, Building Official, said this amendment would help the City staff enforce substandard structure regulations on properties in the City that have become a nuisance and have been abandoned. It would apply to buildings that have not been completed or abandoned on a construction site.

No citizens appeared before the City Council to discuss Ordinance No. 6835.

Ordinance 6826

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 6 (HEALTH AND SANITATION), ARTICLE 6.04 (PUBLIC AND SEMIPUBLIC POOLS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO PUBLIC POOLS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$500, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**ORD 6826
REGULATIONS FOR
PUBLIC POOLS**

Mr. Bollier explained that there is conflict between Chapters 3 and 6 of the Code of Ordinances, as it applies to public and semipublic pools. One of the discrepancies is in the height of a fence around a public pool and a semipublic pool.

The request is to strike "semipublic" from the ordinance and designate pools as either public or private.

No citizens appeared before the City Council to discuss Ordinance No. 6826.

The Public Hearing was closed.

Ordinance 6817

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 0.153 ACRES BEING IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 765, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1004 NORTH EAST STREET, HERETOFORE R-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (PATIO HOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, M&G HOME BUILDERS (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 6817
ZONE CHANGE
(1004 N. EAST ST)**

Ordinance 6818

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 PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 3 OF MOORE'S

**ORD 6818
ZONE CHANGE
(1005 S. TRAVIS ST)**

ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1005 SOUTH TRAVIS STREET CONSISTING OF 0.312 ACRES AND 1018 SOUTH WALNUT STREET CONSISTING OF 0.433 ACRES, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, DANIEL DOMINICK (OWNER) 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.

Ordinance 6819

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 0.092 ACRES BEING A PART OF SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, AND BEING PART OF LOT 3 OF MOORE'S ADDITION, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1012 SOUTH WALNUT STREET, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-4 (PATIO HOME RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, DANIEL DOMINICK (OWNER) 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 6819
ZONE CHANGE
(1012 S. WALNUT ST)

Ordinance 6823

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CLOSING AND ABANDONING A PORTION OF PRESCRIPTIVE RIGHT OF WAY IN THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, SAID RIGHT OF WAY BEING ESTABLISHED BY PRESCRIPTIVE USE; AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF CLAIMS (RIGHT-OF-WAY ABANDONMENT).

ORD 6823
CLOSE & ABANDON
PORTION OF
PRESCRIPTIVE ROW
(MOORE ST)

Ordinance 6825

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 3 (BUILDING REGULATIONS), ARTICLE 3.06 (SUBSTANDARD STRUCTURES), SECTION 3.06.003 (MINIMUM STANDARDS); MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO SUBSTANDARD STRUCTURES; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6825
SUBSTANDARD
STRUCTURE
ENFORCEMENT

Ordinance 6826

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 6 (HEALTH AND SANITATION), ARTICLE 6.04 (PUBLIC AND SEMIPUBLIC POOLS); MODIFYING CERTAIN EXISTING REGULATIONS AND PRESCRIBING NEW REGULATIONS RELATING TO PUBLIC

ORD 6826
REGULATIONS FOR
PUBLIC POOLS

POOLS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$500, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance Nos. 6817, 6818, 6819, 6823, 6825, and 6826, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6816

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 9.3697 ACRES BEING IN THE G.B. PILANT SURVEY, ABSTRACT NO. 963, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 1400 AND 1502 SOUTH GRIBBLE STREET, HERETOFORE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT REZONING AND PLACING THE TRACT IN THE C-1 (RETAIL BUSINESS) DISTRICT ZONING CLASSIFICATION, IPENEMA INVESTMENTS (OWNER), WILL KNOBLER (REPRESENTATIVE) AND AYUB R. SANDHU (SURVEYOR) PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6816
ZONE CHANGE
(1400 & 1502 S.
GRIBBLE ST)

Council Member Howeth said this property was previously zoned commercial, but not used as commercial. She asked what type of commercial they anticipated being located there.

Ms. Jerome said they hope to sell to a corporate office, corporate warehouse, or event venue. The back building alone is about 20,000 square feet, and has been completely redone. The front building is 10,000 square feet.

Council Member Howeth expressed concern about parking and noise in the residential neighborhood, and adjacent to a City park. She was also concerned about 18-wheel vehicles coming into the area on such a narrow street.

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance No. 6816, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6820

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SHERMAN'S ZONING

ORD 6820
ZONE CHANGE
(2114 NORWOOD ST)

ORDINANCE/CODE OF ORDINANCES CHAPTER 14, TO REZONE A TRACT OF LAND CONSISTING OF 1.555 ACRES BEING A REPLAT OF PART OF LOTS 35, 36 AND 38 CARRIAGE HOUSE ESTATES, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2114 NORWOOD STREET, HERETOFORE R-A (RESIDENTIAL AGRICULTURAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, TIMOTHY & LUZ ROTH (OWNERS) 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.

Ordinance 6821

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 4.417 ACRES BEING A REPLAT OF LOTS 4R-1 AND 4R-2, REPLAT OF LOT 4, OAKS OF NORWOOD, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2300 AND 2320 SHADY OAKS LANE, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, BRUCE & KARLA GRAHAM (OWNER) 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 6821
ZONE CHANGE
(2300 & 2320 SHADY
OAKS LN)

Ordinance 6822

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 1.36 ACRES BEING IN THE LOT 6 OF OAKS OF NORWOOD, CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, LOCATED AT 2213 NORWOOD STREET, HERETOFORE MF-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT AND R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT; REZONING AND PLACING THE TRACT IN THE R-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT ZONING CLASSIFICATION, TERRI L. GARTMAN & PAUL A. GARTMAN (OWNER) 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 6822
ZONE CHANGE
(2213 NORWOOD ST)

Council Member Barnett wanted to be sure that, when the property owners pulled a permit, they were aware and didn't build over the treatment system. Mr. Rae said that would be identified when they pulled the permit, and all the lots involved, currently have a home already constructed on them.

Council Member Stevenson asked if there were other nearby properties that were not included and are zoned multi-family. Mr.

Rae said this “captures” most of them, the only lot that is still MF-30, is at the corner of Norwood and Shady Oaks, and there is no home on this lot. He said the minimum requirement for MF-30 is five acres.

ACTION TAKEN.

Motion by Council Member Barnett to approve Ordinance Nos. 6820, 6821, and 6822, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6824

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHERMAN, TEXAS, CHAPTER 3 (BUILDING REGULATIONS), ARTICLE 3.03 (AMENDMENTS TO CODES) AND ARTICLE 3.11 (RESIDENTIAL RENTAL PROPERTY LICENSE AND STANDARDS); ENLARGING THE APPLICABILITY OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE TO INCLUDE ALL TYPES OF DWELLING UNITS AND USES THAT ARE RENTED OR OFFERED FOR RENT AS RESIDENCES; MODIFYING CERTAIN EXISTING REGULATIONS RELATING TO THE RESIDENTIAL RENTAL PROPERTY LICENSE AND STANDARDS PROGRAM; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$2,000, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

ORD 6824
PROPERTY MAINT.
CODE VIOLATIONS
FOR RENTED
RESIDENTIAL UNITS

Council Member Stevenson verified that participation by either the property owner or the renter was voluntary. If either participant has a problem, they could contact the City, who would step in and enforce the property maintenance code.

Council Member Stevenson was concerned with the overlap of what the Justice of the Peace does, and the City getting involved in tenant contract issues that might arise. If a problem was found, he was concerned about enforcement issues.

Mr. Green said the City isn't trying to “get into” evictions, they only want to focus on using the property maintenance code on substandard houses. Currently the City can't enforce the property maintenance code for renters in single-family, duplexes, or triplexes, that are used for rental.

Mr. Flores said after the original discussion, it was the staff's understanding that the Council wanted to see this amendment used on a complaint basis. This change would change the definition of a residence.

Council Member Stevenson was concerned about the City assessing penalties. They are assessed on the multi-family residences.

COUNCIL MINUTES – MARCH 17, 2025

Council Member Howeth said all the City is asking is that the property be kept up to minimum standards.

Mr. Green added that even if a violation is issued, the Municipal Court Judge is the one that would issue any fine, not the City.

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to approve Ordinance No. 6824, as presented. Second by Council Member Howeth.

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

VOTING NAY: Stevenson.

MOTION CARRIED.

RESOLUTION NO. 7495 -- AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH STOIC CIVIL CONSTRUCTION, INC. BASED ON AN INVITATION TO BID FOR THE WEST HILL CEMETERY BANK STABILIZATION

RES 7495
WEST HILL
CEMETERY BANK
STABILIZATION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH STOIC CIVIL CONSTRUCTION, INC. BASED ON AN INVITATION TO BID FOR THE WEST HILL CEMETERY BANK STABILIZATION.

Justin Eastwood, Parks and Recreation Director, said there has been some severe erosion along Sand Creek, on the west side of West Hill Cemetery.

A bid opening was recently held with Stoic Civil Construction, Inc., being the lowest, responsible, responsive bid in the amount of \$925,000. Funding for the project is from the FY 2023-2024 CIP Program. The stabilization project will cover approximately 200 feet long, and 15 feet high.

He said the original projection for the project was \$1.1 million, and the bid was at \$925,000. Construction is estimated to start in April or May 2025, and completion will be at the end of the year.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 7495, as presented. Second by Council Member Howeth.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7496 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR THE PROGRESS PARK OFFSITE WASTEWATER OUTFALL

RES 7496
PROGRESS PARK
OFFSITE
WASTEWATER
OUTFALL

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 GWA OFFSITE WASTEWATER OUTFALL.

Mr. Lee said there was a lot of development in Progress Park, and it was determined that a new wastewater system was needed to help handle the growth. To expedite the design and alignment, Global Wafers secured Kimley-Horn to perform an alignment study and design the line.

This agreement “picks that up” and hires Kimley-Horn to handle the bids and construction phase services of the contract. The project will provide additional wastewater capacity for Progress Park and other properties that don't have service.

Funding needed for the contract is \$75,000, and the contract should be presented to the Council in April or May 2025, with construction beginning in June or July 2025.

ACTION TAKEN.

Motion by Deputy Mayor Dobbs to approve Resolution No. 7496, as presented. Second by Council Member Barnett.

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7497 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS FOR THE PLAN REVIEW AND BUILDING INSPECTION SERVICES FOR SHERMAN ISD EARLY CHILDHOOD CENTER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, AUTHORIZING EXECUTING A PROFESSIONAL SERVICES AGREEMENT WITH BUREAU VERITAS FOR PLAN REVIEW AND BUILDING INSPECTION SERVICES FOR SHERMAN ISD EARLY CHILDHOOD CENTER.

RES 7497
PLAN REVIEW &
BUILDING INSPECTION
SERVICES

Mr. Rae said this contract is with Bureau Veritas to handle the third-party inspections and plan review for the Sherman Independent School District Early Childhood Center. Sherman ISD has already paid for the permit fees for this, which covers the cost for the services. However, since the contract is with the City, it needs to be approved by the Council. There is no expense to the City, it is a “pass-through” cost.

ACTION TAKEN.

Motion by Council Member Barnett to approve Resolution No. 7497, as presented. Second by Deputy Mayor Dobbs.

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

VOTING NAY: Stevenson.

MOTION CARRIED.

RESOLUTION NO. 7498 -- AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF THE OLD SETTLERS PARK PICKLEBALL COURTS

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

RES 7498
OLD SETTLERS PARK
PICKLEBALL
COURTS DESIGN

PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF THE OLD SETTLERS PARK PICKLEBALL COURTS.

RESOLUTION NO. 7499 -- AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF FAIRVIEW PARK PARKING AND PLAZA AREA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF FAIRVIEW PARK PARKING AND PLAZA AREA.

RES 7499
FAIRVIEW PARK
PARKING & PLAZA
AREA DESIGN

RESOLUTION NO. 7500 -- AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF HAWN PARK FUTSAL COURTS AND PARKING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH CEI ENGINEERING, INC. FOR THE DESIGN OF HAWN PARK FUTSAL COURTS AND PARKING.

RES 7500
HAWN PARK
FUTSAL COURTS
& PARKING DESIGN

Mr. Eastwood said these projects were City Council priorities from the FY 2023-2024 CIP Program, and also support the goals in the Parks, Recreation, and Open Space Master Plan. The staff believes that CEI Engineering, Inc. is the best professional for the projects.

The contracts today are only for design of the projects, which in total is \$779,000. The estimated, probable cost of the actual projects will be about \$7.7 million.

The projects include Hawn Park, with a design cost of \$221,340, and a total cost of \$2 million. It will include two Mini-Pitch Courts, Court Lighting, 48 Parking Spaces, Bleacher Shade Canopies, Restroom Building, Access Drives, Sidewalks, Water, Sewer, and Electrical.

The second project is at Old Settlers Park, with a design cost of \$90,309, and a total cost of \$830,000. It will include two Pickleball Courts, Court Lighting, 15 Parking Spaces, Bleacher Shade Canopies, Access Drives, Sidewalks, and Electrical.

The third project is at Fairview Park, with a design cost of \$466,923, and a total cost of \$4.5 million. It will include 190 to 200 Parking Spaces, Restroom Building, Pavilion, Sidewalks, Water, Sewer, Electrical, Landscaping, and Irrigation.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution Nos. 7498, 7499, and 7500, as presented. Second by Council Member Holland.

COUNCIL MINUTES – MARCH 17, 2025

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

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 7501 -- AUTHORIZIING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN ENCROACHMENT AGREEMENT WITH ONCOR FOR THE CROSSING OF A ONCOR ELECTRICAL EASEMENT FOR THE PURPOSE OF A NEW WASTEWATER LINE
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN ENCROACHMENT EASEMENT IN SHERMAN INDUSTRIAL DEVELOPMENT ADDITION REPLAT LT 2R & 3, BLOCK 1, LOT 1 KNOWN AS PROGRESS DRIVE, SHERMAN, TEXAS.

CONSENT AGENDA

RES 7501
ENCROACHMENT
WITH ONCOR FOR
WASTEWATER LINE

RESOLUTION NO. 7502 -- AUTHORIZING PAYMENT TO OVERDRIVE ENTERTAINMENT FOR COSTS ASSOCIATED WITH SHERMAN'S SUMMER MUSIC SERIES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PAYMENT TO OVERDRIVE ENTERTAINMENT FOR COSTS ASSOCIATED WITH SHERMAN'S SUMMER MUSIC SERIES.

CONSENT AGENDA.

RES 7502
HOT SUMMER
NIGHTS

RESOLUTION NO. 7503 -- AUTHORIZING THE PURCHASE OF A NEW FRONT-LOAD TRASH TRUCK FOR THE SOLID WASTE DEPARTMENT FROM BOND EQUIPMENT 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 FRONT-LOAD TRUCK FROM BOND EQUIPMENT FOR THE SOLID WASTE DEPARTMENT THROUGH BUYBOARD.

CONSENT AGENDA.

RES 7503
SOLID WASTE
EQUIPMENT

CHANGE ORDER NO. 1
APPROVING THE GREATER TEXOMA UTILITY AUTHORITY'S INTENTION TO APPROVE CHANGE ORDER NO. 1 TO THE SOUTH WASTEWATER TREATMENT PLANT - MBR

Clint Philpott, Assistant City Manager, outlined the South Wastewater Treatment Plant MBR project, and the percentage of completion of each part. He said, overall, the project is about 70% complete.

He said at the time the project was bid, they did not have final plans for a lot of the project parts. There were about 28 items that were still being looked at when the lump sum contract was approved. A lot of the reasons for changes were "design progressions."

Mr. Philpott said they bid the plans with 90% plans, and once the final plans came into place, they compared what was bid to the final plans, and then they accounted for any differences in scope.

CHANGE ORDER
SOUTH WASTEWATER
TREATMENT PLANT
MBR

COUNCIL MINUTES – MARCH 17, 2025

He discussed the items in the change order with their cost, some resulting in a credit and others resulting in a cost. The original GMP value in November 2024 was \$288 million. They negotiated the changes, resulting in the proposed change order today, for a decrease of \$425,481.05, in the original contract amount.

Mr. Philpott said there would probably be one more change order later this year, once everything is completed and the project is closed out.

ACTION TAKEN.

Motion by Council Member Barnett to approve the Greater Texoma Utility Authority's Change Order No. 1, for the South Wastewater Treatment Plant - MBR, as presented. Second by Council Member Holland.

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

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

CULTURAL DISTRICT QUARTERLY REPORT

Cary Wacker, Sherman Cultural District Coordinator, presented the quarterly report on activities of the Sherman Cultural District. She outlined their projects including the next submittal to the Texas Commission on the Arts for a grant. The project is a larger scale project than anything they've ever had, and is a Sherman Bird Sculpture Project.

The project is currently in the planning stages, but the application will be submitted to the State by June 15, 2025. The project is a Sherman Bird Sculpture Project. Sherman has been designated as a bird sanctuary since 1970.

It will include six different sculptures, representing various birds that are native to the Sherman area. The sculptures will be installed in six pedestrian-friendly locations in historic Downtown Sherman.

The project will be supported by Hagerman National Wildlife Refuge, located 15 miles from the Cultural District, but which has a Sherman address. She outlined plans and a timeline for the project.

COUNCIL COMMENTS

- Was very impressed with the new playground equipment at Fairview Park. Also, congratulations to the various City departments that worked on the park. The grand opening was very upscale. (Clay Barnett, Juston Dobbs, Pam Howeth, Henry Marroquin, Shawn Teamann)

ANNOUNCEMENTS

Mayor Teamann announced the following:

- The Annual Celtic Festival will be held on March 21 through 23, 2025, at Pecan Grove Park.

CULTURAL DISTRICT QUARTERLY REPORT

COUNCIL COMMENTS

ANNOUNCEMENTS

COUNCIL MINUTES – MARCH 17, 2025

- Texoma FC's first home opener for Sherman's new minor league soccer team will play on March 22, 2025, at 7:00 p.m., at Bearcat Stadium.
- The next Coffee with the Mayor will be held on April 4, 2025, in the Municipal Ballroom, and will feature the 2025 Hot Summer Nights musical line-up.
- The Cinco de Mayo Celebration will be held on May 2, 2025, from 6:00 p.m. unto 10:00 p.m., in the Houston and Crockett Street parking lot.
- The Inaugural Sherman Showdown Food Truck Competition will be held May 3, 2025, in Downtown Sherman, starting at 11:00 a.m.

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

A) MOU with TxDOT for Lease of Property

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

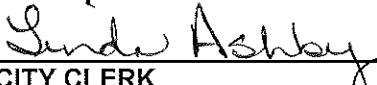
TEXAS GOV'T CODE § 551.089 --
DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS
RELATING TO INFORMATION RESOURCES TECHNOLOGY,
NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR
SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY
PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY
DEVICES

The Executive Session was not needed.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at
6:28 p.m.

ADJOURNMENT


CITY CLERK


MAYOR

Westhill Cemetery Bank Stabilization

Parks and Recreation CIP

Background

- West Hill Cemetery (**earliest records est. 1851**) is a key asset that provides essential services, preserving the history and heritage of our city. Stabilizing the site ensures its legacy for both our community and future generations.
- Severe erosion along Sand Creek threatens the stability of gravesites at the southwest corner of West Hill Cemetery.
- The stream bank will be reconstructed with a gabion basket wall to stabilize the eroding slope and protect the integrity of nearby gravesites.
- A public bid opening was held on February 27, 2025, with five bidders participating.
- The lowest, responsible, and responsive bid of **\$925K** was submitted by Stoic Civil Construction, Inc. (Bartonville, Texas).
- Funding secured from FY 2023-24 Capital Improvement Program



Legend

S.W.T.R.N.

S_FLD_HAZ_AR

FLD_ZONE_ZONE_SUSTY

A

AE

AE FLOODWAY

X3.2 PCT ANNUAL CHANCE FLOOD HAZARD

Bank protection

Baker Park Creek

Sand Creek

Post Oak Creek

W King St

S Rickotts St

W Center St

W King St

Center Street
Church of Christ

Churchill Way

Marlborough St

Churchill Way
Green Space

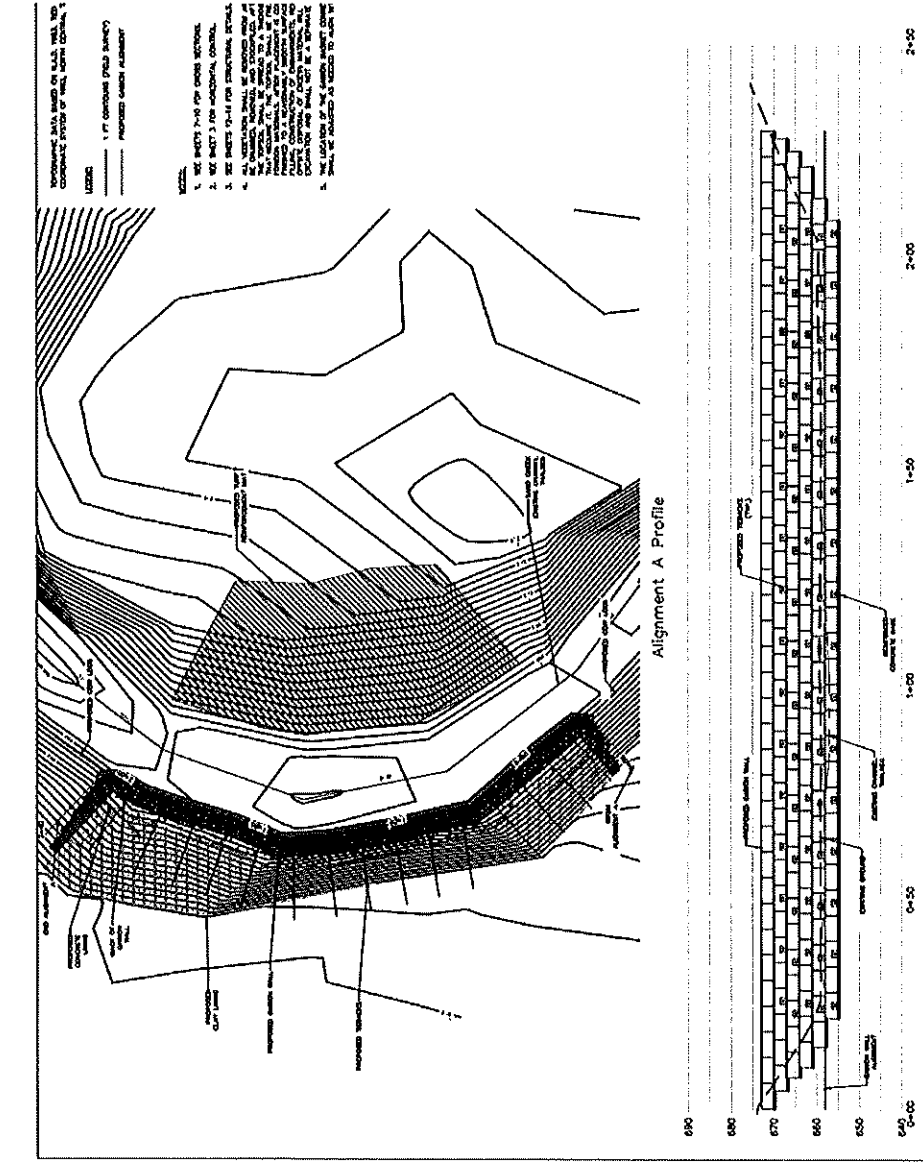
W Center St

Center Street
Park

Center Street
Green Space

Map: Microsoft Map Containers, Map Containers, City of St. Louis, Missouri, Esri, Inc., ArcGIS Desktop, Esri, Inc., Copyright 2009, Esri, Inc., All rights reserved. Microsoft, Esri, Inc., ArcGIS Desktop, Esri, Inc., Copyright 2009, Esri, Inc., All rights reserved. USGS, EPA, NPS, US

Gabion Wall Profile & Examples





West Hill CIP

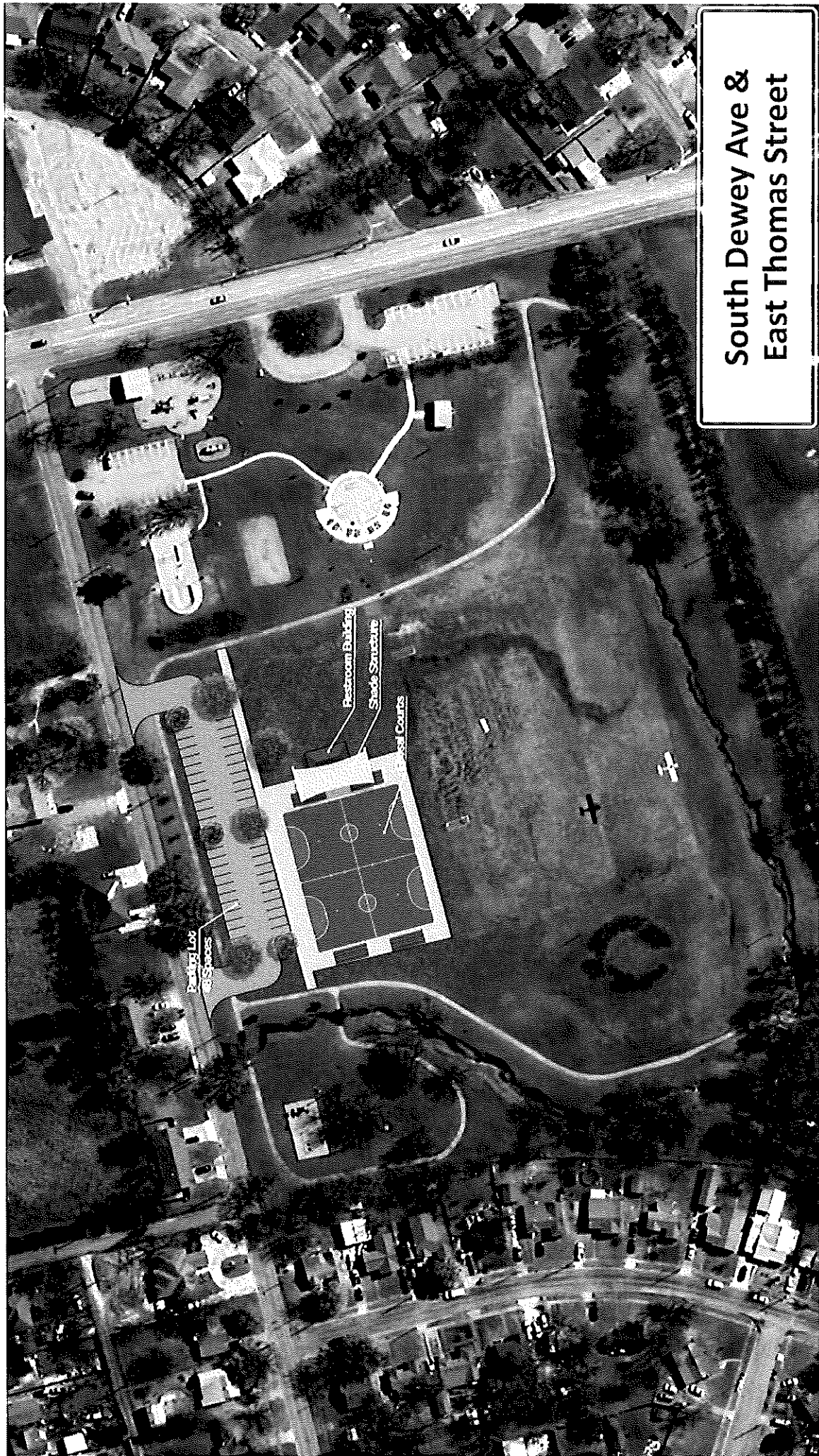
- Engineer's Total Project Estimate- \$1.1MM+
- Actual Bid Amount- \$925K
- Projected Construction Start- April-May 2025
- Projected Completion- End of 2025
- Contract

CIP Updates & Park Designs

Hawn, Old Settlers & Fairview Parks

Background

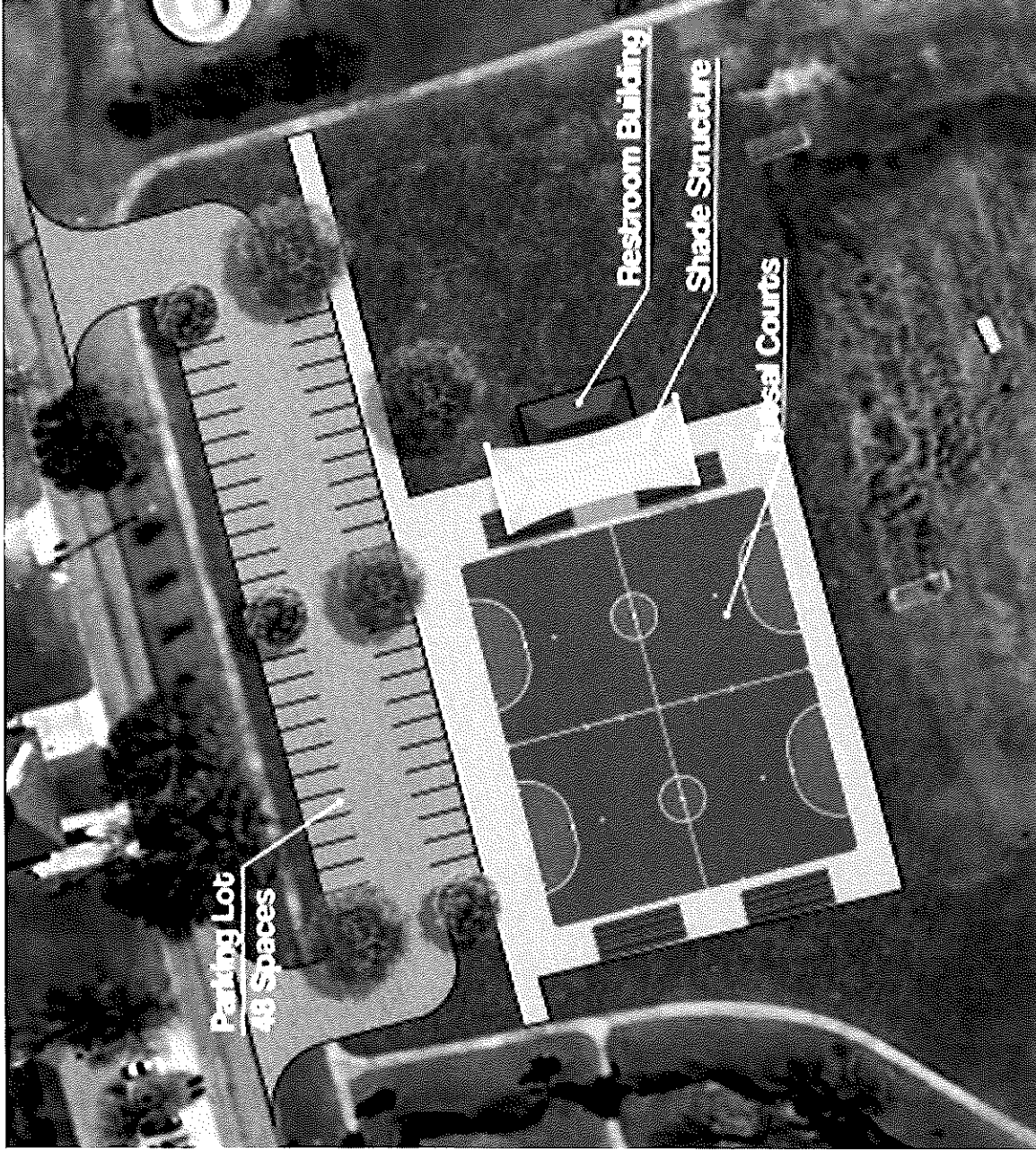
- This project directly supports the goals outlined in the Parks, Recreation, and Open Space Master Plan, enhancing our commitment to quality-of-life standards
 - Aligns with our objectives to upgrade amenities and optimize the use of key parks, ensuring they remain active and well-utilized.
 - By enhancing these spaces, we expect to not only attract local visitors but also position our parks as regional destinations.
 - CEI, Inc. is uniquely qualified for this project, with specialized expertise in Parks and Trails design. Their previous collaboration with city staff on the Open Space, Parks, and Trails Master Plans underscores their proficiency to deliver.
 - Funding secured from **FY 2023-24 Capital Improvement Program**- Total estimated opinion of probable cost (Hawn, OSP, Fairview): **\$7.3MM +/-**. Today's total design request: **\$779K**.
- **Majority of the Parks and Recreation CIP budget has been allocated, ensuring sufficient funds are in place for potential overages while still leaving potential room to address lower-cost, high-priority projects**



South Dewey Ave &
East Thomas Street

Hawn Park CIP

- Design Request (today)- \$221,340
 - (2) Mini-Pitch Courts
 - Court Lighting
 - 48 Parking spaces
 - Bleacher Shade Canopies
 - Restroom Building, Access Drives, Sidewalks
 - Water, Sewer, Electrical
- Total Project Estimate- \$2MM+/-
- Projected Timeline
 - Bid- Sept/Oct 2025
 - Estimated Construction 7-8 Mo

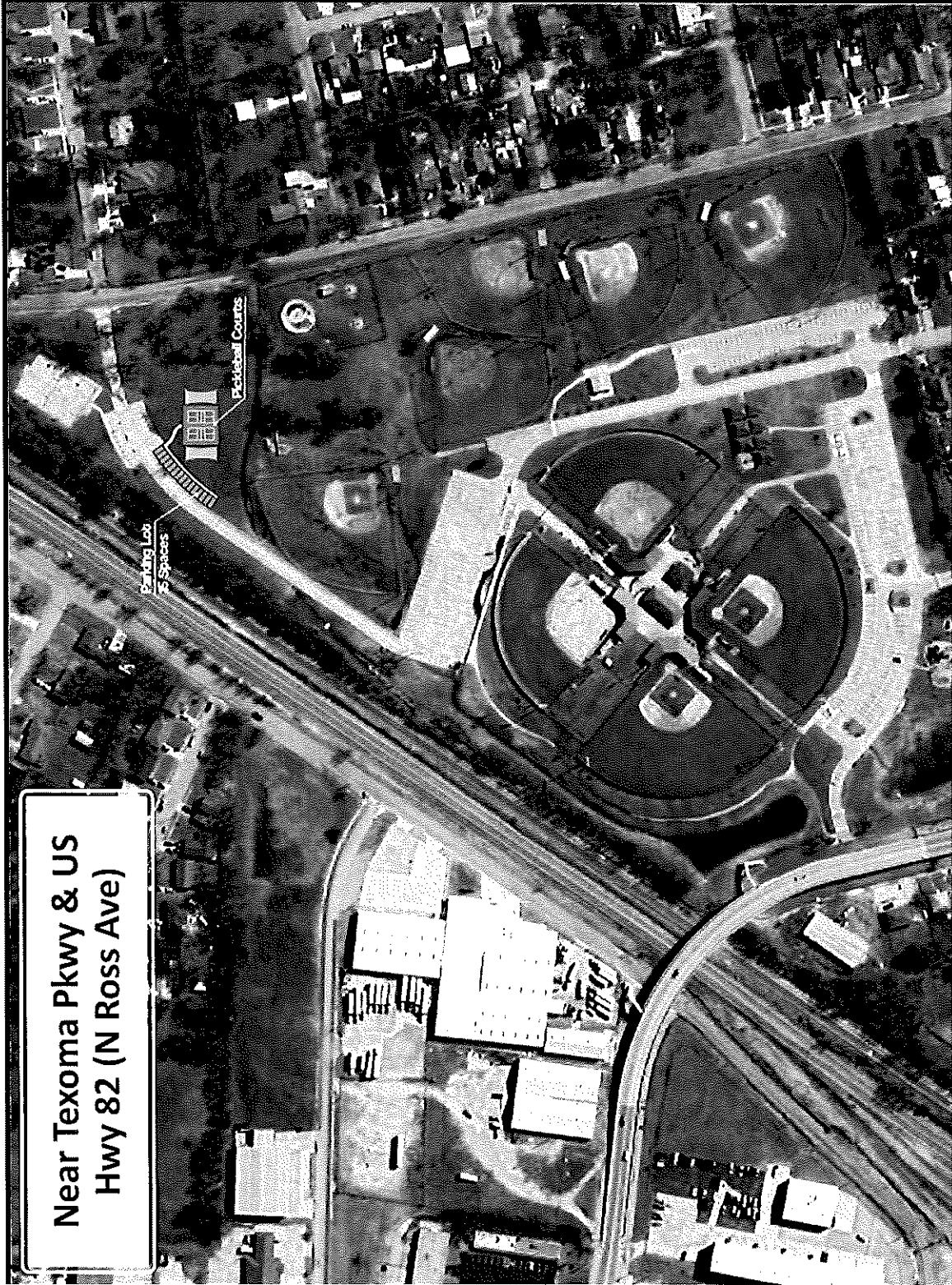


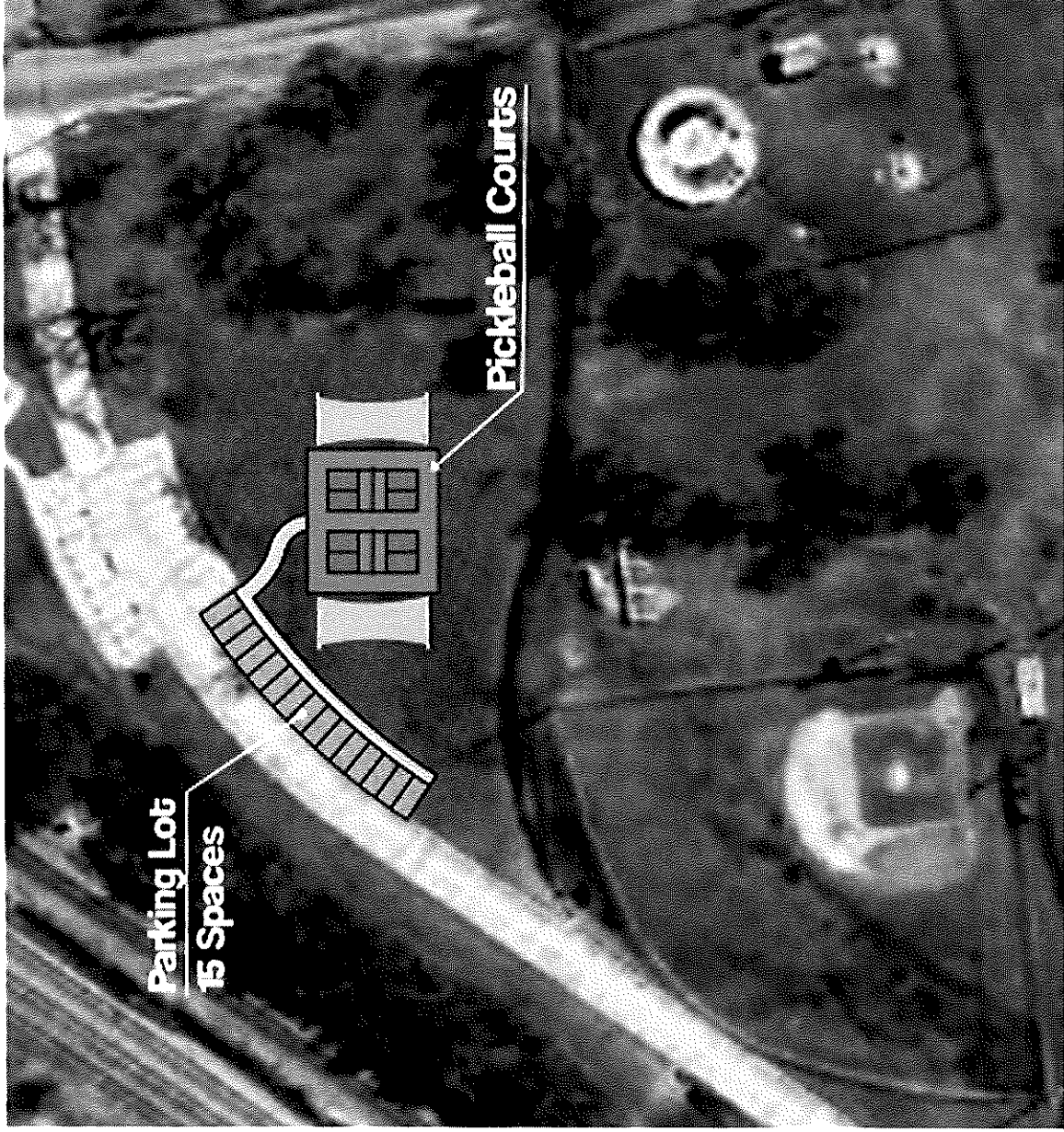


Example Restroom & Shade Structure



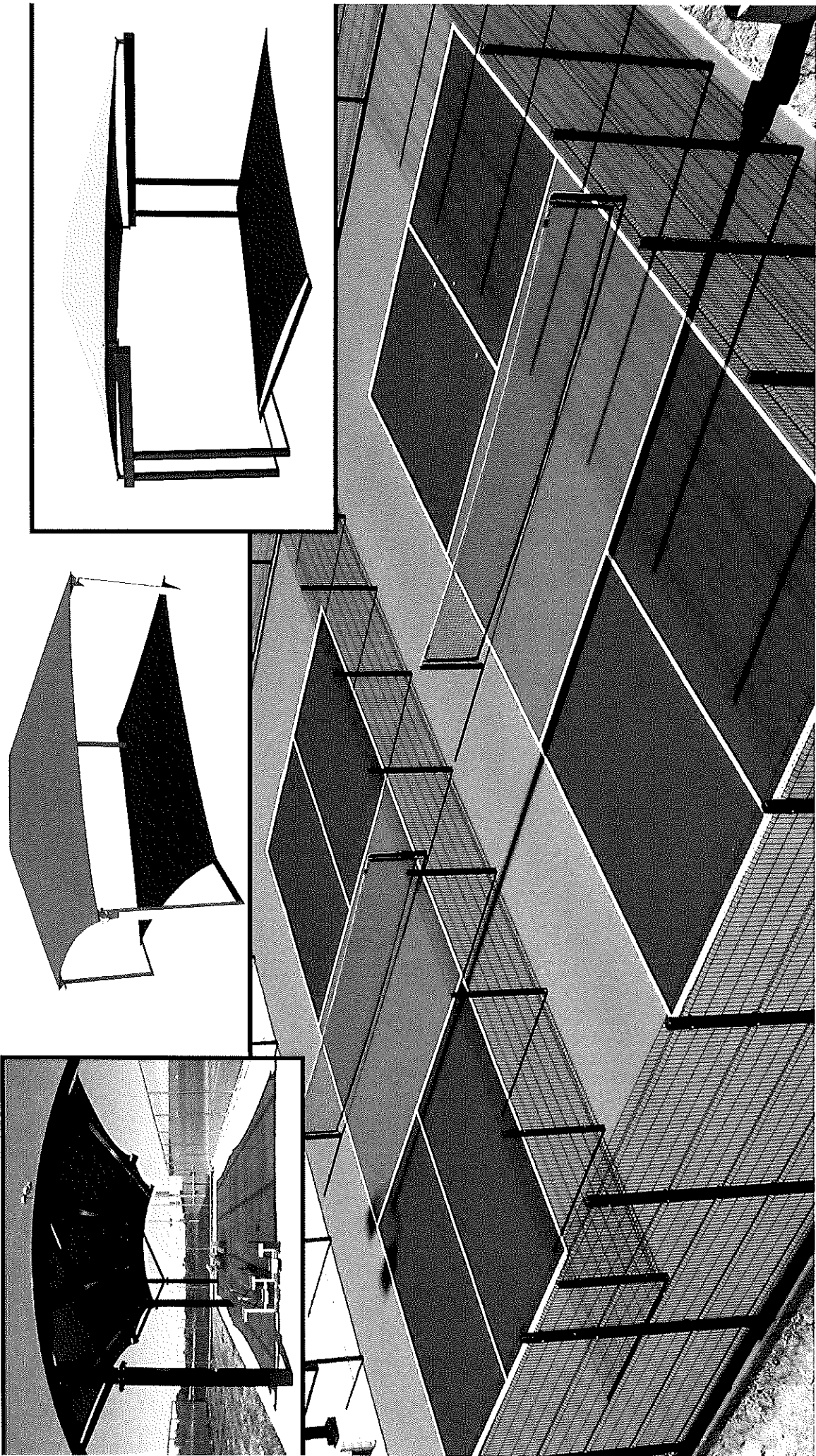
Near Texoma Pkwy & US
Hwy 82 (N Ross Ave)



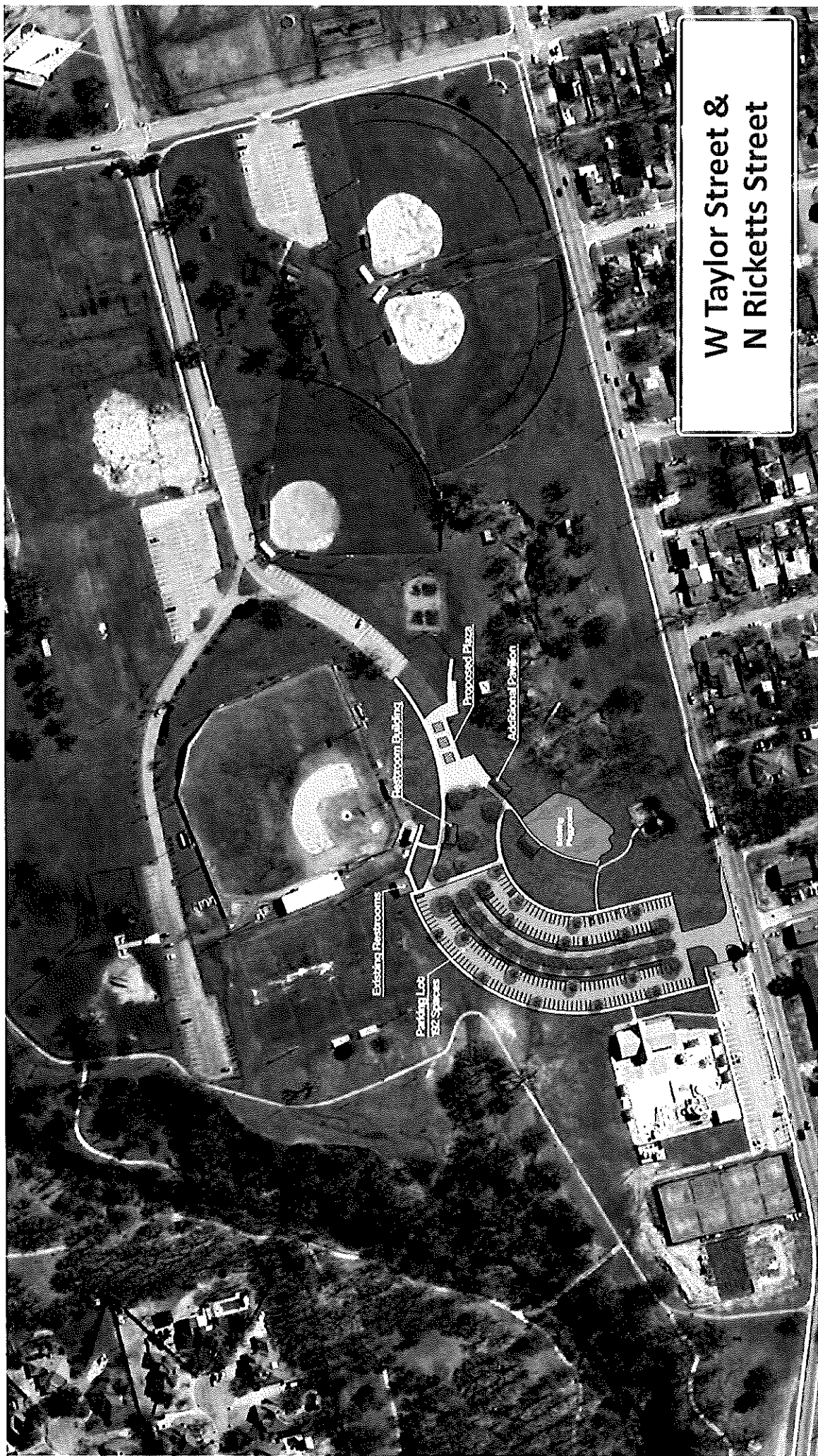


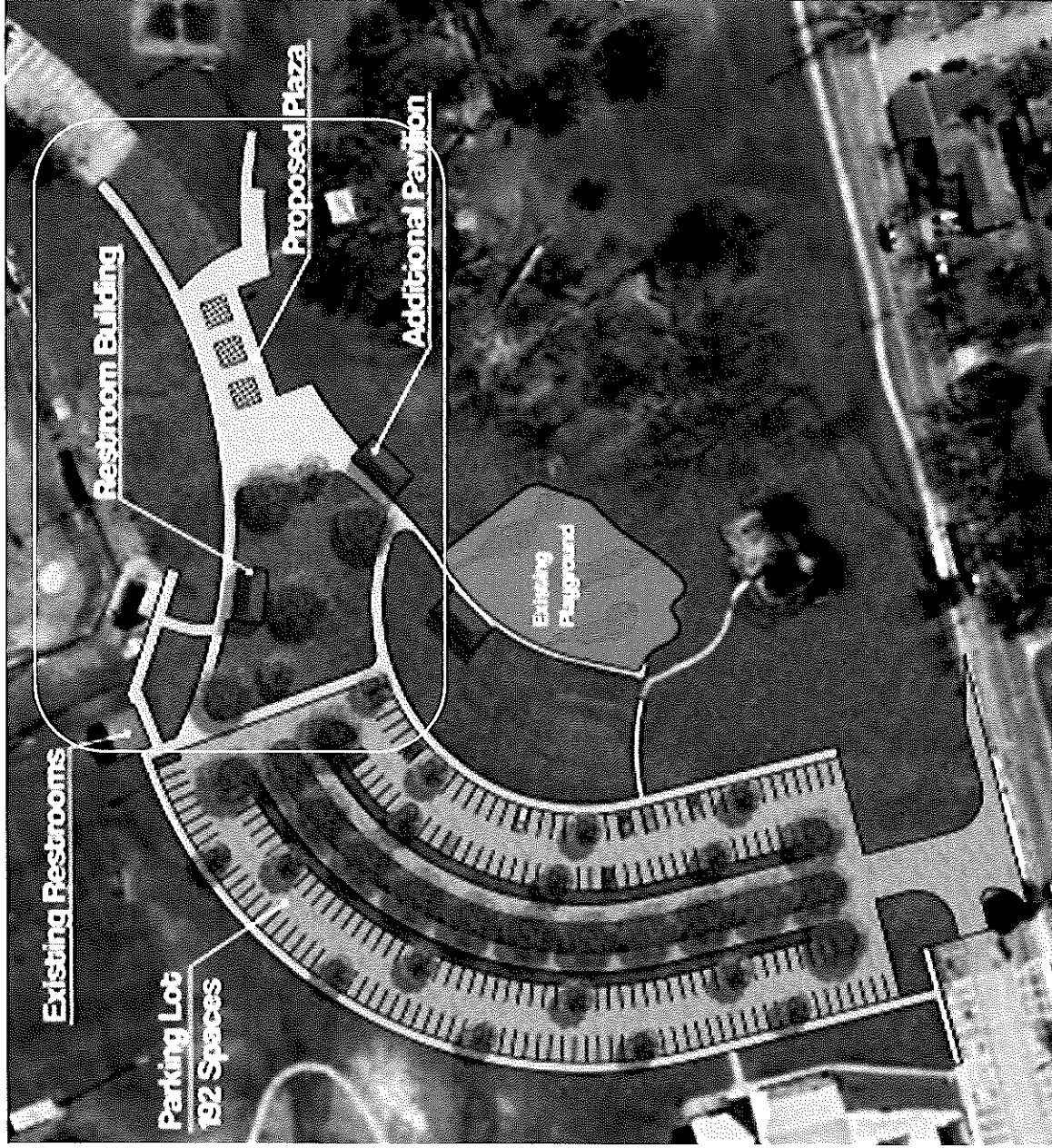
Old Settlers CIP

- Design Request (today)- \$90,309
- (2) Pickle Ball Courts
 - Court Lighting
 - 15 Parking Spaces
 - Bleacher Shade Canopies
 - Access Drives, Sidewalks
 - Electrical
- Total Project Estimate- \$830K +/-
- Projected Timeline
 - Bid- Sept/Oct 2025
 - Estimated Construction 5-6 Mo



W Taylor Street &
N Ricketts Street

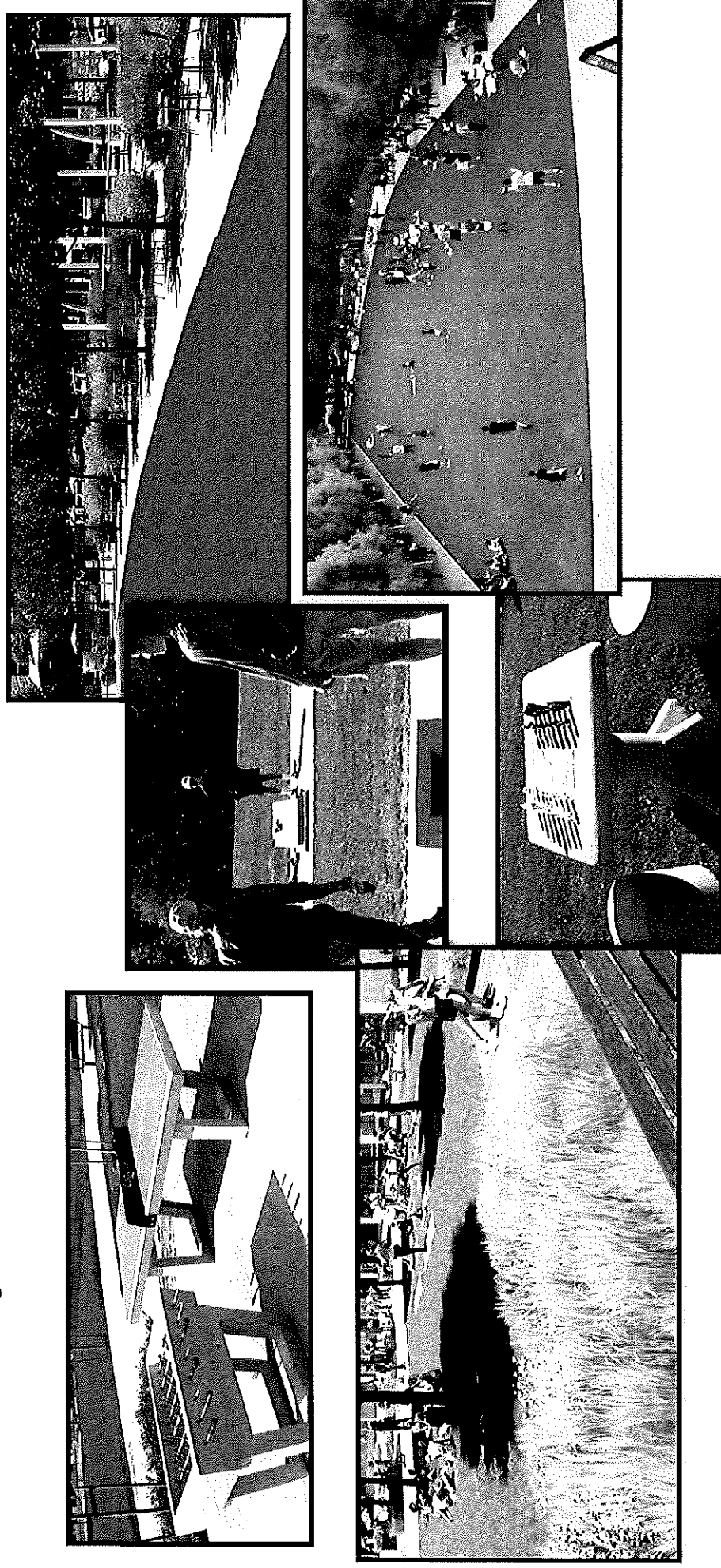




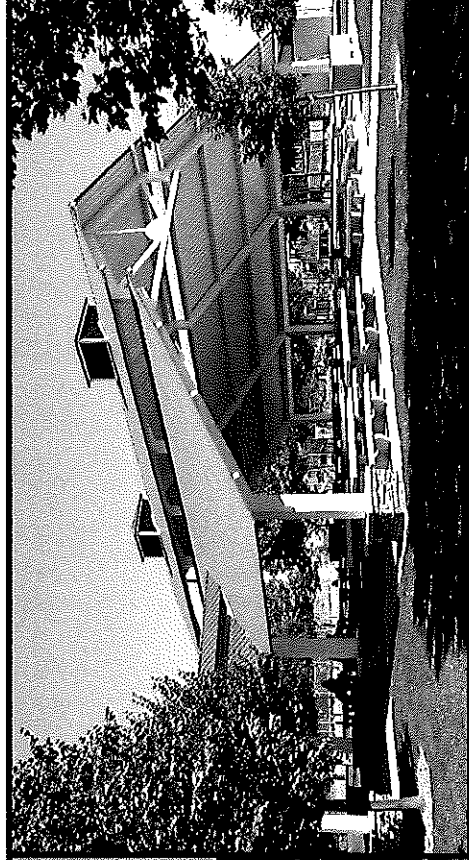
Fairview Park CIP

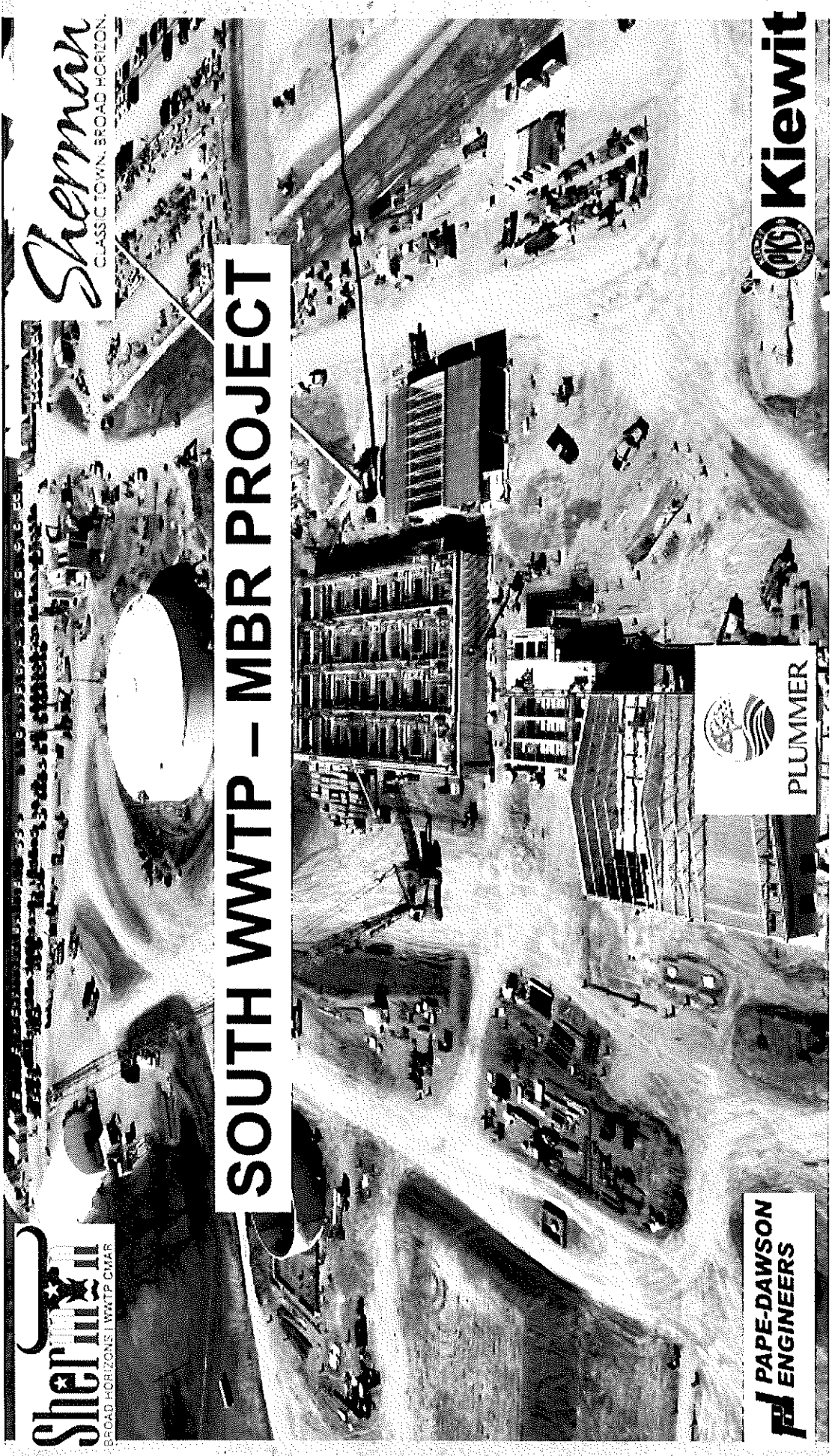
- **Design Request (today)- \$466,923**
 - 190-200 Parking Spaces (Rough Gain of 75)
 - Restroom Building
 - Pavilion
 - Sidewalks
 - Water, Sewer, Electrical, Landscaping & Irrigation
- **Total Project Estimate- \$4.5MM**
- **Projected Timeline**
 - Bid- Sept/Oct 2025
 - Estimated Construction 9-10 Mo

Examples Park Plaza & Activity Types



Examples Pavilion Types





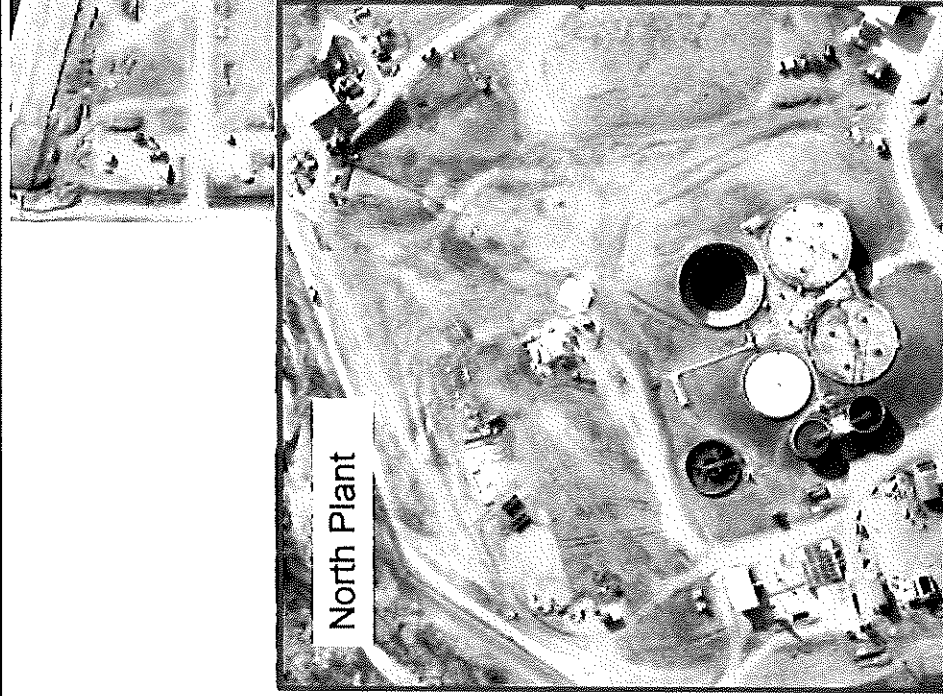
Sherman
BROAD HORIZONS | WWTP CMAR

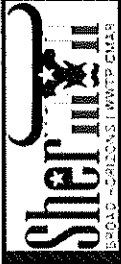
Sherman
CLASSIC TOWN, BROAD HORIZON

SOUTH WWTP - MBR PROJECT

PAPE-DAWSON
ENGINEERS







As of September 30, 2024

• Total Personnel Onsite: 377

- Onsite Staff: 93
- Onsite Craft: 223
- Onsite Subcontractors: 61

• Total Percent Complete

- Excavation: 83%
- Backfill: 40%
- UG Pipe: 58%
- UG Electrical: 68%
- Concrete: 60%
- AG Pipe: 0%
- AG Electrical: 0%
- Process Mechanical: 0%

As of March 3, 2025

• Total Personnel Onsite: 381

- Onsite Staff: 87
- Onsite Craft: 190
- Onsite Subcontractors: 104

• Total Percent Complete

- Excavation: 90%
- Backfill: 73%
- UG Pipe: 80%
- UG Electrical: 89%
- Concrete: 90%
- AG Pipe: 45%
- AG Electrical: 2%
- Process Mechanical: 38%



SHERMAN SOUTH – WWTP PROJECT

Key Stats

- **Total Manhours without a Recordable**
 - 386,167 MH PTD (Kiewit craft only)
 - 67,394 of those hours are in 2025
- **Total Contracts Executed**
 - 77 Total
 - 23 Subcontracts
 - 28 Service Agreements
 - 26 Material Contracts
- **Total Submittals Approved**
 - 771 Approved or Approved As Noted
 - 118 Information Only
 - 32 Currently in Review
- **Total Off Site Vendor Surveillance Inspections**
 - 18 supplier facility quality inspections
 - 23 supplier pre-fab meeting quality inspections

- **Concrete Structures Complete**
 - SRB
 - MBR Basins
 - RAS Structure
 - MSR Support Building
 - PTU
 - Blower Building
 - Splitter Box ~80% Complete
 - North Plant
 - Plant PS
 - Effluent Filter Slab
 - UV Structure ~80% Complete
- **Subcontract Work Complete**
 - DN Tanks
 - EQ Tank – Passed Leak Test
 - Sludge Tank – Passed Leak Test
 - Feedmore Bldg: Masons
 - MBR Building
 - Blower Building
 - Texas Sheds
 - Drilled and installed piers for bridge crane at MSR
 - Steel Boss
 - Erected structural steel covers and joists at Blower Building
 - Erecting joists at MSR Support Building
 - CST Industries
- **Other Big Wins**
 - All concrete structures have passed leak test except for the UV and Splitter Box, which will both be tested week of March 3, 2025.

EQ Tank



South WWTP – MBR Change Order 001

Sherman
CLASSIC TOWN. BROAD HORIZON.

PCO #	Description	Reason for Change	Cost	Time	Expected
27	P&ID Update	Design Progression	\$0.00	0 days	Yes
35	Filtered Effluent Junction Box	Design Progression	\$530,768.27	0 days	Yes
39	MBR Support Building and Backpulse Tank	Design Progression	\$133,896.43	0 days	Yes
42	Electrical Equipment Pad at the PTU	Design Progression	\$185,828.20	0 days	Yes
43	BRB-MBR 18-in Air Pipe Supports	Design Progression	\$100,667.96	0 days	Yes
44	MEMC - 54" Influent MH Change	Design Progression	\$443,623.68	0 days	Yes
45	Instrumentation Update	Design Progression	\$0.00	0 days	Yes
46	Delete Tank Mixer CPs	Design Clarification	(\$21,723.90)	0 days	Yes
47	PW in-slab piping PVC to Copper	Design Clarification	\$3,494.98	0 days	Yes
48	Diverson Box Ammonia Sampler	Design Progression	\$136,013.35	0 days	Yes
49	Remove Heat Trace & Insulation	Design Progression	(\$51,112.75)	0 days	Yes
50	Relift PS Electrical Changes	Design Progression	\$86,416.60	0 days	Yes
52	EQ Basin Effluent Valve and Piping	Design Progression	\$8,616.08	0 days	Yes

South WWTP – MBR Change Order 001

Sherman
CLASSIC TOWN. BROAD HORIZON.

PCO #	Description	Reason for Change	Cost	Time	Expected
53	Access Control – Building Security	Design Progression	\$73,258.85	0 days	Yes
54	BRB Walls at scum box	Design Progression	\$14,986.98	0 days	Yes
55	Alkalinity Storage Relocation	Design Progression	(\$317,968.36)	0 days	Yes
56	36-inch RS re-route	Owner Request	\$14,105.80	0 days	Yes
57	30" Rerouting Due to Utility Conflict	Unforeseen Conditions	\$41,953.47	0 days	No
	EQ Basin and SST 304 SST				
60	Replacement	Design Clarification	\$151,615.01	0 days	Yes
61	COR 10 North Plant Relift DB Revised	Unforeseen Conditions	\$16,738.33	0 days	No
	Beam Connection Detail CO3 Steel				
62	Boss	Design Clarification	\$7,450.24	0 days	Yes
	Head of interior CIP Wall at				
63	Underside of Roof Deck	Design Clarification	\$27,109.68	0 days	Yes
64	Stair Revision at BRB	Design Progression	\$94,044.25	0 days	Yes
65	Electrical and I&C Updates from RFIs	Design Progression	\$68,236.24	0 days	Yes
66	MBR Blower Victaulic Couplings	Design Clarification	\$36,442.73	0 days	Yes
67	Site Finishes Credit	Value Engineering	(\$2,195,886.97)	0 days	Yes

South WWTP – MBR Change Order 001



PCO #	Description	Reason for Change	Cost	Time	Expected
69	Alterman Field Order 19	Design Clarification	\$5,178.94	0 days	Yes
72	DN Tanks 316 SS Credit	Design Clarification	(\$19,235.14)	0 days	Yes

Total for Change Order 001

0 days

South WWTP – MBR Change Order 001

Sherman
CLASSIC TOWN. BROAD HORIZON.

- GMP Value approved 11/11/2024 = \$288,131,409.55
- Estimated Value of Known Design Progression Changes at GMP = \$2,300,000
- Estimated Value of Contemplated Possible Changes at GMP (Risk) = \$2,000,000
- Total Possible Change Order 001 = \$4,300,000
- Program Manager Recommendation
 - Approve Change Order 001
 - (\$425,481.05) Credited to Contract Value
 - 0 Days Added to Contract Time
- Revised Contract Value = \$287,705,928.50