



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting Monday, May 19, 2025 at 5:00 P.M. in the Community Room of the Sherman Police Department Headquarters at 2600 West Travis 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 00:06:38

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

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

Bookmarked at 00:06:56

A.3. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET PLANNING) OF APRIL 11, 2025 AND THE REGULAR CITY COUNCIL MEETING OF MAY 5, 2025.

Bookmarked at 00:07:55

The City Council reviewed the minutes of the April 11, 2025 Budget Planning meeting and the May 5, 2025 Regular Meeting. Motion by Council Member Barnett to approve the Minutes as written. Second by Council Member Holland. All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

Bookmarked at 00:08:14

Consent Agenda

C.1. CONSENT AGENDA

Bookmarked at 00:08:29

The Council reviewed the Consent Agenda. Deputy Mayor Dobbs moved to approve Resolution No. 7530, 7531 and Other Business on the Consent Agenda as presented. Second by Council Member Howeth.

Mayor Teamman requested G.3. be removed for discussion.

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

VOTING NAY: NONE.

MOTION CARRIED.

Proclamation

D.1. PROCLAMATION

"Motorcycle Safety Awareness Month" - May 2025

Bookmarked at 00:08:57

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6831

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.190 acres being a portion of Block 2 of the J.P. Loving's 2nd Addition, City Of Sherman, Grayson County, Texas, Located at 306 South Dewey Avenue, Heretofore R-6 (Single Family Residential) District Rezoning And Placing The Tract In The R-2F (Duplex Residential) District Zoning Classification, David Arbelaez (Owner) and Premier Surveying, LLC (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:11:25

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6832

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, City Of Sherman, Grayson County, Texas, Located at 1804 North Highway 75, Heretofore C-1 (Retail Business) District/75&82 Overlay District Rezoning And Placing The Tract In The C-2 (General Commercial) District/75&82 Overlay District Zoning Classification, AHM 1804 Real Estate, LLC (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 00:12:16

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6833

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/75&82 Overlay District, Located At 1804 North Highway 75, Consisting of 2.289 acres being a part of Lot 1, of the final plat of James Plaza Addition, City Of Sherman, Grayson County, Texas AHM 1804 Real Estate, LLC (Owner) and Underwood Drafting & 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

Bookmarked at 00:12:41

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6834

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.7561 acres being part of the G. B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 1024 South First Street, Heretofore M-1 (Light Manufacturing) District and R-6 (Single Family Residential) District Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Gustavo and Rosalba Ramirez (Owners) and Copley Land Surveying (Surveyors) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Bookmarked at 00:13:57

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6835

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land consisting of 0.387 acres being a part of the G.B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 1010 South First Street, Heretofore R-6 (Single Family Residential) District Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, BHCP, LLC (Owner) and Copley Land 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 00:15:24

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6836

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 1911 North Loy Lake Road, Consisting of 1.137 acres being Lot 3, Block A in the Sheldon Pavilion Replat, City Of Sherman, Grayson County, Texas Mahan Shabani (Owner), Greg Joseph (Representative) and Pacheco Koch Consulting Engineers (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

Bookmarked at 00:16:25

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6831, 6832, 6833, 6834, 6835 & 6836.

Bookmarked at 00:18:43

Ordinance 6834

Motion by Council Member Barnett to approve Ordinance No. 6834. Second by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

Ordinance 6835

Motion by Council Member Stevenson to approve Ordinance No. 6834. Second by Deputy Mayor Dobbs.

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

VOTING NAY: HOWETH.

MOTION CARRIED.

Ordinances 6831, 6832, 6833 and 6836

Motion by Council Member Stevenson to deny Ordinances 6831, 6832, 6833 and 6836. Second by Council Member Howeth.

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

VOTING NAY: NONE.

Ordinances 6831, 6832, 6833 and 6836 were denied by Council.

Resolutions

G.1. RESOLUTION NO. 7528

Authorizing Execution of a Facilities Extension Agreement between Oncor Electric Delivery Company LLC and the City of Sherman for the Extension of Company Delivery System Facilities

Bookmarked at 00:47:37

Motion by Deputy Mayor Dobbs to approve Resolution No. 7528. Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

G.2. RESOLUTION NO. 7529

Amending Resolution No. 6443 to Extend the Expiration Date for Tyson Fresh Meats, Inc. Enterprise Project Under the Texas Enterprise Zone Program, Administered by the Governor's Economic Development and Tourism Office Through the Economic Development Bank

Bookmarked at 00:48:52

Motion by Council Member Stevenson to approve Resolution No. 7529. Second by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

G.3. * RESOLUTION NO. 7530

Award a Bid to and Authorize Execution of a Contract with Cowtown Design and Build, LLC for the CDBG-Funded Senior Citizens Center Remodel Project

Bookmarked at 00:42:33

Motion by Council Member Stevenson to approve Resolution No. 7530. Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

G.4. * RESOLUTION NO. 7531

Authorizing Execution of a Fifth Amendment to the Professional Services Agreement with Plummer Associates, Inc. for Engineering Services for Design of the Wastewater Treatment and Water Reuse Master Plan Project

Bookmarked at 00:08:29

Other Business

H.1. * OTHER BUSINESS

Consider and act on Atmos Energy Corporation's acceptance of Ordinance No. 6767, approved by City Council on August 3, 2024, which granted a franchise agreement to Atmos Energy Corporation subject the terms thereof.

Bookmarked at 00:08:29

COUNCIL COMMENTS

Bookmarked at 00:51:41

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 5:52 p.m.

J.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.

J.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.

a) Property located north of US 82, east of US 69, west of FM 1752

J.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.

J.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 (3)

J.5. TEX. GOV'T CODE § 551.076

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

J.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.

J.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 02:12:37

Mayor Teamann reconvened into General Session at 7:05 p.m.

ADJOURNMENT

Bookmarked at 02:13:00

Mayor Teamann adjourned the meeting at 7:07 p.m.

Signed by:



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MAYOR



CITY CLERK OR DESIGNEE