



ACTION MINUTES

The City Council of the City of Sherman held a regular meeting on Monday, July 06, 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 00:10:38

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

Council Members Present:

Mayor Shawn Teamann

Council Member Clay Barnett

Council Member Josh Stevenson

Council Member Pam Howeth

Council Member Daron Holland

Council Member Juston Dobbs

Council Members Absent:

Deputy Mayor Henry Marroquin

A.2. PLEDGE OF ALLEGIANCE AND INVOCATION LED BY COUNCIL MEMBER PAMELA L. HOWETH

Bookmarked at 00:10:47

A.3. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 15, 2026.

Bookmarked at 00:10:38

The City Council reviewed the minutes of the Regular City Council Meeting of June 115, 2026. Motion by Council Member Stevenson 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 00:12:03

E. 2. ORDINANCE NO. 6947

David Davis - Bookmarked at 00:28:10

E. 3. ORDINANCE NO. 6984, E. 4. ORDINANCE NO. 6949 AND G.1. RESOLUTION NO. 7653

Will Stolz – Bookmarked at 0029:08

Peter Tracy – Bookmarked at 00:32:15

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 00:12:48

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

Special Presentations

D.1. SPECIAL PRESENTATION

Recognition of Service to the Civil Service Commission - Keith Carlise

Bookmarked at 00:13:30

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

Reading and Introduction – Bookmarked at 00:21:05

Discussion and Vote – Bookmarked at 00:37:46

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

Reading and Introduction – Bookmarked at 00:23:22
Citizen Comments: Will Stolz – Bookmarked at 00:29:08
Discussion and Vote – Bookmarked at 00:38:42

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

Reading and Introduction – Bookmarked at 00:25:24
Citizen Comment: Will Stolz – Bookmarked at 00:29:08
Citizen Comment: Peter Tracy – Bookmarked at 00:32:14
Discussion and Vote – Bookmarked at 00:39:25

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.

Reading and Introduction – Bookmarked at 00:25:47
Citizen Comment: Will Stolz – Bookmarked at 00:29:08
Citizen Comment: Peter Tracy – Bookmarked at 00:32:14
Discussion and Vote – Bookmarked at 00:39:25

Close Public Hearing and Consider Adoption of Ordinances

F.1. CLOSE PUBLIC HEARING

Consider Adoption of Ordinances No. 6946, 6947, 6948 and 6949
Bookmarked at 00:35:58
Citizen Comments: David Davis - Bookmarked at 00:34:54
Citizen Comments: Will Stolz - Bookmarked at 00:35:17
Citizen Comments: Peter Tracy – Bookmarked at 00:32:14

E. 1. ORDINANCE NO. 6946

Bookmarked at 00:37:46

Council Member Howeth made a motion to approve Ordinance No. 6946. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 2. ORDINANCE NO. 6947 AND G. 1 RESOLUTION NO 7654

Bookmarked at 00:38:42

Council Member Barnett made a motion to approve Ordinance No. 6947 and Resolution No 7654 subject to the original conditions and specifications submitted by the applicant. Second made by Council Member Howeth.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

E. 3. ORDINANCE NO. 6948, E. 4. ORDINANCE NO. 6949 AND G. 1. RESOLUTION NO. 7653

Bookmarked at 00:39:25

Council Member Stevenson made a motion to approve Ordinance No. 6948, Ordinance No. 6949 and Resolution No. 7653. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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.

Reading and Introduction – Bookmarked at 00:34:15

Citizen Comment: Will Stolz – Bookmarked at 00:29:08

Citizen Comment: Peter Tracy – Bookmarked at 00:32:14

Discussion and Vote – Bookmarked at 00:39:25

Council Member Stevenson made a motion to approve Ordinance No. 6948, Ordinance No. 6949 and Resolution No. 7653. Second made by Council Member Holland.

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

VOTING NAY: NONE.

MOTION CARRIED.

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.

Reading and Introduction – Bookmarked at 00:23:22

Citizen Comments: Will Stolz – Bookmarked at 00:29:08

Discussion and Vote – Bookmarked at 00:38:42

Council Member Barnett made a motion to approve Ordinance No. 6947 and Resolution No 7654 subject to the original conditions and specifications submitted by the applicant Second made by Council Member Howeth.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

MOTION CARRIED.

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.

Bookmarked at 00:40:24

Council Member Barnett made a motion to approve Resolution No. 7655. Second made by Council Member Holland.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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.

Bookmarked at 00:12:48

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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.

Bookmarked at 00:12:48

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

G.6. * RESOLUTION NO. 7658

Renaming Madison Court to Avery Court

Bookmarked at 00:12:48

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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

Bookmarked at 00:43:23

Council Member Stevenson made a motion to schedule a joint meeting of the City Council and the Sherman Economic Development Corporation Board of Directors for Tuesday, September 15, 2026 at 12:00pm Second made by Council Member Dobbs.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

COUNCIL COMMENTS

Bookmarked at 00:45:42

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)

Bookmarked at 00:45:04

Council Member Barnett made a motion to appoint Clay Mahone to the Civil Service Comision. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

- b) Keep Sherman Beautiful Commission (3)

Bookmarked at 00:45:08

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

- c) West Hill Cemetery Board (5)

Bookmarked at 00:45:13

Council Member Barnett made a motion to approve items G. 4, G. 5 and G. 6. Second made by Council Member Stevenson.

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

VOTING NAY: NONE.

Mayor Teamann did not vote

MOTION CARRIED.

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

Bookmarked at 00:48:15

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:


AF0661019857406

CITY CLERK OR DESIGNEE

Signed by:


04D6969D76EE44B

MAYOR