



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting Monday, August 18, 2025 at 5:00 P.M. in the Council Chambers at 220 W. Mulberry Street to consider the following:

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

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

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

Bookmarked at 00:01:07

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

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

Bookmarked at 00:01:17

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 4, 2025.

Bookmarked at 00:01:55

The City Council reviewed the minutes of the August 4, 2025 Regular Meeting. Motion by Council Member Barnett to approve the Minutes as written. Second by Council Member Stevenson. All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

Bookmarked at 00:02:07

Consent Agenda

C.1. CONSENT AGENDA

Bookmarked at 00:03:06

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution No. 7561, 7562, 7563, 7564, 7565 and Other Business G.2 and G.3 on the Consent Agenda as presented. Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:03:39

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

Bookmarked at 00:04:37

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

Bookmarked at 00:05:40

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

Bookmarked at 00:06:41

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-Inter Property Holdings (Owner) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:08:23

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;

Bookmarked at 00:09:18

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

Bookmarked at 00:10:03

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

Bookmarked at 00:12:17

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 P art 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

Bookmarked at 00:12:42

E.1. CLOSE PUBLIC HEARING

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

Ordinance Nos. 6856, 6857, 6858, 6859, 6860, 6861, 6862 & 6863

Motion by Council Member Howeth to approve Ordinance Nos. 6856, 6857, 6858, 6859, 6860, 6861, 6862 & 6863. Second by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

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.

Bookmarked at 00:14:35

Motion by Council Member Stevenson to approve Resolution No. 7557. Second by Deputy Mayor Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

Council Member Barnett abstained from motion.

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

Bookmarked at 00:17:42

Motion by Council Member Barnett to approve Resolution No. 7558. Second by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:24:25

Motion by Council Member Stevenson to approve Resolution No. 7559. Second by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:28:39

Motion by Council Member Barnett to approve Resolution No. 7560. Second by Council Member Marroquin.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:03:06

F.6. * RESOLUTION NO. 7562

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

Bookmarked at 00:03:06

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

Bookmarked at 00:03:06

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.

Bookmarked at 00:03:06

F.8. * RESOLUTION NO. 7565

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

Bookmarked at 00:03:06

Other Business

G.1. OTHER BUSINESS

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

Bookmarked at 00:31:13

G.2. * OTHER BUSINESS

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

Bookmarked at 00:03:06

G.3. * OTHER BUSINESS

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

Bookmarked at 00:03:06

COUNCIL COMMENTS

Bookmarked at 00:32:38

EXECUTIVE SESSION

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

Mayor Teamann adjourned for Executive Session at 5:33 p.m.

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

Bookmarked at 00:35:10

Mayor Teamann reconvened into General Session at 7:09 p.m.

Cemetery Committee

Bookmarked at 00:35:15

Motion by Council Member Stevenson that we reform the Cemetery Committee and applications available for issue. Second by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

Planning and Zoning Commission Chairman

Bookmarked at 00:35:30

Motion by Council Member Barnett to appoint Leigh Ann Sims as the Chairman of the Planning and Zoning Commission. Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

ADJOURNMENT

Bookmarked at 00:35:46

Mayor Teamann adjourned the meeting at 7:10 p.m.

Signed by:



MAYOR



CITY CLERK OR DESIGNEE