



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, May, 2026 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 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Bookmarked at 00:02:42

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

Council Members Present:

**Mayor Shawn Teamann
Deputy Mayor Henry Marroquin
Council Member Pam Howeth
Council Member Josh Stevenson
Council Member Juston Dobbs
Council Member Clay Barnett**

Council Members Tardy:

Council Member Daron Holland: arrived at 5:09pm

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JUSTON DOBBS.

Bookmarked at 00:02:52

A.3. APPROVE MINUTES OF THE CALLED CITY COUNCIL BUDGET PLANNING MEETING OF APRIL 10, 2026, AND THE REGULAR CITY COUNCIL MEETING OF MAY 04, 2026.

Bookmarked at 00:03:43

The City Council reviewed the minutes of the Budget Planning Meeting of April 10, 2026 and the Regular City Council Meeting of May 04, 2026. Motion by Council Member Howeth to approve the Minutes. 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 00:04:12

D. 1. PUBLIC HEARING

John Wigley (3425 Hannon St.)
Bookmarked at 00:09:00

Yissel Mateo (120 N. Grand Ave)
Bookmarked at 00:11:06

D. 3. ORDINANCE NO 6937

Brad Douglass (2400 Meadows Lane)
Bookmarked at 00:15:30

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 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

Public Hearing

D.1. PUBLIC HEARING

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Reading and Introduction: Bookmarked at 00:05:34

Citizen Comments: John Wigley – Bookmarked at 00:09:00

Yissel Mateo - Bookmarked at 00:11:06

Discussion: Bookmarked at 00:16:24

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6936

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 3 And 4, Block 18, College Park Addition, City Of Sherman, Grayson County, Texas, Located At 506 North Grand Avenue, Heretofore Zoned MF-30 (Multifamily Residential) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Michael And Heather Putnam (Owner) And Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading and Introduction: Bookmarked at 00:06:44

Discussion and Vote: Bookmarked 00:24:54

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6937

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots C And D, Texas Nursery Company's Replat Of Blocks 23, 47 And 48, South Side Addition, City Of Sherman, Grayson County, Texas, Located In The 1901 Block South Inwood Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The R-6 (Single-Family Residential) District Zoning Classification, Douglass Distributing CO (Owner) And Helvey-Wagner Surveying, Inc (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

Reading and Introduction: Bookmarked at 00:07:34

Citizen Comment: Brad Douglass - Bookmarked at 00:15:30

Discussion and Vote: 00:25:08

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6938

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow An Automobile, Motorcycle, Boat Or Trailer Sales, New Or Used On A Tract Of Land Zoned C-2 (General Commercial) District Located At 4111 Texoma Parkway, Consisting Of 1.001 Acres Being In The W.F. Patterson Survey, Abstract No. 969, City Of Sherman, Grayson County, Texas Saeid Taghvaci, Owner; And Copley Land Surveying, (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Reading and Introduction: Bookmarked at 00:08:07

Discussion and Vote: Bookmarked at 00:25:30

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6936, 6937 & 6938.

Bookmarked at 00:16:18

D. 1. PUBLIC HEARING

Discussion: Bookmarked at 00:16:24

D. 2. ORDINANCE NO. 6938

Discussion and Vote: Bookmarked 00:24:54

Council Member Barnett made a motion to approve Ordinance No. 6938. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

D. 3. ORDINANCE NO. 6937

Discussion and Vote: Bookmarked 00:25:08

Council Member Barnett made a motion to approve Ordinance No. 6937. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

MOTION CARRIED.

D. . ORDINANCE NO. 6938

Discussion and Vote: Bookmarked 00:25:30

Council Member Stevenson made a motion to approve Ordinance No. 6938. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

Resolutions

F.1. RESOLUTION NO. 7646

Authorizing Execution of a Restated Agreement with Rayburn Electric Cooperative, Inc. for Water Services

Council Member Stevenson made a motion to approve Resolution No. 7646. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

MOTION CARRIED.

F.2. * RESOLUTION NO. 7647

Adopting a Low Income Housing Tax Credit Policy

Bookmarked at 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

F.3. * RESOLUTION NO. 7648

Approving the Greater Texoma Utility Authority's Intention to Approve the Cost Share Agreement for the Lake Texoma Pump Station Improvements and Texoma Raw Water Pipeline No. 2 Projects

Bookmarked at 00:04:47

Council Member Howeth made a motion to approve items F. 2 & F. 3. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

OTHER BUSINESS

G.1. OTHER BUSINESS

Consider Appeal for a Variance to Allow Mixed Beverage Sales within 300 feet of a Church (4800 Texoma Parkway Suite 300); Leidy Ibanez, Owner, Leidy's Kitchen LLC (4800 Texoma Parkway B704)

Bookmarked at 00:27:13

Council Member Howeth made a motion to table item G. 1. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

ABSTAINING: STEVENSON

MOTION CARRIED. ITEM TABLED. No return dated set. Council instructed applicant to provide a letter of support from the Landlord.

Consider Board/Commission Appointments

H.1. BOARD/COMMISSION APPOINTMENT

Historical Preservation Board (1)

Bookmarked at 00:29:47

Council Member Barnett made a motion to reappoint Mr. Bertolf to the Historical Preservation Board. Second made by Council Member Barnett.

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

VOTING NAY: NONE.

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:30:20

EXECUTIVE SESSION

Bookmarked at 00:34:56

Mayor Teamann adjourned to executive session at 5:32pm

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) PHT Hospitality LLC v. The Zoning Board of Adjustment of the City of Sherman, Texas, Cause No. CV-26-1056, in the 397th District Court of Grayson County, Texas
No action required
- b) Donald Raymond Baird III v. City of Sherman, Texas, et al., Cause No. CV-26-1231, in the 397th District of Grayson County Texas
No action required

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 1:04:45

Mayor Teamann reconvened to General Session at 6:02pm

Adjournment

Bookmarked at 1:04:45

Mayor Teamann adjourned the meeting at 6:02pm

Tax Payer Impact Statement

M.1. FY 2026 TAX PAYER IMPACT STATEMENT

HB 1522, effective as of September 1, 2025, requires that a notice of a meeting discussing or adopting a budget must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted.

Taxpayer Impact Statement	FY2026 (Upcoming Fiscal Year)	FY2026 No-New Revenue
Total tax rate (per \$100 of value)	\$0.508000/\$100	\$0.619404/\$100

Median homestead taxable value	\$231,004	\$251,138
Tax on median-valued homestead	\$1,174	\$1,556

COUNCIL CALENDAR

Signed by: *Teri Fine*

CITY CLERK OR DESIGNEE

Signed by: *[Signature]*

MAYOR