

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
TUESDAY, JANUARY 20, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MONDAY, JANUARY 5, 2026.**

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

Public Hearing

D.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6913

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance 6806 And Granting A Specific Use Permit To Allow A Hotel Or Motel In A C-1 (Retail Business) District Located At 1831 Texoma Parkway, Consisting Of 2.820 Acres, Being In The J.B. McAnair Survey, Abstract No 763, City Of Sherman, Grayson County, Texas Rash Sherman LLC (Owner), And Blue Star Surveying (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

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6914

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Contractors Or Construction Offices, Equipment Sales, Service, Rental, And Repair, With Outdoor Storage, in a C-2 (General Commercial) District / Blalock Commercial Overlay District, Located At 3405 South Highway 75, Consisting Of 2.3328 Acres, Being Part Of The Preston Kitchens Survey, Abstract No. 667, City Of Sherman, Grayson County, Highway 75 LLC (Owner); Dean Taylor (Applicant); And Mayo Wright Consultants (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6915

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Meeting Hall, In A C-2 (General Commercial) District Located At 5011 Texoma Parkway, Being Part Of Lot 1, Parkway Plaza Addition, City Of Sherman, Grayson County, Texas Sherman Junction Ltd (Owner); Tyler Hendon (Applicant); And David A Minton,(Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

D.4. INTRODUCTION AND PUBLIC HEARING ORDINANCE NO. 6916

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 31.008 Acres Being A Part Of The Elizabeth Jones Survey, Abstract No. 6254, City Of Sherman, Grayson County, Texas, Located At 5200 Block West Houston Street And 201 Block South Friendship Road, Heretofore Zoned R-A (Residential Agricultural) District; Rezoning And Placing The Tract In The PD (Planned Development) District With A Base Zoning Of C-2 (General Commercial) District, Meyers Industrial Park/EMR Real Estate (Owner), Joshua Lincoln (Representative) And Preston Trail (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Close Public Hearing and Consider Adoption of Ordinances

Resolutions

F.1. RESOLUTION NO. 7614

Authorizing Execution of Amendment No. 1 to the Guaranteed Max Pricing (GMP) with Plyler Construction as Construction Manager-at-Risk (CMAR) for the Remodel and Addition Phase of Fire Station No. 3.

F.2. RESOLUTION NO. 7615

Authorizing Execution of a Professional Services Agreement with Huitt-Zollars, Inc. for the design of the Dripping Springs Water Line Project.

F.3. * RESOLUTION NO. 7616

Award a Bid to & Authorizing Execution of an Agreement with Andritz Separation, Inc. for the Rental of a Skid-Mounted Sludge Thickener for the Wastewater Treatment Plant

F.4. * RESOLUTION NO. 7617

Authorizing the Execution of an Encroachment Agreement with Chris Vickrey and Madeline Conrad for the Encroachment of Two (2) Existing Buildings within the to-be-platted 10' Utility Easement and Right of Way along East Street in the proposed Vickrey-Conrad Addition.

Payment Authorization

G.1. * PAYMENT AUTHORIZATION

Authorization to pay for year two of agreement with Motorola Solutions for Body Cameras, In-Car Video Systems, and Cloud Service

Other Business

H.1. OTHER BUSINESS

Receive Quarterly Progress Report from Sherman Economic Development Corporation President Kent Sharp

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.

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.

- a. Main Street Advisory Board (1)

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.

- a. Regional Water Planning
- b. Update on SEDCO Projects

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

COUNCIL CALENDAR

M.1. 2026 Council Calendar

CERTIFICATION

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

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 13th day of January, 2026, 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 13th day of January, 2026. 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.

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

Henry Marroquin

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