



## ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, October 20, 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 00:04:05*

**Mayor Shawn Teamann called the meeting to order at 5:00pm**

**Council Members Present:**

**Mayor Shawn Teamann**

**Deputy Mayor Juston Dobbs**

**Council Member Pam Howeth**

**Council Member Josh Stevenson**

**Council Member Henry Marroquin**

**Council Member Clay Barnett**

**Council Members Absent:**

**Council Member Daron Holland**

**A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON**

*Bookmarked at 00:4:13*

**A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF OCTOBER 6, 2025 AND THE CALLED TAX INCREMENT FINANCING BOARD #5 MEETING OF OCTOBER 6, 2025.**

*Bookmarked at 00:04:57*

**The City Council reviewed the minutes of the October 6, 2025 Regular Meeting and the October 6, 2025 Called TIRZ # 5 Board Meeting. Motion by Council Member Howeth to approve the Minutes as written. Second by Deputy Mayor Dobbs. All present voted AYE.**

### **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.

*Bookmarked at 00:05:46*

### **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

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos.**

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

**7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, MARROQUIN AND BARNETT  
VOTING NAY: NONE.  
MOTION CARRIED.**

**Public Hearing**

**D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6877**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.147 acres being part of Lot 1, Block 1, McBrides's Addition, City Of Sherman, Grayson County, Texas, Located at 408 South Rusk Street, Heretofore Zoned MF-30 (Multi Family Residential) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Armando Chavez & Laura Cordova (Owner), Javier Gonzalez (Applicant) 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 00:06:38***

**D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6878**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 0.4063 acres being a part of Chaffins 1st Addition, Block 11, Lot 1 through 8, City Of Sherman, Grayson County, Texas, Located at 801, 805, 809 East Lamar Street, Heretofore Zoned R-6 (Single-Family Residential) District and C-2 (General Commercial) District; Rezoning And Placing The Tract In The C-1 (Retail Business) District Zoning Classification, Alicia Barron (Owner) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

***Bookmarked at 00:07:35***

**D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6879**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow a Church or other place of worship in a C-2 (General Commercial) District, Located At 4800 Texoma Parkway, Consisting of 42.8134 acres being in the John Hendrix Survey, Abstract No. 503, the W.F. Patterson Survey, Abstract No. 969, the Daniel Shelp Survey, Abstract No. 1097 and the T.J. Shannon Survey, Abstract No. 1136, Lots 1 and 3, Block 1, Midway Mall, City Of Sherman, Grayson County, Texas Star Midway, LLC (Owner) and Byron Equizabal (Applicant) 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 00:08:32***

**D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6880**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 1.99 acres being Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, City Of Sherman, Grayson County, Texas, Located at 606 East Lamberth Road, Heretofore Zoned C-1 (Retail Business) District Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage 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 00:09:17***

**D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6881**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow an Automobile Repair, Body Work, Painting in a C-2 (General Commercial) District, Located At 606 East Lamberth Road, Consisting of 1.99 acres being Lots 2 & 3, Block 4 DR., J.H. Caraway's Addition, City Of Sherman, Grayson County, Texas Remington Sherman Automotive, LLC (Owner), Shane Donohue (Applicant) and Texas Heritage Surveying, LLC (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 00:09:35***

**D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6882**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 12.67 acres being in the George B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas, Located at 2206 East Lamar Street, Heretofore Zoned C-1 (Retail Business) District; Rezoning And Placing The Tract In The C-2 (General Commercial) District Zoning Classification, Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage 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 00:10:32***

**D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6883**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, And Granting A Specific Use Permit To Allow Warehousing in a C-2 (General Commercial) District, Located At 2206 East Lamar Street, Consisting of 12.67 acres being in the George B. Pilant Survey, Abstract No. 963, City Of Sherman, Grayson County, Texas Keith Chapman (Owner), Griffin Potts (Applicant) and Texas Heritage Surveying, LLC (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 00:10:47***

**D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6884**

Amending Ordinance No. 6855 (Ordering a General Election to be Held on November 4, 2025 for the Purpose of Electing Two City Council Members (District 1 and District 3) to Fill expiring Terms); Providing for Updated Polling Location Information

***Bookmarked at 00:12:06***

**D.9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6885**

Abandoning a 20' Sanitary Sewer Easement located in the Preston Kitchens Survey, Abstract No. 667. The 20' Sanitary Sewer Easement was established in Volume 881, Page 376, Official Public Records, Grayson County, Texas.

***Bookmarked at 00:12:44***

**Close Public Hearing and Consider Adoption of Ordinances**

**E.1. CLOSE PUBLIC HEARING**

Consider Adoption of Ordinances 6877, 6878, 6879, 6880, 6881, 6882, 6883 & 6885.

***Bookmarked at 00:13:52***

**Council Member Stevenson made a motion to adopt ordinance nos 6877, 6878, 6879, 6880, 6881, 6882, 6883, 6884 and 6885. Second made by Council Member Howeth**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

## **Resolutions**

### **F.1. RESOLUTION NO. 7587**

Authorizing Execution of an Agreement with Hidell and Associates Architects, for services in connection with the design and pricing of the future Fleet Services Building.

*Bookmarked at 00:12:44*

**Council Member Barnett made a motion to approve resolution no. 7587. Second made by Council Member Howeth**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

### **F.2. \* RESOLUTION NO. 7588**

Authorizing the Purchase of new 2024 Autocar for the Solid Waste Department from Industrial Power Truck & Equipment through TIPS.

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

### **F.3. \* RESOLUTION NO. 7589**

Authorizing the Execution of an Encroachment Agreement with Grayson County Industry for the Handicapped for the Encroachment of Existing Parking Spaces within the to-be-platted Right of Way and 15' Utility, Landscape, and Sidewalk Easement along Lamar Street (State Highway 56) in the proposed Goodwill Sherman plat.

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

### **F.4. \* RESOLUTION NO. 7590**

Authorizing the Purchase of Multiple Sanitation Vehicles for the Solid Waste Department from Bond Equipment Company through the Texas Local Government Purchasing Cooperative (BuyBoard).

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, MARROQUIN AND BARNETT**  
**VOTING NAY: NONE.**  
**MOTION CARRIED.**

**Request to Advertise**

**G.1.     \* REQUEST TO ADVERTISE**

Request for Proposals for Animal Services Security Fence and Access Control System

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, MARROQUIN AND BARNETT**  
**VOTING NAY: NONE.**  
**MOTION CARRIED.**

**Payment Authorization**

**H.1.     \* PAYMENT AUTHORIZATION**

Authorizing Purchase from SoftwareOne of the Annual Renewal of Microsoft Enterprise Agreement for Licenses including Office 365 and SQL Server through TIPS Purchasing Cooperative Contract

*Bookmarked at 00:05:46*

**The Council reviewed the Consent Agenda. Council Member Barnett moved to approve Resolution Nos. 7588, 7589 & 7590, request to advertise item G. 1 and payment authorization item H.1 on the Consent Agenda as presented. Second by Council Member Marroquin.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, MARROQUIN AND BARNETT**  
**VOTING NAY: NONE.**  
**MOTION CARRIED.**

**Change Orders**

**I.1.     CHANGE ORDER NO. 1**

Approving the Greater Texoma Utility Authority's Intention to Approve Change Order No. 1 to the Sherman WTP - LAS and Rapid Mix Improvements Project

*Bookmarked at 00:20:34*

**Council Member Barnett moved to approve order no. 1. Agenda as presented. Second by Council Member Marroquin.**

**VOTING AYE: TEAMANN, DOBBS, HOWETH, STEVENSON, MARROQUIN AND BARNETT**  
**VOTING NAY: NONE.**  
**MOTION CARRIED.**

**Other Business**

**J.1.     OTHER BUSINESS**

Receive Update on Projects in the City

*Bookmarked 00:20:34.*

**No Action required.**

### **Consider Board/Commission Appointments**

#### **K.1. BOARD/COMMISSION APPOINTMENT**

Sherman Housing Authority (1)

*Bookmarked 00:34:43*

**Mayor Teamann requested to discuss this item in executive session under Texas Gov't Code 551.071**

**No Action Taken**

#### **K.2. BOARD/COMMISSION APPOINTMENT**

Historical Preservation Board (1)

*Bookmarked 00:34:43*

**Mayor Teamann requested to discuss this item in executive session under Texas Gov't Code 551.071**

### **COUNCIL COMMENTS**

*Bookmarked 00:34:43*

### **EXECUTIVE SESSION**

*Bookmarked 00:38:02*

**Mayor adjourns for executive session at 5:34 pm.**

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:

#### **M.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

#### **M.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.

#### **M.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.

#### **M.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

#### **M.5. TEX. GOV'T CODE § 551.076**

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

#### **M.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.

**M.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**

*Bookmarked 01:30:14*

**Mayor Teamann reconvenes into general session at 6:26pm**

**K.3. BOARD/COMMISSION APPOINTMENT**

Historical Preservation Board (1)

*Bookmarked 1:30:14*

**Council Member Barnett moved to appoint Glenn Whitaker. Second by Council Member Stevenson.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED**

**Adjournment**

**Council Member Barnett moves to adjourn the meeting. Second by Council Member Stevenson.**

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

**VOTING NAY: NONE.**

**MOTION CARRIED.**

**Mayor Teamann adjourned the meeting at 6:27 p.m.**

Signed by:



94D5050B75EE44B...

**MAYOR**

Signed by:



AC30030F008740C...

**CITY CLERK OR DESIGNEE**