



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, June 15, 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 DECLARED OPEN

Bookmarked at 00:10:36

Mayor Teamann called the meeting to order at 5:01pm

Council Members Present:

Mayor Shawn Teamann

Deputy Mayor Henry Marroquin

Council Member Josh Stevenson

Council Member Pam Howeth

Council Member Daron Holland

Council Member Juston Dobbs

Council Members Absent:

Council Member Clay Barnett

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER JOSH STEVENSON

Bookmarked at 00:10:45

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 1, 2026.

Bookmarked at 00:11:44

The City Council reviewed the minutes of the Regular City Council Meeting of June 1, 2026. Motion by Council Member Holland to approve the Minutes. Second by Council Member Howeth. 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 00:11:44

E. 5. ORDINANCE NO. 6944

Jeff Wilson - Bookmarked at 00:34:54

COMMENT FOR ITEM NOT LISTED ON AGENDA

Bookmarked at 00:35:17

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

NO CONSENT AGENDA

Special Presentations

D.1. SPECIAL PRESENTATION

Life Saving Award

Bookmarked at 00:13:04

D.2. SPECIAL PRESENTATION

Recognition of Service to the Sherman Housing Authority - Janet Roy

Bookmarked at 00:20:29

COMMENTS:

Janet Roy – Bookmarked at 00:24:45

Council – Bookmarked at 00:27:11

Public Hearing

E.1. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6940

Abandoning One (1) 26-foot Water and Wastewater Easement and a portion of a 140-foot Drainage Easement Located in Lot 1, Block A of Jamestown Square, an Addition to the City of Sherman, Grayson County, Texas, Being More Particularly Described in the Exhibits "A" and "B" Attached Hereto and Made a Part Hereof for all Purposes, which Water and Wastewater Easement and Drainage Easement are Established in Instrument Number 2024-67, Plat Records, Grayson County, Texas

Reading and Introduction – Bookmarked at 00:29:09

Motion and Vote – Bookmarked at 00:43:00

E.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6941

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/Sam Rayburn Overlay District, Located At 1001 South Sam Rayburn Freeway, Consisting Of 0.3511 Acres Being Lots 7, 8 And 9 Of The Exsteins Brennan Addition, City Of Sherman, Grayson County, Texas, Ferrell Carroll (Owner); Shane Carroll (Applicant); 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 00:30:57

Motion and Vote – Bookmarked at 00:43:00

E.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6942

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, On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1916 Gallagher Drive, Consisting Of 3.996 Acres, Being Block 18 And A Part Of Block 17, Lots 20-27 Of Block 11 And Blocks 12, 13, 14, 15, 16, Town North Addition, In The Rueben Hendrix Survey, Abstract No. 504 City Of Sherman, Grayson County, Texas, Brody Starks (Owner); Shierly Ucol (Applicant); And Winkelman & Associates, Inc (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed

\$2,000.00; Finding And Determining That The Meeting At Which This Ordinance Is Passed Was Noticed And Is Open To The Public As Required By Law

Reading and Introduction – Bookmarked at 00:31:40

Council Discussion – Bookmarked at 00:36:05

Motion and Vote – Bookmarked at 00:42:13

E.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6943

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Consisting Of 14.384 Acres Being In The J.B. McAnair Survey, Abstract No. 763, City Of Sherman, Grayson County, Texas, Located In The 300-1200 Blocks West Highway 82, Being Lot 1, Block N of the Hills of Sherman Final Plat, Heretofore Zoned R-6 (Single-Family Residential) District/75 & 82 Overlay District; Rezoning And Placing The Tract In The C-1 (Retail Business) District/75 & 82 Overlay District Zoning Classification, AJH Enterprises LTD (Owner), Bryan Weisgerber (Applicant) And Underwood Drafting & Surveying (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 00:32:43

Council Discussion – Bookmarked at 00:38:40

Motion and Vote – Bookmarked at 00:44:06

E.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6944

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, Repealing Ordinance No. 6842, And Granting A Specific Use Permit To Allow An Automobile, Repair, Body Work, Or Painting On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1410 West Houston Street, Being Lot 1, Block 3 Of The Elliott's Gray's Addition, City Of Sherman, Grayson County, Texas Laurel Acres (Owner); Gustavo Cardona De Liva (Applicant); And Jerry P. Montgomery (Surveyor); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Reading and Introduction – Bookmarked at 00:33:35

Citizen Comment: Jeff Wilson – Bookmarked at 00:34:54

Council Discussion – Bookmarked at 00:40:01

Motion and Vote – Bookmarked at 00:43:50

E.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6945

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow Tattoo Studio, On A Tract Of Land Zoned C-2 (General Commercial) District/Central Business District Overlay/Downtown Subdistrict Located At 121 East Wall Street, Consisting Of 0.458 Acres, Being Part Of Block D, T.J. Shannon's Supplement, In The J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, RLMG 401K Trust (Owner); And John Stone (Applicant); Prescribing Conditions To The Specific Use Permit; Providing A Penalty Not To Exceed \$2,000.00

Reading and Introduction – Bookmarked at 00:34:14

Motion and Vote – Bookmarked at 00:43:23

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6940, 6941, 6942, 6943, 6944 & 6945.

Bookmarked at 00:35:58

Citizen Comments: Jeff Wilson - Bookmarked at 00:34:54

Citizen Comments: Bookmarked at 00:35:17

E. 1. ORDINANCE NO. 6940

Reading and Introduction – Bookmarked at 00:29:09

Motion and Vote – Bookmarked at 00:43:00

Council Member Dobbs made a motion to approve Ordinance Nos. 6940 and 6941. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 2. ORDINANCE NO. 6941

Reading and Introduction – Bookmarked at 00:30:57

Motion and Vote – Bookmarked at 00:43:00

Council Member Dobbs made a motion to approve Ordinance Nos. 6940 and 6941. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 3. ORDINANCE NO. 6942

Reading and Introduction – Bookmarked at 00:31:40

Council Discussion – Bookmarked at 00:36:05

Motion and Vote – Bookmarked at 00:42:13

Council Member Stevenson made a motion to approve Ordinance No 6942 with a one-year limit on the SUP. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 4. ORDINANCE NO. 6943

Reading and Introduction – Bookmarked at 00:32:43

Council Discussion – Bookmarked at 00:38:40

Motion and Vote – Bookmarked at 00:44:06

Council Member Stevenson made a motion to approve Ordinance No 6943 with a one-year limit on the SUP. Second made by Council Member Howeth.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 5. ORDINANCE NO. 6944

Reading and Introduction – Bookmarked at 00:33:35

Citizen Comment: Jeff Wilson – Bookmarked at 00:34:54

Council Discussion – Bookmarked at 00:40:01

Motion and Vote – Bookmarked at 00:43:50

Council Member Holland made a motion to approve Ordinance No 6944 with a one-year limit on the SUP. Second made by Deputy Mayor Marroquin.

VOTING AYE: MARROQUIN, HOWETH, HOLLAND, AND DOBBS

VOTING NAY: STEVENSON

Mayor Teamann did not vote

MOTION CARRIED.

E. 6. ORDINANCE NO. 6945

Reading and Introduction – Bookmarked at 00:34:14

Motion and Vote – Bookmarked at 00:43:23

Council Member Stevenson made a motion to approve Ordinance No 6945. Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Resolutions

G.1. RESOLUTION NO. 7651

Authorizing Execution of a Construction Agreement with Whirlix Design, Inc. for the Construction of Hawn Park Futsal Courts, Shading and Parking Lot under TIPS Purchasing Cooperative.

Bookmarked at 00:49:25

Council Member Stevenson made a motion to approve Resolution Nos. 7651 and 7652. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

G.2. RESOLUTION NO. 7652

Authorizing the Execution of an Agreement for the Purchase and Installation of Old Settlers Park Playground, Shading and Safety Surfacing from We Build Fun, Inc. based on an invitation to bid through the Community Development Block Grant Program.

Bookmarked at 00:49:25

Council Member Stevenson made a motion to approve Resolution Nos. 7651 and 7652. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:56:21

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.

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

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

Bookmarked at 01:04:05

Mayor Teamann adjourned the meeting at 5:55pm.

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.

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

M.1. 2026 Council Calendar

MAYOR

CITY CLERK OR DESIGNEE