

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, OCTOBER 6, 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 HENRY MARROQUIN**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 15, 2025 AND THE CITY COUNCIL AND SHERMAN ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS JOINT MEETING OF SEPTEMBER 16, 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

Special Presentation

D.1. SPECIAL PRESENTATION

Sherman Parks and Recreation has been awarded "Best in Texoma" for Fairview Park

Proclamations

E.1. OTHER BUSINESS

"National Night Out" - October 7, 2025

Public Hearing

F.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6873

Extending the term of Sherman Tax Increment Reinvestment Zone Number Five, City of Sherman, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code; Providing a Repealing Clause, Severability Clause and an Effective Date

F.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6874

Approving an Amended Project and Financing Plan for the Sherman Tax Increment Reinvestment Zone Number Five, City of Sherman, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code; Providing a Repealer Clause, Severability Clause and an Effective Date

F.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6875

Abandoning a 35' Utility Easement dedicated via Volume 2569, Page 521 of the Grayson County property records

F.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6876

Amending Chapter 9 Of The Code Of Ordinances, Entitled "Personnel", Article 9.05, Entitled "Civil Service Of Firefighters And Police Officers", At Section 9.05.026, Entitled, "Authorized Number Of Positions", To Revise The Number Of Authorized Positions In The Fire Department; Providing For Inclusion In The Code Of Ordinances; Providing For Severability; Providing For A Repealer

Close Public Hearing and Consider Adoption of Ordinances

G.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6873, 6874, 6875 & 6876

Resolutions

H.1. RESOLUTION NO. 7577

Confirming the Appointment of the Director of Human Resources

H.2. RESOLUTION NO. 7578

Confirming the Appointment of the City Clerk

H.3. RESOLUTION NO.

Authorizing Execution of a Professional Services Agreement with Dunaway Associates, LLC for the SE Zone Interconnectivity Improvements

H.4. RESOLUTION NO. 7580

Authorizing the City Manager or his designee to execute an agreement and special warranty deed for the purchase and acquisition of real property from Moore Street 7 LLC for the expansion of Interurban Parkway, being 1.5652 acres of land in the Elizabeth Jones Survey, Abstract No. 625, City of Sherman

H.5. RESOLUTION NO. 7581

Awarding a Bid to and Authorizing Execution of a Contract with Lynn Vessels Construction, LLC Based on an Invitation to Bid for the Aston Drive Drainage and Roadway Improvements

H.6. * RESOLUTION NO. 7582

Authorizing Execution of an Agreement with Lloyd Plyler Construction, LLP, as Construction Manager-at-Risk, for Services in Connection with the Evaluation of Renovations and Additions to Fire Station No. 3.

H.7. * RESOLUTION NO. 7583

Authorizing Execution of Payment of Funds Under the City of Sherman's Downtown Building Improvement Grant Program for the Renovations to 202-212 N Walnut Street to David Downtain, D/B/A RP Sherman Properties II, LLC

H.8. *RESOLUTION NO. 7584

Adopting a Revised Municipal Utility District Policy

H.9. * RESOLUTION NO. 7585

Authorizing the Execution of an Encroachment Agreement with Cool Water Development, LLP for the

Encroachment of an Existing Awning within the to-be-platted 10' Utility Easement along Branch Street in the proposed Cool Water Addition.

H.10. * RESOLUTION NO. 7586

Finding that Oncor Electric Delivery Company LLC's Application to Change Rates Within the City Should Be Denied; Finding that the City's Reasonable Rate Case Expenses Shall Be Reimbursed By the Company

Change Orders

I.1. CHANGE ORDER NO. 2

Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 2 to the South Wastewater Treatment Plant - MBR

I.2. CHANGE ORDER NO. 1

Approving the Greater Texoma Utility Authority's intention to approve Change Order No. 1 with Blackrock Construction for the Progress Park Sewer Industrial Sewer Outfall project

Other Business

J.1. OTHER BUSINESS

Receive Semi-Annual Report on the Sherman Cultural District

J.2. OTHER BUSINESS

Receive Presentation from Police Sergeant Brandon Hughes on the Police Department's Annual Halloween Event, "Fright Fest"

J.3. OTHER BUSINESS

Consider Approval of the Annexation Scheduling Plan for the Proposed Annexation of Approximately 212.1 acres of land located Near the Corner of FM 697 and SH 11 and in the City of Sherman's Extraterritorial Jurisdiction; and Directing the Department of Engineering Services to Develop a Service Plan for the Area to be Annexed Upon Approval of the Annexation Scheduling Plan

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:

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.

a) Receive legal advice regarding Public Finance Corporations

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

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.

a) Bel Air Development

b) Travis Heights Development Agreement

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

Adjournment

COUNCIL CALENDAR

O.1.

Council Calendar 2025

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 30, 2025 at or before 11:59 p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 30th day of September 2025. 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