



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, November 3, 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 00:05:55

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 PAMELA L. HOWETH

Bookmarked at 00:06:12

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.

Bookmarked at 00:07:19

The City Council reviewed the minutes of 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. Motion by Council Member Barnett to approve the Minutes as written. Second by Council Member Stevenson. 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 00:07:49

Proclamations

C.1. NATIONAL ALZHEIMER'S AWARENESS MONTH 2025

National Alzheimer's Awareness Month 2025

Bookmarked at 00:07:59

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

Bookmarked at 00:08:55

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

Bookmarked at 00:09:55

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6886 & 6887

Bookmarked at 00:10:33

Council Member Howeth made a motion to adopt ordinance nos 6886 and 6887. Second made by Deputy Mayor Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:12:30

Council Member Howeth made a motion to approve resolution no. 7591. Second made by Council Member Barnett

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:16:53

Council Member Stevenson made a motion to approve resolution no. 7592. Second made by Deputy Mayor Dobbs

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

VOTING NAY: NONE.

MOTION CARRIED.

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

Bookmarked at 00:19:25

Council Member Stevenson made a motion to approve other business item G. 1 and changed the public hearing day to December 1, 2025. Second made by Council Member Howeth

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

VOTING NAY: NONE.

MOTION CARRIED.

G.2. OTHER BUSINESS

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

Bookmarked at 00:21:13

Council Member Stevenson made a motion to approve other business item G. 2. Second made by Deputy Mayor Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

Consider Board/Commission Appointments

H.1. BOARD/COMMISSION APPOINTMENT

Sherman Housing Authority (1)

Bookmarked at 00:22:17

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.

COUNCIL COMMENTS

Bookmarked at 00:22:54

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

EXECUTIVE SESSION

Bookmarked at 00:23:54

Mayor Teamann adjourned to executive session at 5:18pm.

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

Bookmarked at 1:42:13

Mayor Teaman reconvenes into general session at 6:32pm

BOARD/COMMISSION APPOINTMENT

Sherman Housing Authority (1)

Bookmarked at 01:42:17

Council Member Stevenson made a motion to appoint Zach Hefton to the Sherman Housing Authority Board. Second made by Council Member Barnett

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

Adjourn

Bookmarked at 1:42:39

Council Member Stevenson moves to adjourn the meeting. Second by Council Member Howeth.

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

VOTING NAY: NONE.

MOTION CARRIED.

Mayor Teamann adjourned the meeting at 6:33 p.m.



CITY CLERK OR DESIGNEE



MAYOR