

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, NOVEMBER 3, 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 PAMELA L. HOWETH**
- A.3. APPROVE MINUTES OF THE CALLED JOINT TRAINING MEETING BETWEEN THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF OCTOBER 9, 2025 AND THE REGULAR CITY COUNCIL MEETING OF OCTOBER 20, 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.

Proclamations

- C.1. NATIONAL ALZHEIMER'S AWARENESS MONTH 2025**
National Alzheimer's Awareness Month 2025

Public Hearing

- D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6886**
Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 4 (Business Regulations), Article 4.06 (Continuous Sales of Merchandise in Residential District; Occasional Sales); Prescribing new regulation relating to garage sales; defining terms; Providing a Penalty Clause with a Maximum Fine of \$500, Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption hereof
- D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6887**
Amending the Code of Ordinances of the City of Sherman, Texas, Chapter 1 (General Provisions), Article 1.06 (Public Records), Division 2 (Records Management); Modifying Certain Regulations and Prescribing New Regulations Relating to Records Management; Providing a Severability Clause and the Repeal of All Ordinances in Conflict Herewith

Close Public Hearing and Consider Adoption of Ordinances

- E.1. CLOSE PUBLIC HEARING**
Consider Adoption of Ordinances 6886 & 6887

Resolutions

F.1. RESOLUTION NO. 7591

Awarding a Bid to and Authorizing Execution of a Contract with Iron T Construction, Inc. Based on an Invitation to Bid for the McGee Street Bridge Rehab Project

F.2. RESOLUTION NO. 7592

Authorizing the Execution of a Chapter 380 Grant Agreement with FRC Sherman Retail LLC and FRC Raven Sherman TX LLC for the Grant of Incentives Pursuant to Chapter 380 of the Texas Local Government Code for the Construction of a Hotel and Restaurants located east of US 75 and North Lamberth Road

Other Business

G.1. OTHER BUSINESS

Consider Approval of the Annexation Scheduling Plan for the Proposed Annexation of Approximately 234.484 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

G.2. OTHER BUSINESS

Approve the Investment Reports for the Quarter Ended September 30, 2025

Consider Board/Commission Appointments

H.1. BOARD/COMMISSION APPOINTMENT

Sherman Housing Authority (1)

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:

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.

- a) Receive legal advice regarding the Sherman Housing Authority
- b) Receive legal advice regarding Low-Income Housing Tax Credit (LIHTC) Program and other incentive proposals concerning multifamily developments

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.

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

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

COUNCIL CALENDAR

L.1. 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, October 28, 2025 at or before 11:59 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 28th day of October 2025. City of Sherman, Texas



Teri Fine, City Clerk

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.

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

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