

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, SEPTEMBER 15, 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 DARON HOLLAND**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 2, 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

Proclamations

D.1. CONSTITUTION WEEK - SEPTEMBER 17-23, 2025

Constitution Week - September 17-23, 2025

Special Presentation

E.1. SPECIAL PRESENTATION

Unveiling of the "Sherman Connect" phone app and Citizen Request Management software

Public Hearing

F.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6868

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 6 (Health And Sanitation), Article 6.02 (Food Establishments), Section 6.02.010 (Additional Requirements For Mobile Food Units (MFU)); Striking Permit Fees On Mobile Food Units To Conform To Recent Changes In State Law; 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; Finding And Determining That The Meeting As Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

F.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6869

Amending Chapter 9 of the Code of Ordinances, Entitled "Personnel", Article 9.05, Entitled "Civil Service for Firefighters and Police Officers", at Section 9.05.026, Entitled "Authorized Number of Position", to Revise the Number of Authorized Positions in the Police Department; Providing for Inclusion in the Code of Ordinances; Providing for Severability; Providing for a Repealer

F.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6870

Amending Chapter 13 Of The Code Of Ordinances, Entitled Utilities, Article 13.07 Entitled Water, Sewers, and Sewage Disposal, at Section 13.07.003, Connection to Water and Sewer Mains Outside City Limits; and Article 13.08 Entitled Utility Billing, at Section 13.08.003, Deposit to Assure Payment; Section 13.08.005, Water Rates; and 13.08.006, Sewer Charges; Providing A Savings/Repealing Clause, Severability Clause And An Effective Date; Providing For The Publication Of the Caption Hereof.

F.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6871

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Church Or Other Place Of Worship In A C-1 (Retail Business) District/F.M. 1417 Overlay District Located At 2001 Skyline Drive, Consisting Of 2.85 Acres Being A Part Of Lot 3, Block 1, Skyline Business Park Addition, The Fielding Bacon Survey, Abstract No. 119, City Of Sherman, Grayson County, Dean Gilbert Jr, LLC (Owner) And Kent Hughlett (Architect); 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

F.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6872

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 2500 Block Fallon Drive, Consisting of 2.482 acres, City Of Sherman, Grayson County, Texas Ali Farmehr (Owner), Greg Joseph (Applicant) 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

Close Public Hearing and Consider Adoption of Ordinances

G.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6868, 6869, 6870, 6871 & 6872

Resolutions

H.1. * RESOLUTION NO. 7571

Authorizing Execution of an Agreement with Reid Fady and Dana Morgan Fady Under the City of Sherman's Downtown Building Improvement Grant Program for Renovations at 105 S. Travis Street

H.2. * RESOLUTION NO. 7572

Repealing and Replacing Resolution No. 7545; Establishing Salary Structures and Incentive/Certification Pay Schedules for Firefighters and Police Officers; Establishing Special Longevity Pay Schedules for Newly Hired Firefighters and Firefighters and Police Officers; Providing for an Effective Date

H.3. * RESOLUTION NO. 7573

Amending the 2024-2025 Budget of the City of Sherman, Texas, Appropriating and Allocating Additional Funds for the Period of October 1, 2024 through September 30, 2025

H.4. * RESOLUTION NO. 7574

Authorizing the City Manager to Execute a Contract with The Sherman Museum for Expenditure of a Portion of the Funds Collected by the City of the Hotel-Motel Occupancy Tax

H.5. * RESOLUTION NO. 7575

Authorizing The City Manager Or His Designee To Execute An Encroachment Easement With Grant And Shanna Harp For The Encroachment Of An In-Ground Swimming Pool Within A 12-Foot Utility Easement Established In Volume 2453, Page 517, Property Records, Grayson County, Texas.

H.6. * RESOLUTION NO. 7576

Awarding a Bid to and Authorizing Execution of a Contract with Global Building Maintenance, Inc. for Janitorial Cleaning Services in Certain City-Owned Facilities

Other Business

I.1. * OTHER BUSINESS

Consider Request of Downtown Sherman NOW to Temporarily Close Certain streets for the "Stroll on the Square" on Saturday, October 4, 2025

Tax Payer Impact Statement

J.1. FY 2025 TAX PAYER IMPACT STATEMENT

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026 (Upcoming Fiscal Year)	FY2026 No-New Revenue
Total tax rate (per \$100 of value)	\$0.508000/\$100	\$0.619404/\$100
Median homestead taxable value	\$231,004	\$251,138
Tax on median- valued homestead	\$1,174	\$1,556

COUNCIL COMMENTS

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

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:

L.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.

L.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.

L.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.

L.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) Human Resources Director
- b) City Clerk

L.5. TEX. GOV'T CODE § 551.076

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

L.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.

L.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

COUNCIL CALENDAR

N.1. COUNCIL CALENDAR

2025 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 Tuesday, September 9, 2025 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 9th day of September. City of Sherman, Texas



City Clerk Administrative Coordinator

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