

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 17, 2026
5:00 PM**

- A.1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY DEPUTY MAYOR HENRY MARROQUIN**
- A.3. APPROVE MINUTES OF THE BUDGET WORKSHOP DAY 2 (BOARD PRESENTATIONS) OF JUNE 12, 2026 AND THE REGULAR CITY COUNCIL MEETING OF AUGUST 03, 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. PUBLIC HEARING

First Public Hearing Required by the Charter to Adopt a Budget and Provide for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027; Declaring that this Budget will Raise More Revenue from Property Taxes than Last Year's Budget by \$2,711,905 and 7.2%, and of that Amount \$1,774,054 is Tax Revenue to be Raised from New Property Added to the Tax Roll this Year; Providing a Savings/Repealing Clause, Severability Clause and an Effective Date; Providing for the Publication of the Caption Hereof

D.2. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6955

Approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, Regarding the Company's 2026 Rate Review Mechanism Filing; Declaring Existing Rates to be Unreasonable; Adopting Tariffs that Reflect Rate Adjustments Consistent with the Negotiated Settlement; Finding the Rates to be Set by the Attached Settlement Tariffs to be Just and Reasonable and in the Public Interest; Approving an Attachment Establishing a Benchmark for Pensions and Retiree Medical Benefits; Requiring the Company to Reimburse ACSC's Reasonable Ratemaking Expenses; Determining that this Ordinance was Passed in Accordance with the Requirements of the Texas Open Meetings Act; Adopting a Savings Clause. Declaring an Effective Date; Requiring Delivery of this Ordinance to the Company and the ACSC's Legal Council.

D.3. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6956

Approving the 2026-27 Annual Service and Assessment Plan Update for the Bel Air Village Public Improvement District

D.4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6957

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14, To Rezone A Tract Of Land Being Lots 6, 7, 8, 9 And 10 Block C, Of M.Y. Brockett's Addition, City Of Sherman, Grayson County, Texas, Located At 512 North Willow Street, Heretofore Zoned R-6 (Single-Family Residential) District; Rezoning And Placing The Tract In The R-4 (Patio Home Residential) District Zoning Classification, 1010 1st Street-BHCP, LLC (Owner) 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;

D.5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6958

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 And Granting A Specific Use Permit To Allow A Secondhand Store Or Rummage Shop, On A Tract Of Land Zoned C-2 (General Commercial) District Located At 1024 South First Street, Consisting Of 0.756 Acres, In The G.B. Pilant Survey, Abstract No. 963 City Of Sherman, Grayson County, Texas, Gustavo Ramirez (Owner); Kelly Schira (Applicant); And Copley Land Surveying (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

D.6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6859

Amending Sherman's Zoning Ordinance/Code Of Ordinances Chapter 14 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/College Park Overlay District Located At 430 East Brockett Street, Consisting Of 0.310 Acres, Being Lot 1, Block 7, In The J.B. McAnair Survey, Abstract No. 763 City Of Sherman, Grayson County, Texas, Jason Earnhart (Owner); Brandon Gumaer (Applicant); And Copley Land Surveying (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

D.7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6960

Temporarily Reducing the Maximum Rates of Speed on Certain Portions of U.S. Highway 75 and Certain Portions of the Northbound and Southbound Frontage Roads of U.S. Highway 75 in the Corporate Limits of Sherman, Grayson County, Texas, During Construction, Providing for a Penalty Clause with a Maximum Fine of \$2,000: Declaring an Emergency; Providing for Severability; Providing for a Repealer

D.8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6961

Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November 2026, for the Purpose of Electing two City Council Members (District 2 and District 4) to Fill Expiring Terms; Providing that the Election Shall be Administered by Grayson County, Texas; Designating Early Voting Polling Places and Hours; Designating Election Day Polling Places and Hours; Designating Filing Deadlines; Ordering Notices of Election to be Given as Prescribed by Law in Connection with Such Election; Providing for the Appointment of Election Judges; Authorizing the Mayor and City Clerk to Take All Actions Necessary to Comply With Applicable Election Laws.

Close Public Hearing and Consider Adoption of Ordinances

E.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances 6955, 6956, 6957, 6958, 6959, 6660 and 6961

Resolutions

- F.1. RESOLUTION NO. 7664 (THIS ITEM WAS TABLED AT THE AUGUST 3, 2026 REGULAR CITY COUNCIL MEETING)**
Declaring the MoonLight Market as an Event serving a public purpose and accepting an agreement between the State of Texas, acting by and through the Texas Department of Transportation and the City of Sherman for the Temporary Closure of a Segment of State Right of Way State Highway 56 (Houston St.), from Crocket Street to South Elm Street.
- F.2. * RESOLUTION NO. 7665**
Appointing and Authorizing the Execution of an Agreement with Weaver and Tidwell, L.L.P. to Perform the Fiscal Year 2026 Audit.
- F.3. * RESOLUTION NO. 7666**
Awarding Year Two of a Renewal Option Under the Contract with Ferguson Waterworks, LLC for the Annual Supply of Water and Sewer Maintenance Parts and Supplies

Other Business

- G.1. OTHER BUSINESS**
Discuss Tax Rates and Vote to Propose a Tax Rate for the Newspaper Notice
- G.2. * OTHER BUSINESS**
Review of the Draft Capital Improvement Program (CIP) 2026-2031 and Set a Public Hearing for Tuesday, September 8, 2026
- G.3. * OTHER BUSINESS**
Consider Request of Downtown Sherman NOW to Temporarily Close Certain streets for the "Stroll on the Square" on Saturday, October 1, 2026

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.
- 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) City Manager Evaluation
- b) Keep Sherman Beautiful (4)
- c) Civil Service Commission (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.

Taxpayer Impact Statement	FY2026	FY2027 (proposed)	FY2027 (proposed) At no-New Revenue Tax Rate
Total tax rate	\$0.508000/\$100	\$0.508000/\$100	\$0.577745/\$100
Median homestead taxable value	\$251,138	\$253,939	\$253,939
Tax on median-valued homestead	\$1,276	\$1,290	\$1,467

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, August 11, 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 11th day of August 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