

**CITY OF SHERMAN
 CITY COUNCIL TAX INCREMENT FINANCING BOARD #5 AGENDA 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

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.

Other Business

C.1. OTHER BUSINESS

Accepting and Approving the Amended Project and Financing Plan for Sherman Tax Increment Reinvestment Zone Number Five (#5); Providing for Findings of Fact

Tax Payer Impact Statement

D.1. FY 2026 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 |

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:

- E.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.
- E.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.
- E.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.
- E.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
- E.5. TEX. GOV'T CODE § 551.076**
Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.
- E.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.
- E.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

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Called Meeting of the Tax Increment Financing Board #5 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 11:59p.m., and said time of posting was three business days before said

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

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.

Board Members

Shawn Teamann, Mayor

Juston Dobbs, Deputy Mayor

Josh Stevenson, Council - District #2

Bruce Dawsey, Grayson County Judge

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