

STATE OF TEXAS § September 6, 2022
COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Called Meeting of the City Council of the City of Sherman, Grayson County, Texas was begun and held in the Council Chambers of City Hall on September 6, 2022.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR PAM HOWETH.
 COUNCIL MEMBERS DOBBS, HOLLAND, MARROQUIN,
 STEVENSON, TEAMANN.

MEMBERS ABSENT: NONE.

CALL TO ORDER

Mayor Plyler called the meeting to order at 5:00 p.m. The Pledge of Allegiance and Invocation were led by Council Member Shawn Teamann.

CALL TO ORDER

PROCLAMATION

"UNITED WAY OF GRAYSON COUNTY, 80TH ANNIVERSARY" – SEPTEMBER 2022

Mayor Plyler presented a proclamation recognizing "United Way of Grayson County, 80th Anniversary" to Katie Eubank, Director of Resource Development, United Way of Grayson County.

UNITED WAY OF
GRAYSON COUNTY
80TH ANNIVERSARY

Ms. Eubank thanked the Mayor and City Council for the proclamation and for the opportunity to serve the Sherman community. Over the 80 years, she said \$47.5 million has been invested in non-profits in the community, touching many, many people.

"PROSTATE CANCER AWARENESS MONTH" – SEPTEMBER 2022

Council Member Stevenson presented a proclamation designating September 2022 as "Prostate Cancer Awareness Month" to Ed Varney, North Texas Prostate Cancer Coalition.

PROSTATE CANCER
AWARENESS MONTH

Mr. Varney thanked the Mayor and City Council for the proclamation, adding that their organization funds research in prostate cancer and helps raise awareness. He urged all men, over the age of 45, to get checked for the disease, and to get checked earlier if they have a family history of the disease.

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

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.

CONSENT AGENDA

The Council reviewed the Consent Agenda. Council Member Stevenson moved to approve the Consent Agenda, as presented. Second by Council Member Teamann. All present voted AYE.

CONSENT AGENDA

Double Asterisked (**) items are considered to be routine and will be enacted in one motion, subject to Staff Review Letter, without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately.

The Council reviewed the Consent Agenda. Deputy Mayor Howeth moved to approve the Consent Agenda, subject to the Staff Review Letter. Second by Council Member Holland. All present voted AYE.

Mayor Plyler introduced Ordinance No. 6519 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A GROUND MOUNTED SOLAR UNIT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 1523 EAST WELLS AVENUE, BEING ALL OF LOT 14, AND A PORTION OF LOT 12, BLOCK 3, OF J.C. LINNSTEADT'S ADDITION CONSISTING OF 0.236 ACRES (CYNTHIA BECK, OWNER; SYNAPTIC SOLAR LLC, SOLAR INSTALLATION COMPANY; WYSSING CONSULTING, ENGINEER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Rob Rae, Director of Development Services, said this Specific Use Permit would allow a ground-mounted solar panel unit in a R-1 District. The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter.

No citizens appeared before the City Council to discuss Ordinance No. 6519.

Mayor Plyler introduced Ordinance No. 6520 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW WHOLESALE CONSTRUCTION AND BUILDING MATERIAL SALES AND OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 3601 NORTH TRAVIS STREET, BEING LOT ONE (1), BLOCK ONE (1) OF COVEY ADDITION CONSISTING OF 6.624 ACRES AND ALSO BEING 4.71 ACRES IN THE J.B. McANAI SURVEY, ABSTRACT 763 (PAAGE LTD, OWNER; JOE JOHNSON, HBJ ARCHITECTS, REPRESENTATIVE; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

Mr. Rae said this Specific Use Permit would allow wholesale construction building material sales at the location that was formally Goins Lumber. The new company is Beacon Roofing Products.

CONSENT AGENDA

ORD 6519
SUP FOR GROUND-
MOUNTED SOLAR
PANEL UNIT
(1523 E. WELLS)

ORD 6520
SUP FOR WHOLSALE
BLDG SALES &
OUTDOOR STORAGE
(3601 N. TRAVIS)

The Planning and Zoning Commission recommended approval of the Specific Use Permit, subject to the Staff Review Letter, with the condition that the areas indicating fencing would be a wood fence and not a chain link fence. Those conditions have been added to the ordinance.

A representative was available if Council Members had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6520.

Mayor Plyler introduced Ordinance No. 6521 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 615 SOUTH HAZELWOOD STREET, BEING LOT 2, BLOCK 7, C.L. STOWE ADDITION (JONATHON HAMMER AND HELVEY – WAGNER SURVEYING INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6521
ZONE CHANGE
(615 S. HAZELWOOD)

Mr. Rae said this was for a zone change from a C-1 to an R-1 District, so the property owner can continue the use of a single-family home. The Planning and Zoning Commission recommended approval of the zone change.

No citizens appeared before the City Council to discuss Ordinance No. 6521.

Mayor Plyler introduced Ordinance No. 6522 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6326 AND CHAPTER 13 (UTILITIES), ARTICLE 13. 11 (IMPACT FEES) OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, WHICH ESTABLISHED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS AND IMPACT FEES TO BE ASSESSED BY THE CITY OF SHERMAN, TEXAS; UPDATING THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN AND IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY TO BE ASSESSED; AMENDING PROCEDURES FOR THE ASSESSMENT, COLLECTION, COMPUTATION, EXPENDITURE, REFUND AND GENERAL ADMINISTRATION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF ACCOUNTS FOR IMPACT FEES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED \$500.

ORD 6522
IMPACT FEES

Mr. Rae reminded the Council that April Escamilla, Engineer, Kimley-Horn and Associates, gave a presentation at the last Council Meeting on impact fees. She was in attendance at this meeting to answer any questions the Council might have.

Since the last meeting, the Capital Improvement Advisory Committee (CIAC) has met, and are required to meet every six months, to review impact fees, and to provide impact fee recommendations. He presented a chart with the impact fees that were adopted in 2020, and the newly recommended changes for 2022.

After review, the CIAC recommended that 75% of the newly maximum assessable fee be adopted by the Council. In addition, the 2020 fee included some special conditions for certain uses, for a reduction of 75% for residential in Area 3, which is south of Hwy 82 and east of Hwy 75. There was also a reduction of 75% for recreational uses, religious institutes, non-profits, dining uses, and other retail and commercial uses that generate sales tax. The CIAC recommended reducing that reduction to 50%.

He also outlined the maximum assessable fees that would be allowed by State law. The four "sub-areas" are for roadway impact fees, and apply to certain districts. The water and wastewater rates apply to the entire City and service area.

Mr. Rae also compared the CIAC's proposed rates to other comparable cities. For single-family, he said Sherman is currently assessing \$2,500, which is \$1,000 roadway, \$1,000 water, and \$500 wastewater. With that maximum, the possible total number could be \$11,311, in area 4, and the CIAC's recommendation would be \$8,484, in that area. That puts Sherman's impact fees at generally the same rate as other peer cities.

Based on the CIAC's recommendations, the land use assumptions, and the Capital Improvement Program, Mr. Rae presented some potential options for the Council to consider. Currently the City assesses \$1,000 for roadway, \$1,000 for water, and \$500 for wastewater, for a single-family equivalent of \$2,500.

He presented options for \$5,000 single-family equivalent and \$8,000 single-family equivalent. These options put the fee at the same rate for all service areas. The CIAC's recommendation of 75% of the allowable maximum would be \$7,563 for Area 1; \$9,503 for Area 2, \$8,915 for Area 3, and \$8,484 for Area 4, all based on a single-family equivalent.

Mr. Rae said staff is looking to Council tonight to approve the land use assumptions; the roadway, water, and wastewater capital improvement plan; the impact fee calculations, as presented at the last Council Meeting; and a motion to approve the ordinance as written, or with additional comments, whatever the Council determines.

Robby Hefton, City Manager, said the Council can discuss the item after the Public Hearing, but as a staff, he said they feel they are "very low on the scale." He said it is unusual for cities the size of Sherman, not to have impact fees, and most developers are used to these types of fees.

He added that, these fees, only recuperate a small percentage of the actual cost of this infrastructure, the roadways, and the water and sewer infrastructure that is constructed. Impact fees are not intended to pay for most of the cost, but to reimburse the City for development activities that are driving these increased costs.

He said the Council will need approval of the ordinance for the changes that were developed during the plan update, and to decide on the timing and the actual rate for the impact fees.

No citizens appeared before the City Council to discuss Ordinance No. 6522.

Mayor Plyler introduced Ordinance No. 6523 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 1, ENTITLED "GENERAL PROVISIONS" AT ARTICLE 1.07, ENTITLED "AVIATION", TO DELETE SECTIONS 1.07.003 ENTITLED "CITY COUNTY AIRPORT ZONING BOARD", TO DELETE SECTION 1.07.092 ENTITLED "USE OF AIRPORT RESTRICTED", TO AMEND SECTION 1.07.093 ENTITLED "GENERAL RULES AND REGULATIONS", TO AMEND SECTION 1.07.096 ENTITLED "AIRCRAFT OPERATION RULES", TO AMEND SECTION 1.07.097 ENTITLED "FUELING, FLAMMABLE FLUIDS, AND FIRE SAFETY", TO AMEND SECTION 1.07.098 ENTITLED "LEASE OF AIRPORT PROPERTY AND CONSTRUCTION ON AIRPORT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 6523
AIRPORT RULES

Mary Lawrence, Director of Finance, said the Airport Advisory Board has suggested some changes to the Aviation section of the Code of Ordinances, to eliminate some sections and to clarify others.

Some of the changes were outdated or overly burdensome. They clarified how hangar rates were set and expectations for construction requirements at the Airport.

No citizens appeared before the City Council to discuss Ordinance No. 6523.

Mayor Plyler introduced Ordinance No. 6524 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE; DESCRIBING AVAILABILITY OF CERTAIN LOCAL INCENTIVES; DESIGNATING A LIASION FOR COMMUNICATION WITH INTERESTED PARTIES; AND NOMINATING GLOBAL WAFERS AMERICA, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE

ORD 6524
ENTERPRISE ZONE
PROGRAM FOR
GLOBALWAFERS
(GLOBITECH)

PROJECT; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Ms. Lawrence said GlobalWafers, a parent company of GlobiTech, is applying for the Texas Enterprise Zone Program for the GlobalWafers America plant that will be located in the industrial park.

The program is a State sales tax refund program designed to encourage private investment and job creation. This will allow them to apply for the Enterprise Zone designation. There's no cost to the City for the program, which is fully funded by the State. They are required to have City support through adoption of the ordinance to apply.

A representative was available if Council Members had any questions.

No other citizens appeared before the City Council to discuss Ordinance No. 6524.

Mayor Plyler introduced Ordinance No. 6525 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DESIGNATING CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NO. 13; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENTS; CONTAINING FINDINGS THAT THE AREA DESCRIBED QUALIFIES FOR DESIGNATION AS A TAX ABATEMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE AND THAT THE IMPROVEMENTS PROPOSED BY THE LAND'S OWNER, BROADSTONE HHH TEXAS LLC, ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE WRITTEN AGREEMENTS WITH THE OWNERS OF ANY TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY LOCATED WITHIN THE DESIGNATED ZONE. AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; PROVIDING A REPEALING CLAUSE AND SEVERABILITY CLAUSE.

ORD 6525
TIRZ #13
(SUNNY DELIGHT)

Ms. Lawrence said Sunny Delight approached the City about a tax abatement on their project to add two new manufacturing lines at their existing plant.

This ordinance establishes the Reinvestment Zone, and is the first step in the City granting a tax abatement. The City will create the tax abatement agreement according to the tax abatement matrix.

The plant is actually leased from Broadstone HHH Texas and the equipment is owned by Sunny Delight, so there will be two tax abatement agreements because of the two owners.

A representative was available if Council Members had any questions.

COUNCIL MINUTES – SEPTEMBER 6, 2022

No citizens appeared before the City Council to discuss Ordinance No. 6525.

Mayor Plyler introduced Ordinance No. 6526 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING AS ELECTED THE UNOPPOSED CANDIDATES FOR THE OFFICE OF CITY COUNCIL MEMBER FOR DISTRICT 1 AND FOR DISTRICT 3; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT THE NOVEMBER 8, 2022 REGULAR MUNICIPAL ELECTION FOR CITY COUNCIL SHALL NOT BE HELD; PROVIDING FOR POSTING OF THIS ORDINANCE ON ELECTION DAY, NOVEMBER 8, 2022; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

ORD 6526
CANCEL CITY
COUNCIL ELECTION
FOR NOVEMBER
2022

Linda Ashby, City Clerk, said there are no contested races on the ballot, so the City can actually cancel the Election.

No citizens appeared before the City Council to discuss Ordinance No. 6526.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance No. 6502 (Tabled at July 18, 2022 Regular City Council Meeting)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN EARLY LEARNING & TUTORING CENTER (SCHOOL NURSERY, KINDERGARTEN, OR DAYCARE FOR CHILDREN) IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, ON PROPERTY LOCATED AT 1817 GLENWAY DRIVE, BEING LOT NINE (9), BLOCK ONE (1) OF THE PEPPERTREE ADDITION (LUKE SCHEIBMEIR, OWNER; COLLEEN BOWLING, TENANT; AND DAVID FITE SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6502
SUP FOR EARLY
LEARNING/ TUTORING
CENTER
(1817 GLENWAY DR)

ACTION TAKEN.

Motion by Council Member Stevenson to remove Ordinance No. 6502, from table for discussion. Second by Council Member Teamann.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann

VOTING NAY: None.

MOTION CARRIED TO REMOVE FROM TABLE.

Mr. Rae said, since the meeting in July that this ordinance was originally considered, the applicant has since acquired another location. They are requesting that half of their use will be at the new location.

COUNCIL MINUTES – SEPTEMBER 6, 2022

They want to continue to get the Specific Use Permit for a day care at this location, but with only half of the activity that they originally proposed.

Originally, they ask for an early learning center, or preschool, which would have a maximum of 12 students. It would now be half of that amount.

Council Member Teamann said their letter stated that they only needed it until April 2023. Mr. Rae confirmed that they said they're trying to find a bigger and better location.

ACTION TAKEN.

Motion by Council Member Teamann to adopt Ordinance Nos. 6502, 6519, 6520, 6521, 6523, 6524, 6525, and 6526, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

Ordinance 6519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW A GROUND MOUNTED SOLAR UNIT IN AN R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 1523 EAST WELLS AVENUE, BEING ALL OF LOT 14, AND A PORTION OF LOT 12, BLOCK 3, OF J.C. LINNSTEADT'S ADDITION CONSISTING OF 0.236 ACRES (CYNTHIA BECK, OWNER; SYNAPTIC SOLAR LLC, SOLAR INSTALLATION COMPANY; WYSSING CONSULTING, ENGINEER; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6519

SUP FOR GROUND-MOUNTED SOLAR PANEL UNIT
(1523 E. WELLS)

Ordinance 6520

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280, SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW WHOLESALE CONSTRUCTION AND BUILDING MATERIAL SALES AND OUTDOOR STORAGE IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 3601 NORTH TRAVIS STREET, BEING LOT ONE (1), BLOCK ONE (1) OF COVEY ADDITION CONSISTING OF 6.624 ACRES AND ALSO BEING 4.71 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT 763 (PAAGE LTD, OWNER; JOE JOHNSON, HBJ ARCHITECTS, REPRESENTATIVE; AND PRESTON TRAIL LAND SURVEYING, SURVEYOR) PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00.

ORD 6520

SUP FOR WHOLSALE BLDG SALES & OUTDOOR STORAGE
(3601 N. TRAVIS)

Ordinance 6521

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1

ORD 6521

ZONE CHANGE
(615 S. HAZELWOOD)

(ONE-FAMILY RESIDENTIAL) DISTRICT LOCATED AT 615 SOUTH HAZELWOOD STREET, BEING LOT 2, BLOCK 7, C.L. STOWE ADDITION (JONATHON HAMMER AND HELVEY – WAGNER SURVEYING INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

Ordinance 6523

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 1, ENTITLED "GENERAL PROVISIONS" AT ARTICLE 1.07, ENTITLED "AVIATION", TO DELETE SECTIONS 1.07.003 ENTITLED "CITY COUNTY AIRPORT ZONING BOARD", TO DELETE SECTION 1.07.092 ENTITLED "USE OF AIRPORT RESTRICTED", TO AMEND SECTION 1.07.093 ENTITLED "GENERAL RULES AND REGULATIONS", TO AMEND SECTION 1.07.096 ENTITLED "AIRCRAFT OPERATION RULES", TO AMEND SECTION 1.07.097 ENTITLED "FUELING, FLAMMABLE FLUIDS, AND FIRE SAFETY", TO AMEND SECTION 1.07.098 ENTITLED "LEASE OF AIRPORT PROPERTY AND CONSTRUCTION ON AIRPORT"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 6523
AIRPORT RULES

Ordinance 6524

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE; DESCRIBING AVAILABILITY OF CERTAIN LOCAL INCENTIVES; DESIGNATING A LIASION FOR COMMUNICATION WITH INTERESTED PARTIES; AND NOMINATING GLOBAL WAFERS AMERICA, LLC TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM THROUGH THE ECONOMIC DEVELOPMENT BANK FOR DESIGNATION AS A QUALIFIED BUSINESS AND ENTERPRISE PROJECT; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

ORD 6524
ENTERPRISE ZONE
PROGRAM FOR
GLOBALWAFERS
(GLOBITECH)

Ordinance 6525

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DESIGNATING CITY OF SHERMAN INDUSTRIAL REINVESTMENT ZONE NO. 13; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENTS; CONTAINING FINDINGS THAT THE AREA DESCRIBED QUALIFIES FOR DESIGNATION AS A TAX ABATEMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE AND THAT THE IMPROVEMENTS PROPOSED BY THE LAND'S OWNER, BROADSTONE HHH TEXAS LLC, ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; AUTHORIZING THE CITY MANAGER TO NEGOTIATE WRITTEN AGREEMENTS WITH THE OWNERS OF ANY TAXABLE REAL AND TANGIBLE PERSONAL PROPERTY LOCATED WITHIN THE DESIGNATED ZONE. AUTHORIZING THE CITY MANAGER TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; PROVIDING A REPEALING CLAUSE AND SEVERABILITY CLAUSE.

ORD 6525
TIRZ #13
(SUNNY DELIGHT)

Ordinance 6526

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, DECLARING AS ELECTED THE UNOPPOSED CANDIDATES FOR THE OFFICE OF CITY COUNCIL MEMBER FOR DISTRICT 1 AND FOR DISTRICT 3; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING THAT THE NOVEMBER 8, 2022 REGULAR MUNICIPAL ELECTION FOR CITY COUNCIL SHALL NOT BE HELD; PROVIDING FOR POSTING OF THIS ORDINANCE ON ELECTION DAY, NOVEMBER 8, 2022; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

ORD 6526
CANCEL CITY
COUNCIL ELECTION
FOR NOVEMBER
2022

Ordinance 6522

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING ORDINANCE NO. 6326 AND CHAPTER 13 (UTILITIES), ARTICLE 13. 11 (IMPACT FEES) OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, WHICH ESTABLISHED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLANS AND IMPACT FEES TO BE ASSESSED BY THE CITY OF SHERMAN, TEXAS; UPDATING THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN AND IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY TO BE ASSESSED; AMENDING PROCEDURES FOR THE ASSESSMENT, COLLECTION, COMPUTATION, EXPENDITURE, REFUND AND GENERAL ADMINISTRATION OF IMPACT FEES; PROVIDING FOR THE ESTABLISHMENT OF ACCOUNTS FOR IMPACT FEES; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED \$500.

ORD 6522
IMPACT FEES

Council Member Stevenson asked if there was an infill exemption for impact fees. Mr. Rae said there was, but just for residential development in Service Area 3.

Council Member Teamann confirmed that the Council needed to adopt the rate study with the maximum allowable impact fee, and consider whether or not they wanted to change the fee. There were three options presented, and in the past, the Council discussed not changing the fee.

He said the fee was originally approved, but has not been charged until June 2022. Mr. Hefton said the original fee set the effective date for June 2022.

Mr. Rae clarified that the City started collecting fees on June 7, 2021, however, there was a year's grace period for any properties that were platted before that date. That grace period ended on June 7, 2022, at which time impact fees were collected for all new construction.

Council Member Teamann said the majority of impact fees began being collected in June 2022. Mr. Rae confirmed, for those projects that were already platted.

Council Member Teamann said the industrial water users do factor in these fees, and there's a substantial cost that's absorbed by the rates of those users. He felt that the maximum impact fee would be a "double fee for the same usage."

Mr. Hefton didn't feel it was double, but for entities that are subject to the fee, there is a credit given. They won't pay the fee if they are the one extending the service. They will get a credit toward their impact fee, for any amount they contributed. They wouldn't be charged double, with the impact fee and any infrastructure they are putting in.

He said the impact fee is meant to recapture, what amounts to a small percentage, of the actual cost of expanding the water plant, extending roads, or building a new sewer plant. The rates are designed to pay for most of the cost, but the fees reimburse the City for any cost the City is paying toward the construction of that list of capital projects.

The Council will also be approving the modification to the plan that also modifies the list of capital projects. Many of these projects were not on "the City's radar" two years ago, when the plan was adopted. Therefore, the Council will also need to adopt the findings of the study, even if they decide not to change the rates that are being charged.

Council Member Teamann said the water rates will still pay for the projects, but the maximum fee still includes those projects. Council Member Stevenson said the maximum has increased because the cost has increased. Mr. Hefton added that the portion of costs have increased at a greater rate than the portion of what it is spread over. Council Member Stevenson said if the rate is left the same, the City would be receiving proportionally less than they were when the rate was originally set; and it was already set "very low."

Council Member Teamann said the more homes that are built, the more the City will collect. So the more Sherman grows, the more money the City makes and it's going to the same projects.

Council Member Stevenson added that, if the City gets 1,000 new homes, they will also have extra infrastructure, so the cost still increases.

Mr. Hefton said the staff has to "project" what projects will be needed in the next ten years, and what the cost of those projects will be. He said it's a lot of "educated guesswork" based on the best information available today.

Mayor Plyler directed Council to the impact fee collection proposed options. He asked what Proposed Option 1 would be percentage wise, based on the CIAC recommendation. Mr. Hefton said it would be about 60%, and would be \$5,000 single-family equivalent, which is about double what is currently being charged. The City is currently charging \$2,500 single-family equivalent. He added that the round numbers on Option 1 and 2, assume that the same rate

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is being charged for all four service areas on the roadway fee. Even at the \$5,000 Option 1, it is still lower than the lowest peer City. Melissa is at \$5,382. The average of the peer cities is over \$8,000.

Council Member Stevenson did say he thought a grace period, like was done originally, was important for developers with projects already “in the pipeline” or with financing set up.

Mr. Rae said that the proposed ordinance says the effective date of any changes in the collection rate, would be January 1, 2023, which would give time for projects that were already in the works, to get their building permits pulled so they could be under the old collection rates.

Council Member Dobbs asked if the projects that the Council has been discussing in the last few months, would be grandfathered in. Mr. Rae said they would only be grandfathered in if they got their building permits prior to January 1, 2023, as the ordinance is written now.

Mr. Hefton said a large number of the lots currently being developed are in Planned Developments, which are being built in phases. They aren’t pulling all the permits at one time, but are taking them down as they go. Therefore, some portion of those would probably be grandfathered, and some would not.

Council Member Teamann felt this was a big project with many parts, and agreed that the Council needed to adopt the rate study. However, changing the fee is more of a timing issue and he felt since the City just started charging three months ago, it’s not the appropriate time to change the fee. He also didn’t want to take away the discounts for underserved areas.

Council Member Stevenson agreed, and asked about infill exemptions. Mayor Plyler said those exemptions can be left in the ordinance.

Deputy Mayor Howeth said there was also something done to encourage infill construction, since the infrastructure is already there. She confirmed that, generally, this wouldn’t apply for infill development. However, costs for the Water Plant would apply to everyone because that infrastructure serves everyone.

Council Member Stevenson agreed that the exemptions should be left in the ordinance. But because the cost has increased, he felt the Option 1, \$5,000 fee would be best. Mayor Plyler reiterated that this was 50% to 60% of the CIAC recommendation.

Mr. Hefton said if the Council agreed to change the fee, did they want the roadway fee to be the same for every service area or not. Council Member Stevenson asked if there was a benefit for the City of having a more equal distribution for the roadway fee.

Clint Philpott, Assistant City Manager, said for a single-family permit, it might impact the project, but for a multi-family permit, the best location will be selected, not really impacted by the roadway

fee. Mr. Hefton said it might not be “that much of a driver” on the location of development.

Council Member Teamann felt that local builders would get hit the hardest with impact fees. He asked if the fee could be changed for a single-family permit versus building in a Planned Developments that was in a Tax Increment Reinvestment Zone. He was advised that they can’t change the fee in a TIRZ versus a single-family. Mr. Hefton said, every service area has to have the same charge.

Mayor Plyler verified that the typical impact fee right now on a home would be \$2,500, and if Option 1 is adopted, it would be \$5,000.

Council Member Teamann said, he was opposed to a rate increase, but asked that if they did increase the fee, it be “pushed out” a year to give the developer the same opportunity they had when impact fees were originally approved.

Mayor Plyler felt it was a different situation now. The City just started charging, because they allowed a year’s grace period.

Council Member Dobbs asked why many of the peer cities were increasing their impact fees so quickly. Mr. Hefton said that every City with an impact fee should be doing an analysis periodically. Statutorily, a City is required to do that at least every five years. He said if the City is changing as rapidly as Sherman, they are probably doing the analysis every year. Projects change rapidly in a fast growing City.

Council Member Dobbs said Sherman seemed to be pretty far behind the other cities, and probably needed to make adjustments. Council Member Stevenson said an impact fee isn’t a fee, it’s a cost recovery, for a proportion of the costs. He added that the costs have increased. If the Council doesn’t cover the cost, the money has to come from somewhere. If it doesn’t come from impact fees, it might have to come from a rate increase.

Deputy Mayor Howeth said impact fees affect areas that are growing and if the City doesn’t use impact fees, then the cost will be passed to all citizens.

Mr. Hefton said, before impact fees, there were only a few ways for the City to get cost recovery. Cost recovery can come from utility rates, which pay for capital and operating costs; and for the General Fund, it comes from the property tax rate. The sales tax rate is maxed out, so the property tax rate helps fund roadways. Without impact fees, the costs go to either property tax rates or utility rates.

Council Member Teamann said if the City is giving away incentives to big development, then it’s counterproductive to charge the average developer an impact fee. He felt that if the City was going to increase impact fees, they should stop all incentives in planned developments. No more roads, water, sewer for the developer, let

them cover their own costs. He felt that the City was “charging the little guy and giving the big guy incentives.”

Mr. Hefton said the starting point to figure an impact fee is 50% of the cost, and it is then reduced to recovering about 15% of the cost. Impact fees are not intended to recover all of the City’s costs, or even a majority of the costs. It is intended to recognize that there is some impact of a development, on the City’s cost, and the impact should be borne by those that are driving that impact.

Council Member Dobbs asked if there was any correlation to higher impact fees and a more quality product. Mr. Hefton said, on a \$300,000 house, a \$3,000 impact fee is 1% of the cost, which is currently about the cost of inflation on building materials. He said the City hasn’t seen that charging the impact fee, especially at the level Sherman is charging, has made any decision-making impact on where they will build or how big a house they will build.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to adopt Ordinance No. 6522, approving the Land Use Assumptions, Roadway, Water, and Wastewater Capital Improvement Plan, and the Impact Fee Calculation at 60%, instead of the 75%, and keep the exemptions that are already in place.

Mr. Hefton said the effective date of January 1, 2023, was already built into the ordinance. He also clarified that it will be a different fee for every Service Area.

RESTATEMENT OF MOTION.

Motion by Deputy Mayor Howeth to adopt Ordinance No. 6522, approving the Land Use Assumptions, Roadway, Water, and Wastewater Capital Improvement Plan, and the Impact Fee Calculation at 60%, instead of the 75%, and keep the exemptions that are already in place. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson.

VOTING NAY: Teamann.

MOTION CARRIED.

RESOLUTION NO. 6947 – REPEALING AND REPLACING RESOLUTION NO. 6851; ESTABLISHING SALARY STRUCTURES AND INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS; ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, REPEALING AND REPLACING RESOLUTION NO. 6851; ESTABLISHING SALARY STRUCTURES AND INCENTIVE/CERTIFICATION PAY SCHEDULES FOR FIREFIGHTERS AND POLICE OFFICERS; ESTABLISHING SPECIAL LONGEVITY PAY SCHEDULES FOR NEWLY HIRED FIREFIGHTERS AND POLICE OFFICERS; PROVIDING FOR AN EFFECTIVE DATE.

RES 6947
POLICE & FIRE
SALARY STRUCTURES

COUNCIL MINUTES – SEPTEMBER 6, 2022

Jason Jeffcoat, Police Chief, briefed the Council on a request to incentivize newly hired police officers, in an attempt to recruit officers that are already certified.

Sherman does currently have a lateral transfer program, bringing in officers at a higher level of pay if they meet certain criteria. This puts officers on the street in about 12 weeks, as opposed to 17 to 19 weeks, with the traditional Field Training Officer program.

He explained that when an officer with no experience is hired, it typically takes about 40 weeks before the officer is effective on the streets. He discussed the process and timeframe for hiring an officer.

For a certified officer, which is generally an officer with over two years of experience and that meets the lateral transfer requirements, it takes about 12 weeks to get them on the street.

Chief Jeffcoat said it usually costs about \$57,000 to send an officer to the Academy, including salary, insurance, uniforms, and all costs.

He presented an incentive program to try and entice certified officers to apply with the Sherman Department. The proposed incentive program includes three levels with the first for certified officers with 0-2 years of experience. They would receive a \$2,500 incentive to apply in Sherman. The incentive would be paid over a year, with the first \$1,000 paid on completion of the FTO training and the second \$1,500 paid on completion of the first year. There is also a "clawback" clause that if they leave within a year, they would be required to pay the incentive back.

The next incentive would be for certified officers with 2-4 years of experience. They would receive a \$7,500 incentive, to be paid in stages, with the final payment upon completion of the second year. This incentive also has a clawback clause.

The final incentive would be for certified officers with over four years of experience. This incentive would be \$15,000, to be paid in stages, with the final payment upon completion of the second year. This incentive also has a clawback clause.

He felt this program would entice experienced officers from other cities or counties to consider a move to the Sherman Department.

Chief Jeffcoat said even with these incentives, hiring an officer with over four years of experience would still save the City over \$27,000. They will also get an officer with experience, that can be on the street within 12 weeks. Mr. Hefton clarified that the \$27,000 savings is per officer.

Council Member Stevenson asked if the program would be more effective if the bonus was higher. Chief Jeffcoat said some cities in other States are offering \$20,000 to \$30,000, but he has not seen that in Texas. Council Member Stevenson said even if the incentive

COUNCIL MINUTES – SEPTEMBER 6, 2022

increases up to \$20,000, the City would still be saving \$22,000 per officer.

Deputy Mayor Howeth asked if there would be resentment about the incentive from the other officers, who are already employed. Chief Jeffcoat said they had presented this to the officers to “get their buy-in,” and the officers just want help on the street.

Mr. Hefton clarified, that the officers still come in as patrolmen, no matter how much experience they have. He added that the proposed resolution doesn’t include an amount of incentive, but just provides that there will be an incentive. He said if the Council approves this resolution, then the staff would determine the incentive. He said he understood that the Council was open to a higher incentive than was presented.

Council Member Marroquin felt the incentive should also be more if the officers were bilingual.

Chief Jeffcoat said there is an incentive for bilingual officers, at \$200 per month. He said another resolution would be required to increase that incentive.

Council Member Teamann asked if the City would begin seeing a “revolving door” if a nearby City started offering a similar incentive. Chief Jeffcoat said that would be built into the clawback clause.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6947, as presented. Second by Council Member Teamann.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6948 – AUTHORIZING THE PURCHASE OF PELCO SECURITY CAMERAS FOR THE CITY OF SHERMAN FROM SCHNEIDER ELECTRIC THROUGH THE GENERAL SERVICES ADMINISTRATION (GSA) UNDER CONTRACT # GS-07F-9323S

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PURCHASE OF PELCO SECURITY CAMERAS FOR THE CITY OF SHERMAN FROM SCHNEIDER ELECTRIC THROUGH THE GENERAL SERVICES ADMINISTRATION (GSA) UNDER CONTRACT # GS-07F-9323S.

RES 6948
SECURITY CAMERAS
FOR CITY FACILITIES

Ms. Lawrence said this resolution was authorization to purchase security cameras. About 70% of these cameras will be used at the Water Treatment Plant and the Wastewater Treatment Plan. It also includes the software to manage the cameras.

ACTION TAKEN.

Motion by Council Member Dobbs to approve Resolution No. 6948, as presented. Second by Council Member Teamann.

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VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6949 – AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH W-INDUSTRIES OF TEXAS, LLC, BASED ON AN INVITATION TO BID FOR THE EMERGENCY POWER GENERATION WATER TREATMENT PLANT EMERGENCY GENERATOR

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH W-INDUSTRIES OF TEXAS, LLC, BASED ON AN INVITATION TO BID FOR THE EMERGENCY POWER GENERATION WATER TREATMENT PLANT EMERGENCY GENERATOR.

RES 6949
WATER TREATMENT
PLANT EMERGENCY
GENERATOR

Tom Pruitt, Utility Engineer, said this resolution would award the bid for the emergency power generation Water Treatment Plant emergency generator, to the low bidder. There is a long lead time on the purchase.

ACTION TAKEN.

Motion by Council Member Stevenson to approve Resolution No. 6949, as presented. Second by Council Member Holland.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6950 – AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HUITT-ZOLLARS, INC. FOR DEVELOPMENT PLAN REVIEWS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH HUITT-ZOLLARS, INC. FOR DEVELOPMENT PLAN REVIEWS.

RES 6950
DEVELOPMENT
PLAN REVIEWS

Wayne Lee, Director of Engineering, said, because of the recent unprecedented growth in Sherman, the Engineering staff needs some assistance to provide the timely review of development plan reviews.

This contract will allow the staff to use Huitt-Zollars to help reduce the lead time on reviewing and providing comments on submitted plans. Their assistance will be on an as-needed basis, with an hourly charge, for about a year.

ACTION TAKEN.

Motion by Deputy Mayor Howeth to approve Resolution No. 6950, as presented. Second by Council Member Dobbs.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6951 – AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF BULLET-RESISTANT SHIELDS FOR THE SHERMAN POLICE DEPARTMENT; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY

RES 6951
GRANT FOR
BULLET RESISTANT
SHIELDS FOR
POLICE DEPT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – CRIMINAL JUSTICE DIVISION TO FUND THE PURCHASE OF BULLET-RESISTANT SHIELDS FOR THE SHERMAN POLICE DEPARTMENT; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY.

Ms. Lawrence said this resolution applies to Resolution 6952, which is already approved. This resolution authorizes the grant for bullet resistant shields for the Police Department, and the other one is for training to use the shields. The City would receive both grants or none at all.

ACTION TAKEN.

Motion by Council Member Holland to approve Resolution No. 6951, as presented. Second by Council Member Stevenson.
VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

RESOLUTION NO. 6952 – AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR-CRIMINAL JUSTICE DIVISION TO FUND THE COST FOR OFFICERS OF THE SHERMAN POLICE DEPARTMENT TO ATTEND ADVANCED LAW ENFORCEMENT RAPID RESPONSE TRAINING (ALERRT); DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY

RES 6952
GRANT FOR TRAINING
FOR BULLET
RESISTANT SHIELDS
FOR POLICE DEPT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – CRIMINAL JUSTICE DIVISION TO FUND THE COSTS FOR OFFICERS OF THE SHERMAN POLICE DEPARTMENT TO ATTEND ADVANCED LAW ENFORCEMENT RAPID RESPONSE TRAINING (ALERRT); DESIGNATING THE CITY MANAGER AS THE AUTHORIZED OFFICIAL TO ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT ON BEHALF OF THE CITY.

CONSENT AGENDA.

RESOLUTION NO. 6953 – AUTHORIZING THE LEASE OF AN AVPN CIRCUIT FOR 911 SERVICE CONNECTION AT NEW PD HEADQUARTERS FROM AT&T THROUGH THE TEXAS DIR AGREEMENT

RES 6953
POLICE DEPT
911 CONNECTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE LEASE OF AN AVPN CIRCUIT FOR 911 SERVICE CONNECTION WITH A 36 MONTH

SERVICE AGREEMENT FROM AT&T THROUGH THE TEXAS DIR AGREEMENT.
CONSENT AGENDA.

RESOLUTION NO. 6954 – AUTHORIZING EXECUTION OF A PROPERTY ASSESSMENT AND COLLECTION INTERLOCAL AGREEMENT FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT BETWEEN THE CITY OF SHERMAN, TEXAS, AND GRAYSON COUNTY

RES 6954
BEL AIR VILLAGE
PROPERTY
ASSESSMENT

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROPERTY ASSESSMENT AND COLLECTION INTERLOCAL AGREEMENT FOR THE BEL AIR VILLAGE PUBLIC IMPROVEMENT DISTRICT BETWEEN THE CITY OF SHERMAN, TEXAS, AND GRAYSON COUNTY.
CONSENT AGENDA.

RESOLUTION NO. 6955 – ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SHERMAN

RES 6955
INVESTMENT POLICY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING AN INVESTMENT POLICY FOR THE CITY OF SHERMAN.
CONSENT AGENDA.

RESOLUTION NO. 6956 – AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE AN ADMINISTRATIVE SERVICES AGREEMENT FOR THIRD PARTY ADMINISTRATION OF THE CITY'S HEALTH PLAN

RES 6956
EMPLOYEE HEALTH
CARE PLAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE, FINALIZE, AND EXECUTE AN ADMINISTRATIVE SERVICES AGREEMENT WITH HEALTH PLANS, INC. FOR ADMINISTRATION SERVICES.
CONSENT AGENDA.

REQUEST TO ADVERTISE
REQUEST TO ADVERTISE FOR THE ANNUAL SUPPLY OF TIRES FOR ON-ROAD AND OFF-ROAD FLEET EQUIPMENT

REQUEST TO ADV
ANNUAL SUPPLY
OF TIRES

The City Council approved the request to advertise for the annual supply of tires for on-road and off-road fleet equipment. The City contracts annually for this service which establishes a price agreement for the purchase of a variety of tires for fleet, including cars, trucks, trailers, and construction equipment.
CONSENT AGENDA.

PAYMENT APPROVAL
AUTHORIZING THE PAYMENT OF A LEASE AGREEMENT WITH MOTOROLA SOLUTIONS CREDIT COMPANY LLC FOR WATCHGUARD VIDEO SYSTEMS USED BY THE POLICE DEPARTMENT FOR DASH AND BODY CAMERAS

PAYMENT APPROVAL
POLICE DASH &
BODY CAMERAS

The City Council approved the payment of a lease agreement with Motorola Solutions Credit Company LLC, for Watchguard Video Systems, which is used by the Police Department for Dash and Body Cameras, and includes software and equipment.

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Funds in the amount of \$92,795.52 will be paid from CIP funds, budgeted in the current fiscal year.
CONSENT AGENDA.

OTHER BUSINESS

RECEIVE SEMI-ANNUAL REPORT ON THE SHERMAN CULTURAL DISTRICT

Heidi Rushing, Outgoing President of the Sherman Cultural District Board, presented their semi-annual report on activities of the organization.

SHERMAN CULTURAL DISTRICT UPDATE

She said the organization is eligible annually to apply for a grant from the Texas Commission on the Arts. This year they decided to focus on supporting existing cultural events. They partnered with the Sherman Jazz Museum and the Jazz and More Society to apply for a grant to support the Sherman Jazz Classic, in the marketing and promotion of the three-day event.

Their annual fundraiser is the Sher-Town Taco Tour, which is normally held in July. Because of the excessive heat, the event was rescheduled for October 11, 2022.

She said several board members have reached the end of their term and new members will be coming on board. Ginger Nye will serve as the new president for the upcoming year, and there will be five new members serving on the board.

CONSIDER REQUEST OF DOWNTOWN SHERMAN NOW TO TEMPORARILY CLOSE CERTAIN STREETS FOR THE "STROLL ON THE SQUARE & TEXOMA'S BEST BITES" ON SATURDAY, OCTOBER 1, 2022

The City Council approved the request from Downtown Sherman NOW to temporarily close certain streets for the "Stroll on the Square & Texoma's Best Bites" on October 1, 2022 from 12:00 p.m. until 11:00 p.m.

CLOSE STREETS FOR "STROLL ON THE SQUARE & TEXOMA'S BEST BITES" (OCT. 1, 2022)

Businesses will offer wine samples inside their downtown locations, and restaurants and caterers will be situated outside on the closed streets, and on the sidewalks, offering free samples of food. Downtown stores will be open for shopping and musicians will be inside stores on the Courthouse Square and on the sidewalks.

The Wine Stroll is limited to 600 participants and will follow all Texas Alcoholic Beverage Commission rules.

The Street Department will provide barricades and cones and the Solid Waste Department will provide waste receptacles. Downtown Sherman NOW will coordinate with the Police Department for security officers as necessary. They have also been advised that emergency vehicle accessibility must be maintained throughout the closed streets at all times.

CONSENT AGENDA.

FINAL PLAT APPROVAL OF CHRISTMAN COURT ADDITION, BEING 0.382 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763; COURTNEY LEE MITCHELL AND IAN SHANE CHRISTMAN, OWNERS AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (1010 NORTH WOODS STREET)

The City Council approved the Final Plat of Christman Court Addition, a 0.382 acre tract, located at 1010 North Woods Street. The property is zoned R-1 (One-Family Residential) District and the owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT
CHRISTMAN COURT
ADDITION
(1010 N. WOODS ST)

FINAL PLAT APPROVAL OF ALISA PETERS ADDITION, BEING 0.281 ACRES IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56; ALISA PETERS, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (527 SOUTH RUSK STREET)

The City Council approved the Final Plat of the Alisa Peters Addition, a 0.281 acre tract, located at 527 South Rusk Street. The property is zoned R-1 (One-Family Residential) District, and the owner would like to plat the property into one lot for residential development.

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT
ALISA PETERS
ADDITION
(527 S. RUSK ST)

FINAL PLAT APPROVAL OF BEL-AIR VILLAGE PHASE 2 (SINGLE-FAMILY), BEING 119.806 ACRES IN THE SHARROD DUNMAN SURVEY, ABSTRACT NO. 329; RONNY GUERRERO, OWNER AND KIMLEY-HORN & ASSOCIATES, SURVEYOR/ENGINEER (300-1000 BLOCKS FM 1417 (VIETNAM VETERANS PARKWAY))

The City Council approved the Final Plat of Bel Air Village, Phase 2, a 119.806 acre tract, located in the 300 to 1000 blocks of FM 1417. The property is zoned PD (Planned Development), and the owner would like to plat the property into 561 lots for residential development.

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPROVE FINAL PLAT
BEL AIR VILLAGE,
PHASE 2
(300-1000 BLOCKS
FM 1417)

REPLAT APPROVAL OF LOTS 1 AND 2 MILLER'S POST-OAK SUBDIVISION, BEING A PART OF PRESTON KITCHEN SURVEY, ABSTRACT 667, AND BEING ALL OF LOTS 1 AND 2 OF MILLER'S POST-OAK SUBDIVISION CONSISTING OF 1.021 ACRES; W.T. AND NANCY PINE, OWNERS AND UNDERWOOD SURVEYING, SURVEYOR (132 MILLER DRIVE & 2421 SOUTH CROCKETT STREET)

The City Council approved the Replat of Lots 1 and 2, Miller's Post-Oak Subdivision, a 1.021 acre tract, located at 132 Miller Drive and 2421 South Crockett Street. The property is zoned R-1 (One-Family Residential) District, and the owner would like to replat the property into two lots for residential development.

APPROVE REPLAT
MILLER'S POST-
OAK SUBDIVISION
(132 MILLER DR &
2421 S. CROCKETT ST)

COUNCIL MINUTES – SEPTEMBER 6, 2022

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF CHAFFIN'S FIRST ADDITION, BLOCK 11, LOT 19R, BEING 0.164 ACRES IN THE J.B. McANAIR SURVEY, ABSTRACT NO. 763 AND BEING LOTS 19 AND 20, BLOCK 11, CHAFFIN'S FIRST ADDITION; UBER GALAVIZ AND NORBERTO GALARZA, OWNERS AND SURDUKAN SURVEYING INC., SURVEYOR (810 EAST HOUSTON STREET)

APPROVE REPLAT
CHAFFIN'S FIRST
ADDITION
(810 E. HOUSTON ST)

The City Council approved the Replat of Chaffin's First Addition, Block 11, Lot 19R, a 0.164 acre tract, located at 810 East Houston Street. The property is zoned R-1 (One-Family Residential) District, and the owner would like to replat the property into one 50' wide lot for residential development.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

REPLAT APPROVAL OF ARREDONDO ADDITION, LOT 1, BEING A PART OF LOTS 8 AND 10, BLOCK FOUR OF ROBERT A. KINGS ADDITION IN THE SAMUEL BLAGG SURVEY, ABSTRACT NO. 56, CONSISTING OF 0.162 ACRES; OSCAR ARREDONDO, OWNER AND PRESTON TRAIL LAND SURVEYING, SURVEYOR (801 SOUTH WALNUT STREET)

APPROVE REPLAT
ARREDONDO
ADDITION
(801 S. WALNUT ST)

The City Council approved the Replat of Arredondo Addition, Lot 1, a 0.162 acre tract, located at 801 South Walnut Street). The property is zoned R-2 (Multi-Family Residential) District, and the owner would like to replat the property into one 50.4' wide lot for residential development.

The Planning and Zoning Commission recommended that the Replat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

FINAL PLAT APPROVAL OF CARROLL ADDITION, BEING 0.642 ACRES AND BEING PART OF THE G.B. PILANT SURVEY, ABSTRACT NO. 963; CRUZ AND EMMA ALVA, OWNER; MARK KERR, REPRESENTATIVE; AND HELVEY-WAGNER SURVEYING INC., SURVEYOR (313 AND 319 SOUTH DEWEY AVENUE)

APPROVE FINAL PLAT
(313 & 319 S.
DEWEY AVE)

The City Council approved the Final Plat of Carroll Addition, a 0.642 acre tract, located at 313 and 319 South Dewey Avenue. The property is zoned C-1 (Retail Business) District, and the owner would like to plat the property into two lots for commercial development. He would also like a Variance to allow an 11' front setback for an existing residential structure.

The Planning and Zoning Commission recommended that the Final Plat be approved, subject to the Staff Review Letter.
CONSENT AGENDA, SUBJECT TO STAFF REVIEW LETTER.

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS
AND COMMISSIONS

MAIN STREET ADVISORY BOARD (1)

ACTION TAKEN.

Motion by Deputy Mayor Howeth to appoint Preston Davis to the Main Street Advisory Board, for a term from September 7, 2022 to September 7, 2024, as presented. Second by Council Member Stevenson.

VOTING AYE: Dobbs, Holland, Howeth, Marroquin, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

MAIN STREET
ADVISORY BOARD

COUNCIL COMMENTS

SHERMAN CULTURAL DISTRICT BOARD

Council Member Holland thanked Ms. Rushing for her service on the Sherman Cultural District Board and said she had been a foundation of the board since the beginning.

SHERMAN CULTURAL
DISTRICT BOARD

PARKS DEPARTMENT SURVEY

Deputy Mayor Howeth reminded citizens that the Parks Department has a survey about the needs for a Community Center. She asked everyone to complete the survey about whether the City needs to build a Community Center, and if so, what it should incorporate.

PARKS DEPT
SURVEY

THANKS TO CITY STAFF

Council Member Stevenson thanked the City staff and employees for all they do. He said many attend the Council Meetings every other week. He said many times, that's a long night, and he thanked them for attending.

THANKS TO
CITY STAFF

HISPANIC FESTIVAL

Council Member Marroquin said the annual Hispanic Festival will be held this weekend on the Municipal Grounds, from 1:00 p.m. until 7:00 p.m. There will be food and entertainment for everyone.

HISPANIC FESTIVAL

THANKS TO MS. RUSHING

Mayor Plyler thanked Ms. Rushing for her service to the Sherman Cultural District Board.

THANKS TO
MS. RUSHING

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Arts Fest will be held on September 17, 2022, at Kidd-Key Park. There will be hundreds of vendors, activities for the kids, and live music.
- A bonus Hot Summer Nights concert will be held on September 29, 2022, at 7 p.m., with Jo Dee Messina.
- Downtown Sherman NOW will host their annual Stroll on the Square on October 1, 2022, supporting the downtown business owners.

ANNOUNCEMENTS

EXECUTIVE SESSION – IN ACCORDANCE WITH CHAPTER 551,
GOVT. CODE, V.T.C.S., (OPEN MEETINGS LAW)

EXECUTIVE SESSION

THE CITY COUNCIL WILL NOW HOLD AN EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF THE OPEN MEETINGS LAW, CHAPTER 551, GOVERNMENT CODE, VERNONS TEXAS CODES ANNOTATED, IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN THE FOLLOWING SECTIONS.

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

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

(A) Purchase of Real Property

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

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

TEX. GOV'T CODE § 551.076 --

DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

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

TEX. GOV'T CODE § 551.089 --

DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY,

COUNCIL MINUTES – SEPTEMBER 6, 2022

NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 6:22 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:47 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

OPEN MEETING

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:48 p.m.

ADJOURNMENT



MAYOR



CITY CLERK



Impact Fee Minor Update

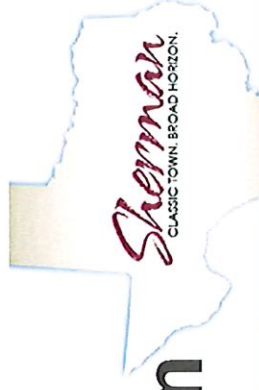
City of Sherman City Council Public Hearing

September 6, 2022



Impact Fee Comparison:

2020 Adopted and 2022 Maximum



Impact Fee	2020 Adopted		2022 Minor Update	
	Maximum Assessable	Adopted (% of Max.)	Maximum Assessable	CIAC Recommendation to Council
Water	\$4,478	\$1,000 (22.3%)	\$6,807	\$5,105 (75% of Max)
Wastewater	\$657	\$500 (76%)	\$2,149	\$1,612 (75% of Max)
Roadway	\$374	\$336.70 (90%)	\$380	\$285 (75% of Max)
	\$527	\$336.70 (63.9%)	\$1,250	\$938 (75% of Max)
	\$748	\$336.70 (45%)	\$987	\$740 (75% of Max)
	\$608	\$336.70 (55.4%)	\$793	\$595 (75% of Max)

Sherman
CLASSIC TOWN. BROAD HORIZON.



Results:

Sample Calculations

Max Assessable Impact fee



Determine the maximum assessable fee per service unit:

LAND USE	DEVELOPMENT UNITS	NUMBER OF UNITS	SERVICE UNITS	SA 1	SA 2	SA 3	SA 4	Water	WW	TOTAL (SA 4)
Single-Family Detached Housing (ITE #210)	Dwelling Units	1	2.97	\$1,129	\$3,715	\$2,931	\$2,355	\$6,807 (3/4")	\$2,149 (3/4")	\$11,311
Multi-Family (Mid-Rise) Housing (ITE #221)	Dwelling Units	250	1.32	\$125,400	\$412,830	\$325,710	\$261,690	\$79,438 (3")	\$25,079 (3")	\$366,207
Office (ITE #710)	5,000 Square Feet	5	3.45	\$6,555	\$21,580	\$17,026	\$13,679	\$11,368 (1")	\$3,589 (1")	\$28,636
Industrial (ITE #110)	50,000 Square Feet	50	3.16	\$60,040	\$197,658	\$155,946	\$125,294	\$79,438 (3")	\$25,079 (3")	\$229,811
Retail Strip Center (ITE #820)	10,000 Square Feet	10	7.03	\$26,714	\$87,945	\$69,386	\$55,748	\$36,281 (2")	\$11,454 (2")	\$103,483

Kimley»Horn

Results:

Sample Calculations

CIAC Recommended



Determine the maximum assessable fee per service unit:

LAND USE	DEVELOPMENT UNITS	NUMBER OF UNITS	SERVICE UNITS	SA ₁	SA ₂	SA ₃	SA ₄	Water	WW	TOTAL (SA 4)
Single-Family Detached Housing (ITE #210)	Dwelling Units	1	2.97	\$846	\$2,786	\$2,198	\$1,767	\$5,105 (3/4")	\$1,612 (3/4")	\$8,484
Multi-Family (Mid-Rise) Housing (ITE #221)	Dwelling Units	250	1.32	\$94,050	\$309,540	\$244,200	\$196,350	\$59,578 (3")	\$18,809 (3")	\$274,737 Or \$1,099/ unit
Office (ITE #710)	5,000 Square Feet	5	3.45	\$4,916	\$16,180	\$12,765	\$10,264	\$8,526 (1")	\$2,692 (1")	\$21,482
Industrial (ITE #110)	50,000 Square Feet	50	3.16	\$45,030	\$148,204	\$116,920	\$94,010	\$59,578 (3")	\$18,809 (3")	\$172,397
Retail Strip Center (ITE #820)	10,000 Square Feet	10	7.03	\$20,035	\$65,941	\$52,022	\$41,828	\$27,211 (2")	\$8,591 (2")	\$77,630

Kimley»Horn

Comparisons



Actual rates collected for:

LAND USE	2020 SHERMAN (SA 4) ADOPTED	2022 UPDATE SHERMAN (SA 4) MAX	2022 UPDATE SHERMAN (SA 4) CIAC RECOMMENDED	ANNA	MELISS A	PRINCETON	CELINA	MCKINNEY	PROSPER
Single-Family Detached Housing (ITE #210)	\$2,500	\$11,311	\$8,484	\$11,210	\$5,382	\$9,904	\$11,378	\$8,207	\$9,307
Multi-Family (Mid-Rise) Housing (ITE #221)	\$146,106	\$366,207	\$274,737 Or \$1,099/ unit	\$498,149	\$436,793	\$542,578	\$672,800	\$660,815	\$1,090,533
Office (ITE #710)	\$8,313	\$28,636	\$21,482	\$34,123	\$24,077	\$29,719	\$41,480	\$20,918	\$29,201
Industrial (ITE #110)	\$88,194	\$229,811	\$172,397	\$218,993	\$159,110	\$198,984	\$251,445	\$147,830	\$329,133
Retail Strip Center (ITE #820)	\$31,665	\$103,483	\$77,630	\$123,262	\$63,229	\$64,774	\$116,464	\$74,500	\$64,876

Impact Fee Collection



- Current (Rdwy/Water/WW):
 - \$1,000/\$1,000/\$500 = \$2,500 SFE
- Proposed Option 1
 - \$1,000/\$3,000/\$1,000 = \$5,000 SFE
- Proposed Option 2
 - \$1,000/\$5,000/\$2,000 = \$8,000 SFE
- CIAC Recommendation (75% of Max)
 - Area 1: \$846/\$5,105/\$1,612 = \$7,563 SFE
 - Area 2: \$2,786/\$5,105/\$1,612 = \$9,503 SFE
 - Area 3: \$2,198/\$5,105/\$1,612 = \$8,915 SFE
 - Area 4: \$1,767/\$5,105/\$1,612 = \$8,484 SFE

SFE = Single-family Equivalent

Council Action



- Staff recommends the following action:
- Motion to approve the land use assumptions, roadway, water, and wastewater capital improvements plan and impact fee calculations as presented.
- Motion to approve Ordinance No. 6522 as written or with additional conditions as Council determines.

