

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, JULY 6, 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 PAMELA L. HOWETH**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 15, 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

Special Presentations

D.1. SPECIAL PRESENTATION

Recognition of Service to the Civil Service Commission - Keith Carlise

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6946

Amending The Code Of Ordinances Of The City Of Sherman, Texas, Chapter 1(General Provision), Article 1.08 (Cemeteries), Section 1.08.074 (Sale Price Of Grave Space And Lots) And Section 1.08.075 (Fees For Cemetery Services); Modifying Certain Fees For Cemetery Services; 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

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6947

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone Four Tracts Of Land, Consisting Of 173.083± Acres In The Aggregate, Situated In The W.M. Milligan Survey, Abstract No. 575, The D.C. Shelp Survey, Abstract No. 1097, The D. Harrison Survey, Abstract No. 587, And The S. Inman Survey, Abstract No. 621, City Of Sherman, Grayson County, Texas, Located In The 2801 Block Of Blue Flame Road And The 2900 Block Of FM 691, Heretofore Zoned C-1 (Retail Business) District, R-4 (Single Family Residential) District R-5 (Single Family Residential) District, And R-6 (Single Family Residential) District Within The F.M. Highway 691 Overlay District; Rezoning And Placing The Tracts In The PD (Planned

Development) Of Joiner Ranch With Base Zoning Districts Of C-1 (Retail Business) District, MF-30 (Multifamily Residential) District, R-TH (Townhome) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District, R-6 (Single Family Residential) District Within The F.M. Highway 691 Overlay District; Chad McDuffie, ORL II, LLC And Joseph Joiner (Owner), D2 Sommerville, LLC (Representative) And Underwood Drafting And Surveying (Surveyor); Providing For A Penalty Not To Exceed \$2,000.00

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6948

Extending the Corporate Limits of Said City so as to Annex an Area of Land Consisting of Approximately 183.681 acres of Land Located Generally Located East Of US 75 And South Of Tate Circle Adjacent to the Sherman City Limits And In The City Of Sherman's Extraterritorial Jurisdiction, on Application of the Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be Entitled to the Rights and Privileges of Other Citizens of the City of Sherman and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing for a Penalty for a Violation of this Ordinance and the Code of Ordinances of the City of Sherman, Texas, Chapter 14 (Zoning Ordinance); Providing a Savings/Repealing Clause, Severability Clause and an Effective Date

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6949

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 183.681± Acres, Situated In The Benjamin Lindsey Survey, Abstract No. 733, And The Henry Tucker Survey, Abstract No. 1217, City Of Sherman, Grayson County, Texas, Generally Located In The 1501 Block Of Tate Circle, Heretofore Zoned R-A (Residential Agricultural) District; Rezoning And Placing The Tract In The PD (Planned Development) Of Sherman Lakes With Base Zoning Districts Of R-TH (Townhome) District, R-4 (Single Family Residential) District, R-5 (Single Family Residential) District And R-6 (Single Family Residential) District; 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

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances No. 6946, 6947, 6948 and 6949

Resolutions

G.1. RESOLUTION NO. 7653

Authorizing Execution of a Development Agreement Between the City of Sherman and Sherman Lakes Development for development of a single-family planned development consisting of 183 acres generally located south of Tate Circle / Shepherd Dr. and east of US 75.

G.2. RESOLUTION NO. 7654

Authorizing Execution of a Development Agreement Between the City of Sherman and Joiner Ranch LLC for a Planned Development of approximately 173.157 acres generally located south of Fm 691, north of Blue Flame Rd and east of US 75.

G.3. RESOLUTION NO. 7655

Authorizing Execution Of An Agreement Between The City Of Sherman, Texas And Hawk Builders For The City Of Sherman Downtown Lighting.

G.4. * RESOLUTION NO. 7656

Authorizing Execution Of An Agreement Between Grayson County, Texas And The City Of Sherman, Texas To Exchange Maintenance Responsibilities For Certain Roads.

G.5. * RESOLUTION NO. 7657

Authorizing Execution Of A License Agreement Between Garney Companies, Inc. And The City Of Sherman, Texas To Exchange A Provided Space For Garney At The Wastewater Plant To Utilize As A Lay-Down Yard. In Return, Garney Will Provide A 5000 Sq Ft Metal Building, Security Fence, Etc. To Be Utilized As A New Police Impound Lot.

G.6. * RESOLUTION NO. 7658

Renaming Madison Court to Avery Court

Other Business

H.1. OTHER BUSINESS

Consider Scheduling a Joint Meeting of the City Council and the Sherman Economic Development Corporation Board of Directors for 12:00p.m. on Tuesday, September 15, 2026, to Review and Approve SEDCO's Annual Budget and Work Plan

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) Civil Service Commission (1)
- b) Keep Sherman Beautiful Commission (3)
- c) West Hill Cemetery Board (5)
- d)

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

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

CERTIFICATION

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 Monday, June 29, 2026 at or before 11:59p.m., and said time of posting was three business days before said meeting was convened or called to order.

Dated this 29th day of June 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