

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 18, 2025
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 4, 2025.**

Citizen Comments

B.1. CITIZEN COMMENTS

During this meeting, the City Council welcomes public comment only on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C.1. 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

Public Hearing

D.1. PUBLIC HEARING

First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Declaring that this Budget will Raise Less Revenue from Property Taxes than Last Year's Budget by \$3,742,166 and 9.1%, and of that Amount \$3,496,261 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6856

Approving the 2025-26 Annual Service and Assessment Plan Update for the Bel Air Village Public Improvement District

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6857

Relating to Greater Texoma Utility Authority Contract Revenue Bonds, Series 2025 (City of Sherman Project); and Approving the Issuance Thereof and the Facilities to be Constructed or Acquired by such Authority

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6858

Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 13 (Utilities), Article 13.09 (Service Fees); Modifying Certain Fees and Other Regulations Related to Laboratory Testing Fees; Providing a Penalty Clause with a Maximum Fine of \$2,000, Saving/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6859

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 5.73 acres, being in the J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located at 1900 Block North Grand Avenue, Heretofore M-1 (Light Manufacturing) District to a C-2 (General Commercial) District Zoning Classification, Jay Ho-InterProperty Holdings (Owner) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6860

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.169 acres being a part of the Samuel Blagg Survey, Abstract No.56, City Of Sherman, Grayson County, Texas, Located at 314 West Cherry Street, Heretofore MF-30 (Multi-Family Residential) Rezoning and Placing the Tract in the R-5 (Single-Family Residential) District Zoning Classification, Santos, Samuel & Cesar Lopez c/o Samuel Lopez (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;

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6861

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Appendix C (Comprehensive Fee Schedule); Modifying Certain Existing Fees Related To Planned Development District Applications And Establishing A New Fee For Building Plan Reviews For Commercial And Multifamily Applications; 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

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6862

Closing and Abandoning multiple Rights-of-Way in the City of Sherman, Grayson County, Texas, Said Rights-Of-Way Being Established In Volume 4, Page 22 Of Plat Records Of Grayson County, Texas; Authorizing The City Manager To Execute A Quitclaim Deed Conveying The Same To TCL LN BANK BK 3 202 LP, The Adjoining Property Owner

D.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6863

Abandoning Multiple Utility Easements and Utility and Drainage Easements Located in Block Two of Constitution Village Section Two; Block Six of Replat of Constitution Village, Section Two; Block Five of Replat of, Constitution Village, Section Two; and Block Nine, Lot 3 of Constitution Village Section Two, Being More Particularly Described in the Exhibits "A" through "D" Attached Hereto and Made a Part Hereof for all Purposes, which Utility Easements and Utility and Drainage Easements are Established in Volume 4, Page 22 and Volume 6, Page 31, Plat Records, Grayson County, Texas

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6856, 6857, 6858, 6859, 6860, 6861, 6862 & 6863.

Resolutions

F.1. RESOLUTION NO. 7557

Authorizing Execution of First Amended and Restated Chapter 380 Economic Development Program and Agreement between the City of Sherman, Texas and TEKMAK Sherman Hotel, LP.

F.2. RESOLUTION NO. 7558

Authorizing Execution of a Contract with T.F. Harper for the Renovation and Resurfacing of the Fairview Park

Tennis Courts through the TIPS Purchasing Co-operative

F.3. RESOLUTION NO. 7559

Awarding a Bid to and Authorizing Execution of a Contract with Don Smith Concrete LLC Based on an Invitation to Bid for the Retaining Wall & Sidewalk Improvements 2203 FM 1417

F.4. RESOLUTION NO. 7560

Authorizing Execution of a Professional Services Agreement with Burgess & Niple, Inc. for the Downtown Wastewater and Water Main Improvements Phase 2

F.5. * RESOLUTION NO. 7561

Awarding Bids to and Authorizing Execution of Contracts with Multiple Vendors for an Annual Supply of Chemicals for the Sherman Wastewater Treatment Plant and Rejecting Bids for Citric Acid

F.6. * RESOLUTION NO. 7561

Awarding a Bid and Execution of a Contract with Atlas Utility Supply Company for an Annual Supply of the Water Meters for Utilities Field Services Department

F.7. * RESOLUTION NO. 7563

Authorizing The City Manager To Execute An Agreement With U.S. Bank For Commercial Charge Card Services Through The State Of Texas Contract

F.8. * RESOLUTION NO. 7564

Appointing and Authorizing the City Manager to Negotiate an Agreement with Weaver and Tidwell, L.L.P. to Perform the Fiscal Year 2025 Audit.

F.9. * RESOLUTION NO. 7565

Authorizing Execution of a Law Enforcement Officer Interlocal Agreement Between the City of Sherman, Texas, and Sherman Independent School District

Other Business

G.1. OTHER BUSINESS

Discuss Tax Rates and Vote to Propose a Tax Rate for the Newspaper Notice

G.2. * OTHER BUSINESS

Review of the Draft Capital Improvement Program (CIP) 2025-2030 and Set a Public Hearing for Tuesday, September 2, 2025

G.3. * OTHER BUSINESS

Approve the Investment Report for the Quarter Ended June 30, 2025

COUNCIL COMMENTS

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:

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

I.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.

- a) Receive legal advice regarding HB 2512
- b) Receive legal advice regarding City of Sherman Code of Ordinances at Section 1.08.31 through 1.08.036.

I.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.

I.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.

I.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) Planning and Zoning Commission Chairman
- b) City Manager's Contract and Performance Evaluation

I.5. TEX. GOV'T CODE § 551.076

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

I.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) Hospital Project

I.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

COUNCIL CALENDAR

L.1. COUNCIL CALENDAR

Council Calendar

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on Thursday, August 14, 2025 at 4:59p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated the 14th day of August 2025. City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT THE CLERKS OFFICE AT (903) 892-7206, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

Shawn C.
Teamann

Deputy Mayor

Juston Dobbs

Council Members

Henry Marroquin, Council-At-Large, PL #1
Juston Dobbs, Council-At-Large, PL #2
Clay Barnett, Council – District #1

Josh Stevenson, Council – District #2
Pamela L. Howeth, Council – District #3
Daron Holland, Council – District #4