

**CITY OF SHERMAN  
CITY COUNCIL REGULAR MEETING AGENDA  
COUNCIL CHAMBERS OF THE CITY HALL  
220 WEST MULBERRY STREET  
SHERMAN, TEXAS  
MONDAY, JULY 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 DARON HOLLAND**
- A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 06, 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. 6950**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 10 And 12, Block 11, Of Greenmount Addition, City Of Sherman, Grayson County, Texas, Located At 300 North Bryant Avenue, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The C-N (Neighborhood Commercial) District Zoning Classification, Cornerstone 633 LLC (Owner), Kenneth Sullivan (Applicant) And Preston Trail Land Surveying (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

**D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6951**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lot 9 And Part Of Lot 10, Block 5, Jones And Wainrights Addition, City Of Sherman, Grayson County, Texas, Located In The 1400 Block South Branch Street, Heretofore Zoned M-2 (Heavy Manufacturing) District; Rezoning And Placing The Tract In The R-5 (Single-Family) Residential District Zoning Classification, Douglass Distribution (Owner), Jack Sears (Applicant) 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

**D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6952**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Commercial Amusement Centers, Indoor Only, On A Tract Of Land Zoned C-1 (Retail Business) District Located At 112 West Lamar Street, Being Lot 3 Block 7, Original Town Plat, City Of Sherman, Grayson County, Texas; Joey Gunn (Owner); And Roger Holloman (Applicant); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

**D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6953**

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 18.3788 Acres Being A Part Of The E.N. Deaver Survey, Abstract No. 358, City Of Sherman, Grayson County, Texas, Located In The 5301 Block West Houston Street, Heretofore Zoned R-A (Residential Agriculture) District; Rezoning And Placing The Tract In The PD (Planned Development) District With A Base Zoning Of C-2 (General Commercial), Poufar Ventures (Owner), Flexd Development, LLC (Applicant) And Kimley-Horn (Surveyor) Providing For A Penalty Not To Exceed \$2,000.00; Providing A Repealing/Savings Clause, Severability Clause And An Effective Date

**D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6954**

Closing And Abandoning An Alley In The City Of Sherman, Grayson County, Texas, Being More Particularly Described In The Exhibits "A" And "B" Attached Hereto And Made A Part Of Hereof For All Purposes, Said Alley Being Referenced In Tract I And Tract II In Volume 1878, Page 98 Of Deed Records Of Grayson County, Texas

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

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

Consider Adoption Of Ordinances 6950, 6951, 6952, 6953 And 6954.

**Resolutions**

**F.1. \* RESOLUTION NO. 7659**

Authorizing Execution Of A Professional Services Agreement With Garver LLC For The WTP Backwash Tank Rehabilitation

**F.2. \* RESOLUTION NO. 7660**

Authorizing Approval of the 2026 Emergency Solutions Grant Program for the Salvation Army

**Other Business**

**G.1. OTHER BUSINESS**

Receive Quarterly Report from Sherman Economic Development Corporation (SEDCO) from SEDCO President Kent Sharp.

**G.2. OTHER BUSINESS**

Presentation on Solid Waste Rates

**G.3. \* OTHER BUSINESS**

Repair and Rework of the Shepherd 1 Trinity Well Under Emergency Designation

**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:

### **I.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) Global Wafers Foreign Trade Zone

### **I.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.

### **I.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.

### **I.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) Historical Preservation Board (1)

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

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

### **I.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.

### **I.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**

### **L.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.

| <b>Taxpayer Impact Statement</b>          | <b>FY2026<br/>(Upcoming Fiscal Year)</b> | <b>FY2026 No-New Revenue</b> |
|-------------------------------------------|------------------------------------------|------------------------------|
| <b>Total tax rate (per \$100 of value</b> | \$0.508000/\$100                         | \$0.619404/\$100             |
| <b>Median homestead taxable value</b>     | \$231,004                                | \$251,138                    |
| <b>Tax on median-valued homestead</b>     | \$1,174                                  | \$1,556                      |

### **COUNCIL CALENDAR**

#### **M. 1. 2026 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 Tuesday, July 14, 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 14th day of July 2026. City of Sherman, Texas



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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.

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

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