

STATE OF TEXAS §

September 8, 2016

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Joint Meeting of the Sherman City Council and the Sherman Independent School District Board of Trustees was begun and held in the City Council Chambers on September 8, 2016.

COUNCIL MEMBERS PRESENT: Mayor David Plyler; Deputy Mayor Jason Sofey.
Council Members Couch, Davis, Howeth, Johnson, Steele.

COUNCIL MEMBERS ABSENT: None.

SISD MEMBERS PRESENT: Tim Millerick, President; Rob Wilson, Vice-President.
Juston Dobbs, Hillary Luckett-Clark, Britton Brooks.

SISD MEMBERS ABSENT: Brad Morgan, Lynn Mitchusson.

CITY STAFF PRESENT: Robby Hefton, City Manager; Don Keene, Assistant City Manager; Brandon Shelby, City Attorney; Steve Ayers, Director of Community and Support Services; Jim Cross, Water Systems Manager; Junior Jaimes, Computer Support Technician; Pam Cloer, Assistant to the City Manager; Linda Ashby, City Clerk.

SISD STAFF PRESENT: Dr. David Hicks, Superintendent; Dr. Tyson Bennett, Assistant Superintendent; Susan Horowitz, Assistant Superintendent; Mignon Plyler, Director of Technology and Fine Arts; Emily Parks, Director of Communications; Debbie Smith, Secretary to the Superintendent.

PURPOSE: **Call to Order, Quorum Determined, Meeting Declared Open**

Invocation by Council Member Lawrence Davis

Welcome and Introductions

Sherman Independent School District Board of Trustees Discussion of Business and State of the SISD

Sherman City Council Discussion of Business and State of the City

Discussion of Joint Projects and Action Items Moving Forward

Executive Session

In Accordance with Chapter 551, Government Code, V.T.C.S. (Open Meetings Law), "The City Council Will Now Hold a Closed Executive Meeting Pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code. Vernon's Texas Codes Annotated, in Accordance with the Authority Contained in the Following Sections:

**Section 551.072 – Deliberation Regarding Real Property:
Deliberate Regarding the Purchase, Exchange, Lease or Value of Real Property**

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Section 551.087 – Deliberation Regarding Economic Development Negotiations:

Deliberate Regarding Commercial or Financial Information that the City has Received from a Business Prospect and Deliberate any Offers or Incentives to the Business Prospect

Open Meeting

Reconvene into Open Meeting and Consider Action, if any, on items discussed in Executive Session

Comments

Adjournment

CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

Mayor Plyler called the meeting to order at 11:43 a.m., declared a quorum present, and opened the Called City Council Meeting. Tim Millerick, President of the Sherman Independent School District Board of Trustees, declared a quorum present, and opened the SISD Meeting.

INVOCATION BY COUNCIL MEMBER LAWRENCE DAVIS

WELCOME AND INTRODUCTIONS

Participants got their lunch and then returned to the meeting. Robby Hefton, City Manager, opened the meeting and congratulated the SISD Board Members on the passage of the recent Tax Ratification Election (TRE). He said, with a 90% win, it was a “decisive win.” He said that was step one and now they need to start step two.

SHERMAN INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES DISCUSSION OF BUSINESS AND STATE OF THE SISD

Dr. David Hicks, Superintendent, thanked the City Council individually and as a City, for their leadership in encouraging citizens to vote in the recent TRE. He said part one of the process was related to the Election and will increase revenue from the State on the maintenance and operations side of their budget. Part two is looking toward the future and making sure they have a vision to accommodate the growth that is occurring in the School District and in the City.

Dr. Tyson Bennett, Assistant Superintendent, said there is a lot of energy in the City and it's great to see the things that are occurring and the opportunities available. He said the City and the SISD have an interconnected relationship and the success of both entities is connected. They are on the same path and must address the demands of growth and seek to provide the best services and amenities possible.

He said studies indicated 1.5% annual growth, however this year the SISD started with about 200 additional students over last year, which is 3% growth. Ten years ago they had 6,419 students and the high for this year is 7,394 or 975 additional students. This growth puts demands on facilities, programs, services, and the staff. They placed portables at Dillingham last year and at Sherman High School this year to help meet this demand.

Dr. Bennett said the current SISD facilities average 46 years in age, with six of the 12 schools over 60 years old with multiple additions and renovations. Three facilities are 85, 76, and 73 years old. These facilities present limitations in technology, instructional innovation, and future growth. He added that they always plan for the short term, one to five years, but are also planning for the long term, or 10

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years. At this point, he added, they must focus on the facilities and are about 10 years out from the last bond issue. Dr. Bennett said school growth impacts not only students and their families, but everyone in the community. As the school grows, the community grows.

Dr. Bennett said the SISD has been laying the groundwork and a Strategic Planning Committee met in 2014-2015. One of the goals from that meeting said “school facilities will be evaluated and a plan for new construction, renovations and updates will be developed.” After that, they engaged in two demographic studies and two facility studies, then held the TRE. Through the TRE, the SISD wanted to be sure they were providing competitive salaries for their staff, increase the technology infrastructure in the schools, and provide for innovative programs in the career and technology area.

He added that they were also able to pass the TRE and bring back to Sherman \$1 million of taxpayer’s dollars every year that went to Austin and was not coming back to the community. Dr. Bennett said this was a “huge deal” but it’s not the only thing.

The SISD is moving forward and recently met to select an architect, VLK Architects, whom they will now work with to address the growth issues. He introduced Leesa Vardeman, Principal, VLK Architects; Clinton Schiver, Project Director, VLK Architects; and Chris Schmitt, Principal, Teague Nall & Perkins. He presented examples of VLK Architects’ work in educational facilities across the State of Texas, adding that they have a great ability to engage communities in determining their educational needs.

Dr. Bennett presented a timeline for the project, including advisory and strategic planning meetings, facility conditions and campus tours, a look at options and needs, and a final recommendation scheduled for January 2017. They will also use a Citizens Advisory Committee to help determine needs.

Mr. Hefton asked about the growth over the last 10 years, which was almost 1,000 students. Is the growth happening across the board, K through 12th grade, or is it mostly in the elementary schools? Dr. Bennett said a lot of the growth is in the early grades, but over the last year and a half, the high school started growing. Currently the high school has about 1,840 students. At this point, the growth is Pre-K through 12th grade, and they are growing in areas that require more services and more programs. For example there are about 30 different languages spoken in the SISD now, and those students must be accommodated.

Council Member Couch asked how this type of growth affected the facilities and are these children served in the same classrooms. Dr. Bennett said when additional services are provided, the school sometimes needs classes that are specially equipped. With the age of their facilities, it is not easy to retrofit a 46 or 73 year old building to meet these demands. They must also keep up the technology infrastructure in those facilities.

Council Member Steele added that potential business prospects always ask about the schools and that is a big deciding factor as to whether or not a company comes to Sherman. He felt that would be a big advantage to the economic growth in the community. Dr. Bennett said Sherman is “a magnet” for the area for children with special needs.

Deputy Mayor Sofey asked about peer data on the age of schools that might show where Sherman is with an average school that is 46 years old. Dr. Hicks said they have a lot of data on academic progress and financial progress, but not as much on facilities. He said that would be helpful and they would look into that.

Juston Hicks, SISD Board Member, addressed Council Member Steele’s comment saying through these joint meetings, when questions are posed to the City or to the Sherman Economic Development

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Corporation, about the School District, they will be able to answer the questions. He added that all entities need to have a “unified answer” about the schools and about the positive things that are going on in the community. Dr. Bennett added that all the entities are on the same path and are addressing the needs of growth.

Dr. Hicks offered some “bullet points” that might be helpful in focusing discussions on the issues. He wanted to emphasize that this has been a “strategic process” and they want to be sure that the right decisions are being made and resources are being placed where they will be the most beneficial to the community. He said it had been a very inclusive plan, with a demographic study, a facility study, and looking at educational programming. Many citizens, parents, and business owners, have been and will continue to be involved in planning for this growth. He said the next step is execution, and the planning is very action oriented.

Dr. Hicks said the growth in the SISD has averaged 1.5% over the last 10 years and is projected to be at a similar pattern over the next 10 years. That’s what will drive the actions they will take. Their facilities average 46 years of age and are old facilities. This process will allow the SISD to look, long-term, at what they want to offer the children in the community.

He said they selected VLK Architects for the project because of their focus on 21st Century learning. Students learn better through collaboration and through authentic learning experiences that are realistic. It’s not about just reading a textbook. It’s about living and experiencing the learning, which takes a different kind of learning environment.

The SISD has focused on early literacy and on innovative CTE programs, and both general academics and advanced academics, as well as dual credit and internships. These are key pieces to the learning experience. Through this process, they will be planning for the future and looking at the educational programs that the community feels are important to get where they need to be.

SHERMAN CITY COUNCIL DISCUSSION OF BUSINESS AND STATE OF THE CITY

Mr. Hefton said you can’t really separate school growth and community growth because they are so interconnected. He said it is part of the City’s job to equip the SISD for growth. This means putting in roads and infrastructure and making sure the City can deliver services such as streets, water and trash.

The reason this conversation is so important to the City today is that it takes months to identify and plan where new roads need to be located and then time to engineer and design them. Sometimes it takes years to actually build them. If the SISD believes it is four or five years away from expanding the facilities in a certain location, then the City needs to start today identifying what the public infrastructure needs would be for those issues.

Mr. Hefton advised the SISD about some infrastructure improvements that are already planned by the City. He outlined the Travis Street/O.B. Groner Road area, saying that road is planned as a major east-west connector for Sherman. A developer has purchased property near US Hwy 75 and FM 1417 and is beginning to develop on the north end. He said construction would start next week on the water and sewer lines for the development. The City is also designing the road today.

He said the City expects O.B. Groner/Travis Street to be a major connector, both east and west to FM 1417 and eventually to SH 289. This is not a prospective project, but is currently happening. Mr. Hefton said timing is critical for the City to have this conversation with the SISD. Debt would also need to be issued for this type of project. Therefore, Mr. Hefton said it is a big project for the City to equip the SISD and the community for this type of growth. He said the City needs to do the engineering and be ready to “move dirt” if needed.

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Mr. Hefton said the City also has other projects in other parts of Sherman that they are also scheduled to do and that will need to be paid for. The City issued their first series of bonds within the last month. This “phased approach” will call for another bond issue in the first quarter of 2017.

Mr. Hefton said there is a great relationship between the two entities and they will continue to work together on these projects.

He said Dr. Bennett said the SISD has seen 3% growth and during the City's Budget Workshop the City's growth for the first time in years, was between 2.5% and 3%. The City and the SISD are seeing the same growth trends. Currently the City's population is at 40,000 and 3% of growth a year would be over 1,000 people a year that would be added to the City. That kind of growth has an impact on the infrastructure, on the facilities, and on the City's ability to pick up trash and fill potholes.

DISCUSSION OF JOINT PROJECTS AND ACTION ITEMS MOVING FORWARD

Mr. Hefton said the next discussion is on the option that the City has on a piece of property. The City Council approved an option extension on a tract of land to evaluate it from a City needs standpoint. If there are opportunities for joint use with the SISD they would love to discuss the issue. The City has started the due diligence process and would like to explain that process in Executive Session.

EXECUTIVE SESSION

In Accordance with Chapter 551, Government Code, V.T.C.S. (Open Meetings Law), “The City Council Will Now Hold a Closed Executive Meeting Pursuant to the Provisions of the Open Meetings Law, Chapter 551, Government Code. Vernon’s Texas Codes Annotated, in Accordance with the Authority Contained in the Following Sections:

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On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 12:23 p.m.

On Motion duly made and carried, the Executive Session recessed at 12:51 and reconvened in Open Meeting.

OPEN MEETING

Reconvene into Open Meeting and take action, if any, on items discussed in Executive Session.

ADJOURNMENT

There being no further business to come before the City Council or the Sherman Independent School District Board of Trustees, motion was duly made and approved to adjourn the Called Meeting at 12:53 p.m.

ATTEST

MAYOR

CITY CLERK