



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting Monday, October 6, 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 00:00:24

Mayor Teamann called the meeting to order at 5:03 p.m.

Council Members Present

Mayor Shawn Teamann

Deputy Mayor Juston Dobbs

Council Member Pam Howeth

Council Member Daron Holland

Council Member Josh Stevenson

Council Member Henry Marroquin

Council Member Clay Barnett

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

Bookmarked at 00:00:31

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.

Bookmarked at 00:1:37

The City Council reviewed the minutes of the September 15, 2025 Regular Meeting and the September 16, 2025 City Council and Sherman Economic Development Corporation Board of Directors Joint Meeting.

Motion by Council Member Stevenson to approve the Minutes as written. Second by Deputy Mayor Dobbs.

All present voted AYE.

Citizen Comments

B.1. CITIZEN COMMENTS

Bookmarked at 00:02:05

Consent Agenda

C.1. CONSENT AGENDA

Bookmarked at 00:02:17

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

Special Presentation

D.1. SPECIAL PRESENTATION

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

Bookmarked at 00:02:56

Proclamations

E.1. OTHER BUSINESS

"National Night Out" - October 7, 2025

Bookmarked at 00:05:17

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

Bookmarked at 00:08:01

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

Bookmarked at 00:08:55

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

Bookmarked at 00:09:41

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

Bookmarked at 00:10:55

G.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6873, 6874, 6875 & 6876

Bookmarked at 00:12:46

Ordinance 6873 & 6874

Motion by Council Member Stevenson to approve Ordinance No. 6873 & 6874. Second by Council Member Howeth.

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

VOTING NAY: NONE.

ABSTENTION: BARNETT

MOTION CARRIED.

Ordinances 6875 & 6876

Motion by Council Member Barnett to approve Ordinances 6875 & 6876. Second by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

H.1. RESOLUTION NO. 7577

Confirming the Appointment of the Director of Human Resources

Bookmarked at 00:13:43

Motion by Council Member Barnett to approve Resolution No. 7577. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

H.2. RESOLUTION NO. 7578

Confirming the Appointment of the City Clerk

Bookmarked at 00:15:46

Motion by Council Member Howeth to approve Resolution No. 7578. Second by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

H.3. RESOLUTION NO. 7579

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

Bookmarked at 00:18:04

Motion by Council Member Stevenson to approve Resolution No. 7579 Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:19:32

Motion by Council Member Stevenson to approve Resolution No. 7580. Second by Council Member Marroquin

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:21:02

Motion by Council Member Howeth to approve Resolution No. 7581. Second by Deputy Mayor Dobbs

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

VOTING NAY: NONE.

MOTION CARRIED.

H.6. *RESOLUTION NO. 7582

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

Bookmarked at 00:02:30

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:02:17

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

H.8. *RESOLUTION NO. 7584

Adopting a Revised Municipal Utility District Policy

Bookmarked at 00:02:17

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

H.9. *RESOLUTION NO. 7584

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.

Bookmarked at 00:02:17

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

H.10. *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.

Bookmarked at 00:02:17

The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7582, 7583, 7584, 7585 & 7586 on the Consent Agenda as presented. Second by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:24:04

Motion by Council Member Stevenson to approve Change Order No. 2. Second by Deputy Mayor Dobbs

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:26:43

Motion by Council Member Stevenson to approve Change Order No. 2. Second by Deputy Mayor Dobbs

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

VOTING NAY: NONE.

MOTION CARRIED.

Other Business

J. 1. OTHER BUSINESS

Receive Semi-Annual Report on the Sherman Cultural District

Bookmarked at 00:31:13

J. 2. OTHER BUSINESS

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

Bookmarked at 00:34:49

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

Bookmarked at 00:36:24

Motion by Council Member Barnett to approve the amended other business item. Second by Council Member Holland.

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

**VOTING NAY: NONE.
MOTION CARRIED.**

COUNCIL COMMENTS

Bookmarked at 00:38:14

EXECUTIVE SESSION

Bookmarked at 00:42:56

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 5:43 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) Receive legal advice regarding Public Finance Corporations

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) Bel Air Development

b) Travis Heights Development Agreement

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 02:52:29

Mayor Teamann reconvened into General Session at 7:53 p.m.

ADJOURNMENT

Bookmarked at 02:52:35

Mayor Teamann adjourned the meeting at 7:53 p.m.



CITY CLERK OR DESIGNEE

Signed by:



MAYOR