

**CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 17, 2020
5:00 P.M.**

- A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A. 2. PLEDGE OF ALLEGIANCE LED BY COUNCIL MEMBER JOSH STEVENSON**
- A. 3. INVOCATION BY COUNCIL MEMBER JOSH STEVENSON**
- A. 4. APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET WORKSHOP) OF JUNE 25, 2020 AND THE REGULAR CITY COUNCIL MEETING OF AUGUST 3, 2020**

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.

Public Hearing

C. 1. PUBLIC HEARING

2020 Impact Fee Land Use Assumptions and Capital Improvement Program

C. 2. PUBLIC HEARING

Capital Improvement Program 2020-2025

C. 3. PUBLIC HEARING

Final Statement/Action Plan for Program Year 2020 Community Development Block Grant

C. 4. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6309

Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021

- C. 5. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6310**
Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2020; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law
- C. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6311**
Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November, 2020, for the Purpose of Electing Two (2) District City Council Members for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting
- C. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6312**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One-Family Residential) District at 21180 West U.S. Highway 82, being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)
- C. 8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6313**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 21180 West U.S. Highway 82, being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)
- C. 9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6314**
Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Indoor Gun Range) in a C-2 (General Commercial) District/O-1.3 (F.M. Highway 691) Overlay District at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085 (Montgomery Living Trust, Owners; Cliff Montgomery, Representative; Best Pawn, Tenant; F2M Construction, Contractor; and Fusion Targets, Shooting Range Designer/Provider); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00
- C. 10. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6315**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District and Section 8, Subsection (5)(a), Ordinance No. 2280 so as to Grant a Specific Use Permit to Allow an Office/Warehouse Facility in a C-2 (General Commercial) District at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808 (Shadow Tree Lane, LLC, Owners; Kent Hughlett, Architect; and Helvey-Wagner Surveying, Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Close Public Hearing and Consider Other Business

- D. 1. OTHER BUSINESS**
Providing for the Ratification of the Property Tax Increase

Adoption of Ordinances

- E. 1. ADOPTION OF ORDINANCE NO. 6309**
Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021
- E. 2. ADOPTION OF ORDINANCE NO. 6310**
Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2020; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law
- E. 3. ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers: 6311, 6312, 6313, 6314 and 6315
- E. 4. 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

Resolutions

- F. 1. RESOLUTION NO. 6636**
Adopting the Texas Coalition For Affordable Power, Inc.'s Professional Services Agreement and Gexa Energy's Commercial Electricity Service Agreement for Power to be Provided on and after January 1, 2023
- F. 2. RESOLUTION NO. 6637**
Awarding a Bid to and Authorizing Execution of a Contract with Brad Drake Construction, LLC based on an Invitation to Bid for Construction of the East Park Avenue Roadway Extension
- F. 3. RESOLUTION NO. 6638**
Approving and Adopting a Five-Year Capital Improvement Program for the City of Sherman, Texas
- F. 4. RESOLUTION NO. 6639**
Authorizing Publication of the Proposed Final Statement/Action Plan for the Community Development Block Grant for Program Year 2020; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2020
- F. 5. * RESOLUTION NO. 6640**
Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 3, 2020

F. 6. * *RESOLUTION NO. 6641*

Authorizing Execution of an Encroachment Easement to Lennie Lundervold for the Encroachment of a Detached Shed within the Platted Public Utility Easement running along the North Side of Lot 7, Block C of the Amended Plat of Magnolia Village, as shown in Instrument Number 2017-3272, Plat Records, Grayson County, Texas, locally known as 413 Carneros Drive in the City of Sherman, Texas

Other Business

G. 1. OTHER BUSINESS

Setting a Public Hearing on the 2020 Impact Fee Study and the Adoption of an Impact Fee Ordinance for Monday, September 21, 2020

G. 2. OTHER BUSINESS

Authorizing Emergency Repair of a 6" Drain Line in the Anaerobic Digester Complex at the Sherman Wastewater Treatment Plant

G. 3. * *OTHER BUSINESS*

Consider Request of Downtown Sherman NOW to Temporarily Close Certain Streets for the "Stroll on the Square & Texoma's Best Bites" on Saturday, October 3, 2020

G. 4. * *OTHER BUSINESS*

Final Plat Approval of Schmitz Addition, being 27.418 acres in the William Martin Survey, Abstract No. 765; Jeremy Schmitz, Owner; Underwood Drafting and Surveying, Surveyor (5311 Farmington Road)

G. 5. * *OTHER BUSINESS*

Replat Approval of Jackson Walker Addition, a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition, being 14.189 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition; MPT of Sherman Alecto LLC, Owners; Covenant Development, LLC, Developer; and Underwood Drafting and Surveying, Surveyor (1111 Gallagher Drive)

G. 6. * *OTHER BUSINESS*

Final Plat Approval of Reynoso Bethany Road Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 11.978 acres in the Aaron Burleson Survey, Abstract No. 161; Rodolfo V. Reynoso, Owner; Preston Trail Land Surveying, LLC, Surveyor (2420 Bethany Road)

G. 7. * *OTHER BUSINESS*

Final Plat Approval of Frog Knot Pond Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.297 acres in the J.W. Bradley Survey, Abstract No. 124; Phyllis A. Barrow Living Trust, Owner; Preston Trail Land Surveying, LLC, Surveyor (100 and 122 Trails End Circle)

H. MEDIA QUESTIONS

I. COUNCIL COMMENTS

Executive Session

J. 1. 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 551.071 | Consultation with City Attorney concerning Pending or Contemplated Litigation |
| Section 551.071 | Consult with the City Attorney on a Matter in which the Duty of the Attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter |
| Section 551.074 | Personnel Matters: <ul style="list-style-type: none">(a) Deliberate the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee(b) Consider the Qualifications, Appointment and Removal of Members to Boards and Commission:<ul style="list-style-type: none">(1) Texoma Community Center (1) |
| Section 551.087 | Deliberation Regarding Economic Development Negotiations: <ul style="list-style-type: none">(a) 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 |

The Council reconvenes into General Session

K. 1. OPEN MEETING

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

L. ADJOURNMENT

COUNCIL CALENDAR

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Notice of Regular Meeting of the City Council of the City of Sherman is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice on the bulletin board at City Hall of said City of Sherman, Texas, a place convenient to the public, and said notice was posted on August 13, 2020 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 13th day of August, 2020.
City of Sherman, Texas

City Clerk

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the City Council.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the City Council, non-agenda items under the headings of "Citizens Requests", "Media Questions", and "Council Concerns" may be presented to the Council for informational purposes; however, by law, the Council shall not discuss, deliberate, or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session items on this agenda.

PERSONS WITH DISABILITIES, WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT LINDA ASHBY AT (903) 892-7204, TWO (2) WORKING DAYS PRIOR TO THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Mayor

David Plyler

Deputy Mayor

Willie Steele

Council Members

Willie Steele, Council-At-Large, PL #1

Sandra Melton, Council-At-Large, PL #2

Shawn C. Teamann, Council – District #1

Josh Stevenson, Council – District #2

Pamela L. Howeth, Council – District #3

Daron Holland, Council – District #4



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

A. 4.

Meeting Date: 08/17/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

**APPROVE MINUTES OF THE CALLED CITY COUNCIL MEETING (BUDGET WORKSHOP)
OF JUNE 25, 2020 AND THE REGULAR CITY COUNCIL MEETING OF AUGUST 3, 2020**

Attachments

Called Council Meeting - Budget Work Session - June 25, 2020
August 3, 2020

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started pre-COVID-19, but as it is right now, it's ample, safe, predictable. There aren't a lot of capital expenditures or capital projects, other than those that were already in progress. Only the types of projects that are related to ongoing development are included in the proposed budget.

He presented an update on the work plan and the Council's direction from last year's budget process. For the most part, the items that were part of the current work plan have been completed. Items that are not complete, are the Capital Improvement Projects, which by nature are long-lasting. He discussed the list and updated the Council on the status of those items that had not been completed.

He discussed the stormwater fee and said the staff is not proposing any increase in this fee for the upcoming year. He also outlined several projects that had been done through the program. He added that the reauthorization of the Street Sales Tax was held on the November 2019 Election, and there was overwhelming support for the program. It was approved for another four years.

Mr. Hefton also discussed projects that were not originally part of the 2020 budget, but have happened since that time. These include projects such as the Hwy 75 "Gap" Project, the widening of FM 1417, and Heritage Ranch Planned Development.

As for prior initiatives, Mr. Hefton said the proposed hotel/conference center in Legacy Village, Schulman's Movie Bowl Grille, is being re-evaluated because of the effect COVID-19 has had on tourism and the hospitality industry. He said it was hard to determine what the future holds and to say whether or not it will "come back" strong or even in the same manner. He said it is still a valid project.

There has been significant development in Sherman Crossroads over the past few months, and Quik Trip is now open. McDonald's is scheduled to open during the first part of July 2020. The Quik Trip in Sherman Landing has been open for over a year and Legacy Bank should open soon.

Legacy Boulevard was started over 18 months ago, and because of the Bel Air Village development, the decision was made to phase the project instead of doing the entire project. He felt the staff would have a proposed agreement on Bel Air Village for Council consideration within the next month. He felt the Council's Economic Development Subcommittee had been an asset to the process. The staff expects the land that is being held by the City at FM 1417 and West Travis Street, should be sold in the next few months.

Mr. Hefton said there are "two main thrusts" with this budget, and there is pressure from the impact of COVID-19, especially on the General Fund. The General Fund includes sales tax, property tax, franchise taxes, and most of the impact is felt in these areas, with items that are most effected by people staying at home. There is also some impact on trash utilization and things that are effected through business closures.

He said the main impact and the major challenge for the current budget and the upcoming budget, is in the General Fund. "Balancing" is the immediate priority and what must be done to "keep the doors open." The staff's goals were to make sure they were providing the same level of service, to protect the employee's jobs, not start new things, and implement a hiring freeze,

They have also tried to "scrape together" money to make the budget work and make transfers from "healthy" funds, such as the Group Health Fund. Mr. Hefton said the Group Health Fund is doing very well and is being used to help "prop up" the General Fund. Most of the cost of the

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Health Fund comes from General Fund employees. These things are being done for the immediate balancing of the General Fund, to finish out 2020 and to plan for 2021.

Mr. Hefton said the Utility Fund is a different problem. There has been no significant “dip” in the Utility Fund like in the General Fund, because citizens staying home are still using water and the industries and businesses are still open and using water. However, there is a longer term issue in that the debt has doubled in the last five years. This was intentional, but the Water Treatment Plant alone was a \$30 million project. There has not been a rate increase in the Utility Fund since 2017.

There has been an increase in the property tax base. A significant part of that increase, about \$150 million, has been from new value, with the rest being from existing value. The total tax base increase was about \$340 million. They do expect sales tax revenue to be up slightly. Restaurant revenues have been down, but the large, box stores have increased revenue. He said total sales tax revenue has not been down as much as was originally anticipated.

Mr. Hefton said the staff will be proposing a rate increase in the Utility Fund, but nothing in the Solid Waste or General Funds. However, with debt and debt service climbing, and with the construction of expensive infrastructure, the Utility Fund must be addressed. There will be some offsets in the future, with impact fees, but other steps need to be taken too.

Curbside recycling has now been suspended and the new recycling program has been implemented. The staff will also address the effect of the Texoma Area Solid Waste Authority on the City's budget.

CIP/Projects Update

Clint Philpott, Assistant City Manager, presented a “drone flyover” and update of current Capital Improvement Projects. Projects covered included:

- Water Treatment Plant
- Northwest Sewer Extension
- TIRZ #6 -- Sherman Landing/Sherman Corners
- Fallon Drive Extension
- Park Street Extension
- Lamberth Road Drainage Improvements
- Pecan Grove West Athletic Complex
- FM 1417 Expansion (US 82 to SH 56)
- FM 1417 Expansion (SH 56 to West Travis Street)
- FM 1417 and West Travis Street Intersection
- Steeple Chase Drive
- Moore Street Extension – Phase 1
- Moore Street Extension – Phase 2
- Moore Street Extension – Phase 3
- Sewer Line North to High School
- West Travis Street (US 75 to FM 1417)
- Sherman Police Station
- Marilee SUD Water Extension
- US 75 GAP Project
- TIRZ #7 -- Legacy Village
- TIRZ #5 -- Crossroads

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Mr. Philpott asked if there were any questions. Council Member Teamann asked if the money that Marilee SUD was paying was being bonded or if they were just “writing a check” for it. Mr. Philpott said he understood that they had cash. Council Member Teamann asked if Sherman should bond the project and utilize the capital to keep the utility rates down, and prevent the proposed rate increase. Mr. Philpott said it might depend on the timing of the situation. Mr. Hefton asked how the \$1 million was reflected in the 2021 budget.

City Council Members took a break from 9:47 a.m. to 10:02 a.m.

Police Update

Zach Flores, Police Chief, presented an update on Police Department issues. One of the major issues addressed this year is the overtime budget for the department. He said it was easy to blame overtime on getting a call where the officers had to stay past their shift time. They decided to take a stance and give ownership to the lowest level possible.

This year, they were budgeted \$530,000 for overtime for the year, and they are on schedule to spend \$212,000. There are two budgets in the department, one for sworn officers and one for the civilian personnel. He said, currently it's hard to find personnel for law enforcement and many departments are “throwing money” at it. He wanted to consider salary adjustments this year, but not in a way that strapped the City's budget.

Chief Flores proposed using the money that was saved from overtime for the salary adjustments, which would still put them at or below their FY 2020 budget. He said there is a strategy as to how the salary adjustments will be applied, so it will be responsible. He said Mr. Hefton will speak more to that later.

He said, in the Police Department, they found a way to manage their money, and to give responsibility to the officers that are the ones performing the overtime, to save hundreds of thousands of dollars, and in turn put that money on salary adjustments. He said it was a lot of work in a lot of different areas, but he is very proud of his officers.

Deputy Mayor Steele asked how that was accomplished. Chief Flores said they started tracking salary budget information and could tell where each officer was every week. They calculated how much overtime each officer was allowed per week and passed that to their direct supervisor. The supervisor was then left to make staffing decisions as to who was called in for overtime. He said, for the most part, sergeants, corporals, and lieutenants are responsible for the plan, and the assistant chiefs are “policing” it. The responsibility and accountability is at a lower level.

Council Member Melton reiterated that Chief Flores wasn't saying the officers weren't working. He said they were working, but no one was strategic in how they took care of it. Chief Flores said “there is law enforcement” and then “there is the business of law enforcement.”

Council Member Melton asked if this method could be used in other departments. Mr. Hefton said the staff has already implemented the process in other departments, especially the utility and public works areas.

Chief Flores said the Support Services Department has used up about 60% of their overtime budget in the first quarter. There were some shift changes, staffing changes, and schedule changes that were made, and they went from spending almost \$9,000 in January to \$3,700 for about three months, plus the staffing changes. He said, next year, Support Services will be his main budgetary focus.

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He said, Wes Trisler, Assistant Chief, was promoted on February 21, 2020, and had to make some changes that weren't popular, but were necessary. He said the personnel side, is always the most expensive side, and said public safety is very expensive.

Chief Flores updated the Council on the new Police Headquarters. He presented an estimate for the 10-acre proposed site, including construction. Total capital cost is estimated to be \$14 million. The proposed site is near Fire Station #4, and will require some sewer work to increase capacity and a new impound yard storage area. The location would be at the intersection of West Travis Street and Northgate Drive, and would have very good traffic access to arteries.

As for general policing, Chief Flores said he had several meetings with community members because of recent events happening across the nation and concerns about the fate of policing. He said the Department already reviews annually their use of force and produces a formal report. Another annual report concerns racial profiling, and is available to the public.

President Trump signed an Executive Order last week saying he wanted a nationwide database on officer conduct and misconduct. Sherman already has that database, and the supervisors are the first to alert that there might be an issue with an officer. It doesn't even get to where there is a problem, but they watch for any aggressive behavior.

The President has also said he wants credentialing for training and for use of force issues. Sherman and Denison are the only credentialed agencies in Grayson County. All policies and use of force are reviewed by a third party, to determine whether or not it is consistent with the best policies and practices of law enforcement today. Sherman is already doing that and is ahead of the curve. They review all the policies, every year.

Some Council Members were in a meeting with community leaders, and the one item that came out of it was better communication through social media. Sherman isn't the best at social media, but Chief Flores said they were already there. He said the police photos that are on the police website are actual Sherman officers and not stock photos. They have been working on the program since February 2020, and it will mostly be on Instagram, but also on Facebook and Twitter. He said, "content is the driver" and it needs better content. This content will be the driver of the messages, and the images will be the backdrop. Chief Flores said by the end of the year, the Police Department will have a very defined media presence.

Chief Flores said the Police Department appreciates the support of the City Council and of the community.

Council Member Stevenson said social media is now the way people communicate, and he commended Chief Flores and the department on their positive efforts. He addressed the overtime savings and said he loved savings, but if the officers are used to getting overtime pay and now they would have a lower paycheck, would Sherman be able to stay competitive.

Mr. Hefton said later in the meeting, the staff will be talking about a police pay change, that would almost completely be paid for in 2021 through the overtime savings. He said the overtime changes were started early in the year and weren't done to add the pay increase. The proposed pay increase will be across-the-board, but by rank and title. Therefore, not every employee will receive the same amount, but it will be based on a peer study.

Chief Flores said they also brought in a program that catered specifically to the officers and discussed financial management for police officers. They couldn't require everyone to attend, but it was made available for those that were interested. There are also off-duty jobs that pay very

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well that are available to the officers. They are having to open them up to other departments because they can't fill them within the department. He said the expectation for the department is that they operate within the budget and that overtime is not an entitlement. Overtime is a necessity, and that is why they budget for it. He added that these overtime changes were made before there was any salary adjustment involved. The salary adjustment was a "result" of the changes.

Council Member Stevenson said he hoped, since the City was saving money on overtime, that it would be reallocated and get it back into their paychecks. Deputy Mayor Steele verified that it hasn't affected the level of service and has been more efficient. Chief Flores said there are standard employment issues when people are out sick, are injured, or at the Police Academy, however the level of service has been maintained. He said two things make or break everything they do and that's the politeness of the dispatcher and how long it takes to get to the call. Those are the most important things about the level of service.

Council Member Teamann said in most companies, there are a select few employees that get most of the overtime. He said this solution has diversified that. Chief Flores said there are a group of officers that are reimbursed for their overtime through agreements with the Federal government. Those are isolated. Other officers were doing what they needed to do, and there was no thought going into the overtime. Giving the responsibility to the lower level made a difference and it was spread out.

Council Member Howeth expressed concern about costly mistakes that could happen when officers work too much overtime or have a second job. Chief Flores said an officer can only work a total of 16 hours in one day, but that's still a lot.

Council Member Howeth asked about minority recruitment. Chief Flores said the department is the most diverse that it has ever been. They did have one shift that had four female officers. He said in his 14 years with the department, the most female officers they have had at one time was one. He said they have dramatically increased diversity, and he is pleased with where the department is going.

Fire Update

Mr. Hefton said the Fire Department has put together a presentation discussing what they are facing from a "code standpoint." This presentation will be more administrative and how it impacts the City. He said it has been many years since there has been a change in the Fire Code that was adopted from a building standards standpoint.

Billy Hartsfield, Fire Marshal, said Sherman is now under the 2009 Fire Code, which is four codes behind the current code. The ICC International Code Counsel adopts standards for the Fire Code, and is comprised of fire marshals and inspectors, that recognize the abilities of fire departments and how they operate.

Ten years ago the City of Sherman had an ISO Survey, and the insurance safety ratings count toward points, which relates to citizens and businesses saving money on their insurance. An update of the Fire Code will garner points for the ISO rating.

He said there have been many changes in technology since 2009, such as solar panels, wind turbines, how homes are constructed, and materials used in construction. How the Fire Code addresses schools in 2009 is completely different from how it addresses schools today. He said the world has changed and the new code omits some items. Fire Codes are not designed to increase costs, but life safety is the first priority.

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Mr. Hartsfield said there are 15 code changes in the 2018 Fire Code that actually decrease the cost of construction and maintenance. Two of these will have an immediate impact in Sherman. These are an increase in occupancy load in call centers and allowing buildings that are sprinkled to omit fire rated construction in areas of refuge.

He said by adopting the 2018 Fire Code, it will eliminate two of the most common violations. These violations are storage clearance below ceilings and exit signs only maintained to level in place when constructed.

Sprinkler and alarm system changes include no significant changes to where fire sprinkler systems are required. An alarm is required in assembly occupancy with 100 occupant load that is not on an exit floor. The alarm requirement has been removed from R-4 occupancy, because they have an employee on site 24 hours, seven days a week.

He said 146 of the changes are in wording, for clarification or to align with other codes. He said there are 59 changes that will increase the cost of construction, but only 42 of those would apply to buildings that could be constructed in Sherman. The rest are for high rise buildings. There are 15 changes that actually lower the cost of construction.

Mr. Hartsfield said one of the changes with the most impact will be the sprinkler alarm system in apartments. Fires in apartments usually occur in the kitchen, and the code will require newer, safer cooking appliances in apartments and dorms. Apartment fires displace more people and have a higher cost to replace. They are also a great loss of income to the landlord.

What they found was that if there are 20 units in an apartment and there is a fire, most likely residents from all 20 units will be displaced. If the full building is sprinkled, there will be water damage in one to three units, and the fire will be put out. So only three units of people are displaced instead of all 20, and it takes less time to repair the water damage than it would to replace the entire building.

Mr. Hefton verified that this change was also listed in the 2015 Fire Code and is not new to the 2018 Code. This requirement would not be new for many cities, but will be for Sherman because they are so far behind. Apartment builders that build in the Metroplex, are already used to this standard. Mr. Hartsfield said the most common Fire Code being used is the 2015 edition. In this area they normally adopt the North Central Texas Council of Governments amendments that go with it.

Council Member Teamann said there have been several fires recently in Sherman at apartment complexes. Mr. Hartsfield said of the three buildings that burned at Post Oak Crossing, when the owners rebuilt, they voluntarily sprinkled the apartments. Austin College also voluntarily sprinkled the new dorms they constructed. He said this would be the sprinkler system that is included in the attic.

There were also changes to colleges. College classrooms are considered a business and not an educational facility. But because of the chemicals in labs, they require an increased level of safety. Buildings with 1,000 or more occupancy load are required to have a Mass Notification System.

He addressed other changes that are included in the 2018 Fire Code. He said it is no longer all about fire, it is about storm shelters and bomb threats too. One requirement is that schools must have storm shelters. Sometimes this might be an entire wing of the school that is built to

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withstand storms. Mr. Hefton said the new Sherman High School was built with a “storm shelter” to accommodate approximately 3,000 people.

There are also changes to facilities that sell alcohol. If the building has a 300 or more occupancy load, it must be sprinkled. Mr. Hartsfield said Sherman currently doesn’t have any assembly occupancies, out of this code, so no current businesses would be affected. Council Member Teamann verified that if a business was going to remodel over 50% of their business, they would be subject to the new requirements.

Another change that would affect businesses in Sherman is its application for food trucks and trailers. These trucks are often parked closer to more people than a restaurant, and with a large LPG tank, there is a greater life safety risk. Mr. Hefton verified that the trucks that are already permitted would be “grandfathered” and the changes would only apply to those trucks that were permitted after the adoption of the new code.

Some of the changes for schools weigh the threat of fires versus other threats. Because of this, changes are made to the number of doors that can be locked, and the type of doors allowed. Stairs can be locked to allow “out” only, it allows wall penetrations for cameras and fire protection devices, it removes fire extinguishers to areas where they can’t be used as a threat, and removes pull stations from hallways and puts them in staff areas.

Mr. Hefton asked about the timeline for adoption of the 2018 Fire Code. Mr. Hartsfield said the Development Services Department also plans to recommend some Building Code changes and he recommended doing them all at the same time.

Permit Fee Increase

Currently when someone builds something that requires participation by the Fire Marshal’s Office, there is a permitting process. They get a permit for things such as the sprinkler system and the fire alarm system. This requires the office to review the plans and perform several on-site inspections.

In 2006, the permit fee was set at \$50. Mr. Hartsfield said they are proposing an increase to \$250. The permit fee is in place to offset the amount of time it takes to perform these tasks. Employee pay has increased and the amount of inspections that are required on a project has increased. Permit fees are paid by the subcontractor and they use an “area standard” to pass their fees along. Sherman’s permit fees are the lowest in the area. He outlined the cost of fees in other neighboring cities.

Deputy Mayor Steele verified that the fire permit fee for Sherman High School was \$50. Mr. Hartsfield said if that school had been constructed in McKinney, their fire sprinkler permit would have been \$22,500. Deputy Mayor Steele said that savings did not “trickle down” to the school. Mr. Hartsfield said he would probably end up making about 40 visits to the school before it’s done. The facility has eight separate sprinkler systems. He said he asked to see the bid sheet from the sprinkler company on the high school, and the permit fees weren’t broken out separately, however there was a “six figure item” that was listed in their sprinkler contract for “engineering and permit fees.”

Council Member Melton confirmed that fees for re-inspects, after hour inspections, and the open burn permit would also increase. Mr. Hartsfield presented the permit fee proposal with specific fees for the individual items.

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Deputy Mayor Steele asked if adopting the 2018 Fire Code would require more people to get permits. Mr. Hartsfield said the businesses that have 300 occupancy or restaurants that serve alcohol will now have to be permitted, where they didn't before. Council Member Teamann was glad it would move the inspections back in-house, instead of using the Metroplex inspectors. Mr. Hartsfield said prior to becoming Fire Marshal, he provided inspections for an outside company. This moves those inspections in-house, where fire employees can do it. Council Member Howeth said she would rather have more inspectors in the Fire Marshal's Office doing inspections. That would mean local employees doing local inspections.

Deputy Mayor Steele asked about providing fire inspections to local businesses and asked if that was done randomly and as a service to businesses. He asked how often it was done. Mr. Hartsfield said the City does not charge for those types of fire inspections. The proposed permit fees would only be on new construction or large remodels.

Inspector/Incident Safety Officer Update

Mr. Hartsfield said there are two Inspector/Incident Safety Officer positions in the Fire Department. These inspectors perform annual inspections every day, and when there is a large incident, they take over as Safety Officers. These Captain positions were created in 2016. Since that time, they have responded to over 1,000 incidents and completed over 2,000 inspections. In 2016 alone, the two inspectors made 228 incident responses and completed 915 inspections. In addition to these duties, they meet training requirements and handle regular officer duties. A-Shift does not have an Inspector/Safety Officer.

COVID-19 has hampered inspections in 2020, and the inspectors were returned to normal duty for now. They will resume full duty upon businesses being allowed to fully open. Inspection priorities include health care facilities that are licensed by the State and require an annual inspection. That amounts to about 10% of the inspections, and includes hospitals, day care facilities, foster homes, and schools. They also do "red tag notice" inspections for broken sprinkler and alarm systems, and retail buildings with large general public traffic, apartments, hotels and motels, new Certificates of Occupancy, and large industry. Smaller office buildings with less than five staff are a low priority.

Mr. Hartsfield said they are requesting a third inspection officer, which would increase the amount of inspections they could complete annually, thereby providing lifesaving changes. A safety officer on A-Shift would also alleviate the need to pull a captain away from his crew to fill that role, when needed. He reiterated that the inspection process has been going on since 2016.

Mr. Hefton said Mr. Hartsfield has brought many structure and process changes to the Inspection Department and has made it much more efficient, since he took the position almost a year and a half ago. He has made significant changes, allowing them to perform more inspections, with the same amount of resources. He knows the Fire Code, but he's also bringing a direction in management that is more efficient.

From a budgetary standpoint, Mr. Hefton said, the Council will need to make a decision about the proposed fee increase. However, the budget for FY 2021, does not include the third inspector position that was mentioned. It was presented as an update, but that request is not included at this point.

Deputy Mayor Steele verified that an apartment builder would pay permit fees on the number of buildings (risers) he has and not on the individual number of apartment units in those buildings. Council Member Howeth said she would like the Council to approve an update of the new Fire Code and all the fire inspection fees, as well as the impact fees and the new Building Code at the

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same time. Council Member Stevenson said if the same builder is building in Prosper, McKinney, or Frisco, they are already building to the new standard. Why should they build in Sherman and the building be less secure and less safe. He said it should be the same standard for everyone.

Mr. Hefton said the process has been started to review the codes and the staff will present that at a future Council Meeting. By law, some of the fee changes will require public hearings, so there will be a process to “work through.” Council will provide their direction here, but he said for various reasons, the formal approval may have to come at different times, but the goal is to complete them by the end of this year. Some changes may come by the end of the fiscal year.

Mr. Hefton confirmed that Council wanted the building code fee increases and adoption of the 2018 Fire Code.

Deputy Mayor Steele said there will be two new fee structures proposed in this budget that will significantly increase the cost of “doing business in Sherman.” Both can probably be justified, but there may be some “blow back” because some of these fees are substantial. He said he was already hearing from local contractors about the impact fees. Mr. Hefton said that’s the reason there are so many public hearings on the changes, and will give the citizens, that will be most affected an opportunity to have their voice heard.

He said impact fees will definitely have a larger impact than the fire code fees that are being proposed. Mr. Hefton said all fees that are being discussed, whether it’s utility fees, fire fees, or impact fees are very low compared to other cities, and really “way out of line.” Deputy Mayor Steele said there are still local builders in Sherman that aren’t used to building in these other cities.

City Council Members took a lunch break from 11:42 a.m. to 12:01 p.m.

Impact Fees

Mr. Hefton said the study on impact fees began several months ago and Kimley-Horn has been leading the City through that process. This is an important issue for the City, but it’s not an easy one. It doesn’t matter how typical it is for other cities, it will still be a change for Sherman. He did feel that it was the right thing for the Council to discuss this and plan for it.

Rob Rae, Director of Development Services, said they are about half way through the impact fee process, and have been working with Kimley-Horn. He said in years past, impact fees were a difficult decision for a City to make. But as more cities in Texas, and in North Texas, start adopting impact fees, it is becoming more of a “why haven’t you done it yet” discussion.

The Capital Improvements Advisory Committee consists of the Planning and Zoning Commission and one member from the Extraterritorial Jurisdiction. David Baca was appointed by the City Council to fill this position. The first meeting of the committee was held on June 3, 2020. It is expected that the issue will be presented to the Council in September 2020, for a public hearing and adoption. Meetings with the Capital Improvements Advisory Committee will also be held in July and August 2020.

Jeff Whitacre, Vice President, Kimley-Horn, presented an update on the impact fee study, which is a one-time fee, assessed to new development, to help pay for new growth. The concept is that when new development comes in, it impacts the water, sewer, and roadway system, and they are paying their proportional share of the infrastructure. It’s basically a tool in the City’s toolbox to help pay for infrastructure. The study will determine the overall infrastructure needs, how they are divided among the stakeholders, and who pays for them.

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So far the Capital Improvements Advisory Committee has covered service areas, land use assumptions, and capital improvements plan. He said several public hearings are required, some even before the ordinance is presented to the City Council.

The concept behind a service area is that if you collect money in a certain area, you are required to spend it in that same area. For the water and wastewater system, they are “closed systems” so the service area would be citywide. For roadways, a service area is limited to a six-mile trip length, so Sherman was divided into four service areas.

The water service area extends throughout the City and into the ETJ, which is why a City is required to have a representative from the ETJ. There is a little different boundary on wastewater, and the City doesn't serve the entire City. The boundaries for the roadway service areas are US Hwy 75 and US Hwy 82, which divide the City into four service areas.

Mr. Whitacre said Travis Street is actually the boundary between service areas 2 and 4, because it is a construction project on which the City actually spent money. If a street is on the border of two service areas, the City can use two service areas to pay for the roadway.

The Committee also looked at growth projections, and relied on the Future Land Use Plans to determine these projections. They relied on knowing the projects that are “in the pipeline,” and he presented a schedule of the growth that was projected for the next 10 years. He added that for infrastructure planning, you always want to be on the aggressive side of planning, instead of playing “catch up.”

For example, there are two planned developments planned for service area 4, so you would expect a lot of growth in that area. Service area 3 is the developed part of town, east of US Hwy 75, so there probably won't be a lot of growth in that area. These growth projections are planned for the next 10 years.

Mr. Hefton said this is not just a “guess,” it is an “estimate” because they take into account any known planned developments, when they're calculating their estimates for residential and non-residential units. The planned developments are Bel-Air Village (Terra Perpetua) and the Munson tract. They also look at historical building permits, and determine an estimate. The sum of the residential units is about 7,700, for the 10 year period. However, Mr. Hefton said, we don't know how quickly those will build out. If they did build out quickly, and at three people per residential unit, that is 23,000 to 25,000 people. That means there is a potential for the population to almost double, over the next 10 years. He said that could seriously put a strain on City services, from police officers to streets.

Mr. Whitacre said one reason cities consider impact fees is that it's a tool for funding. But if you're funding capital infrastructure, and the development may not be contributing to it, that maybe taking away from some of the operational money that is needed.

He said they also looked at some of the capital projects that would be needed in 10 years. There is a difference between the 5-year Capital Improvement Plan and the 10-year Impact Study CIP.

The Water Impact Fee CIP includes four types of facilities, including tank infrastructure, Water Treatment Plant, water lines, and existing facilities. Existing facilities are constructed for future use, so it's calculated on the percentage that is available for growth. The plan only identifies the projects and anticipates the amount for future growth.

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These projects only consider getting the water lines and wastewater lines to the development. They are still responsible for building the local water lines and the local streets, and the smaller streets within the development. These are the types of facilities to get it to the development. Projects have been identified and they are working on cost estimates. Mr. Whitacre said for the Roadway Impact Fee CIP, they have included the Hwy 75 GAP Project, because a portion of that can be attributed to growth and is recoverable.

There are many assumptions that must be made on an Impact Fee Study, including the growth projections, the service areas, and capital improvement plans. There will be a public hearing on the assumptions before they move on to the analysis.

If the City Council does adopt the ordinance, the State requires a one-year grace period for anything currently platted. There is also some transition time. Mr. Whitacre said the study is not complete, so there are no actual revenue projections at this time. Most cities do not budget in the first year of impact fees.

Mr. Hefton asked what date was used for the one-year grace period on platted properties. Was it when the plat was filed, when it was approved, or what. Mr. Whitacre said it's not really clear, but in most cities, it is based on the final plat. Mr. Hefton discussed timing of any plats that might be filed before the impact fees could be considered by City Council, and how the grace period would affect them. Council Member Howeth verified that Replats would also fall under a grace period.

Mr. Hefton said the staff has tried to estimate revenues for FY 2021, and they are in the budget. The revenue is not real significant at this point. Mr. Whitacre said the revenue projections were based on common numbers across the Metroplex. He used theoretical scenarios of 1%, 2%, and 3%. He presented revenue projections for a 10-year period. He said the projects are large and the City would still need to contribute funding, even with the revenue from impact fees.

As the study progress, Mr. Whitacre said there would be pie charts showing that if the City's needs over the next 10 years are "x dollars," how much revenue from the impact fees would cover those needs and how much other revenue would be needed to cover those needs. The "other revenue" could be taxes or grant money.

Mr. Hefton said for the study, they review projects over the last few years and project the cost of future projects, then cut that number in half. Even if the City decides to assess the maximum that could be assessed by law with impact fees, it will only be capped at what the actual project cost is. By law, a City can't collect more than 50%. Most cities scale impact fees at somewhere between zero and the 50% cap.

The developer will only be asked to pay a portion of the amount and that amount will be set by the City Council, and can be adjusted frequently. Mr. Whitacre said State law, requires that the impact fee amount must be reviewed every five years. Mr. Hefton said the Council can review the fees without redoing the entire plan.

Mr. Hefton said some cities use impact fees to either speed up or slow down development. If they are growing too fast, they will increase the fees, and development will slow down. Impact fees are enacted with an ordinance, which the Council can modify.

Mr. Whitacre said the plan is a 10-year plan and the City can review it at the five year mark and say it's still a valid plan and readopt it without a study for another five years. A new study must be done at 10 years.

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Council Member Howeth asked if many cities lowered their impact fees. Mr. Whitacre said some did during the recession, but not normally. Even with a higher impact fee, if a City is experiencing growth, the developer will pay it. Mr. Hefton said some cities will suspend their fees if the infrastructure is already built out and the money isn't needed. The money can't be used for maintenance, and is only for construction of the infrastructure.

Council Member Teamann asked if using impact fees, a City was required to pay cash for the projects or could they be bonded. Mr. Whitacre said they can be put on bonds, and as they go through the process, they will decide whether or not to include that service. A City does have the ability to repay debt service with these dollars.

Council Member Teamann asked if cities could give a deduction or "grant" for local "hometown" builders. Mr. Whitacre said not specifically, but the ordinance can include reductions and criteria for reductions. Mr. Hefton said one thing the City could do is not to technically reduce the fee, but there could be a 380 economic development agreement that would rebate an amount back to them based on certain criteria. Mr. Whitacre said there is flexibility in how the ordinance is drafted.

He presented the schedule for consideration of the impact fees. It is basically a three month adopting process. There would be public hearings on August 17, 2020 and September 21, 2020, with the final ordinance set for consideration at the September 21 meeting.

There was a question about the fee and infill development. Mr. Whitacre said from a policy issue, an impact fee for infill development could be different than for new development. However, fees are also set specifically for a service area. He said he anticipated that the roadway fee for service area 3 would be much lower because of the infrastructure needed. However from the water and wastewater side, that's citywide, and would probably be the same fee. Also, if they have an existing water meter, there wouldn't be a fee. It's only if they pull a new meter.

Mr. Hefton said the way these are calculated, there will be a different roadway fee in the areas of town that are already developed. For example, service area 3 is the oldest part of town and the infrastructure is already in place, so their roadway fee will probably be lower. Mr. Whitacre said it is growth dependent, but it's hard to determine the fees until the maps are completed. He also addressed infill development saying if there was an existing home and it was torn down, if a new home was rebuilt in a reasonable timeframe, there wouldn't be an impact fee because the "impact" was already there. It's for new traffic, new water, and new wastewater usage.

Utility Issues

Mr. Philpott said this year there were several retirements in the Utility area of people that had been at the City for a very long time. There are still a lot of Utility employees that may be close to retirement. He said it would be important to ensure that everything the Council has accomplished over the last 30 or 40 years can continue to operate.

The Water Treatment Plant has been a big push for a long time, and with the recent expansion, can treat more water than before, up to 20 mgd. The City is about four weeks away from getting approval to sell the water. He discussed the process for treating the water.

Mr. Philpott said there are several different projects the City is working on for 2021. Sludge or silt that is removed from the Lake Texoma water is stored and allowed to dry out. It is then transferred to the landfill for disposal, on an annual basis. There's a lot of new equipment at the Water Treatment Plant, but there's also a lot of existing infrastructure that needs to be upgraded.

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There is a Federal requirement for a risk assessment and security update. The report must be done and then there must be a plan to implement the report recommendations. Engineers have been engaged to begin the program, which will also be put into place at the Wastewater Treatment Plant.

Mr. Philpott said the brine project is another big project for the Water Treatment Plant. One of the results of the ultrafiltration and reverse osmosis is the brine by-product. This brine is what comes out of the water when it is purified, and it must go somewhere. This project will take that brine into a gravity line and drain it behind Town Center into a sewer line behind Wal-Mart. It then goes into the sewer system, which takes it to the Wastewater Treatment Plant, where it is treated.

To run the plant at full capacity, at full expansion, with all the modules, about 25% of the water is brine. Something must be done with the brine. The current option was to attempt to drain it to the Red River. If it's drained to a water source that already has a lot of water, the solution to pollution is dilution. So if it is drained to the Red River, no treatment would be needed. But that would be a long way to send the brine, and the preliminary calculations indicated it would be expensive. He said the City is trying to find a better way to treat the brine, rather than sending it through the sewer plant to treat again.

Mr. Philpott presented the current projects for the Wastewater Treatment Plant. Greater Texoma Utility Authority recently issued \$13 million of funding for most of the projects, which have "been in the works" for the past couple of years. A contract was issued for the storm water project, which came in higher than the budget. It is a State requirement that every drop of rain that hits the site, does not leave the site. There are also some upgrades to the aeration basins and the biological clarifiers. The control building is aged and needs to be upgraded. He said none of the projects are capacity related, and no capacity will be added by the projects. They are adding efficiencies, but most of the projects are just age related. It's an old plant and these projects are to upgrade the facility so it will last another 30 years.

In the current budget, FY 2021, Mr. Philpott said they have added a lab expansion. As growth happens, there are more things to monitor. They need more room, but the projects would also expand their capabilities, so third parties wouldn't have to do the inspections at some of the industrial park areas. There is also a vulnerability assessment for the Wastewater Treatment Plant that is required. From a safety standpoint, gate actuators are needed.

Deputy Mayor Steele asked if the \$7 million worth of projects could be bonded and funded through impact fees. Mr. Philpott said the ones that are maintenance related can't be paid for through impact fees. Capacity related projects can be paid through impact fees, however he said these are not capacity related projects. Mr. Hefton said most of the large projects are GTUA projects. The projects that are \$50,000 or \$100,000 are normally not paid through GTUA, but by the City.

Mr. Philpott addressed ongoing projects, which included many utility relocates, and have delayed current street and storm drain projects. Texas Department of Transportation has also asked the City to do some relocates. These include manhole adjustments, fire hydrant relocates, or small line relocates, and are all related to the Hwy 75 access road adjustments, which will be used while they work on the main Hwy 75 lanes.

There were two projects for Hwy 75 that could not be performed in-house because they required two bores. They were for a 16" sewer line and a 12" water line near Center Street. The design was completed in-house to save money and a local contractor won the bid.

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Most of the relocations when the highway was first constructed were adequate for this project, and most of this work for Hwy 75 was in the existing right-of-way and within the main lanes. However, the FM 1417 project was actually expanding the road and the City had to relocate the water line for that expansion.

BNSF Railroad also has an expansion project that will require the City to relocate a 12" water line, which was completed in-house. There was a combination of utility crews for the connection to the existing lines, and private contractor work for the bores. A crossing was interfering with a drainage culvert for the railroad improvements. The City also upsized the line to provide better flow and better water quality issues. The relocation involved water for Finisar and Texas Instruments and was a concern for the plant operators. The City staff did a great job coordinating everything and Mr. Philpott said he didn't think the plants even noticed when it was done.

He said the project for the sewer line to serve the new Sherman High School is moving along on schedule and should be completed in the next several months.

Mr. Philpott briefed the Council on upcoming projects such as the new lift station to serve Preston Club. There is also a new water line to replace an existing water line near Hwy 82 and Naylor Lane. One property owner has requested water service for allowing the easement across his property. In-house crews are being used for this project.

A project at FM 1417 and Hwy 75 replaces existing 10", 12", 15", and 18" sewer lines that were originally constructed in 1961. There are infiltration issues with the lines, and as Crossroads develops, and the industrial area develops, now is the time to upgrade and get rid of the old system. This will also eliminate dual lines that are really, really old.

As new parts of town continue to develop, the City would like to get these areas on surface water instead of ground water. This project is driven by the need for development. The project can be phased as development occurs, however there is a crossing for Hwy 75 for a 20" line to provide surface water. This project would be associated with the impact fees, because it does accommodate new development.

Another project will replace existing 12" and 15" sewer lines with one 27" sewer line near the Municipal Airport. The original lines were constructed in the 1950's. This is one of the main trunk lines and is in east Sherman. When it rains, there is major infiltration in this line. Reducing that inflow will help the sewer plant and upstream capacity for development.

The goal of the Marilee Special Utility District water line is to go from Shepherd Tank, down Farmington Road to the Dorchester Pump Station. The majority of this project will be funded by Marilee SUD.

Other projects include a project to rehabilitate the five mg Ida Road Ground Storage Tank; replace 5,180 linear feet of an existing 12" water line on Texoma Parkway, that was installed in 1964; install a 12" water line to replace old lines on North Travis Street; and install 1,850 linear feet of a 6" connection line on Birge Street, connecting the east side of Hwy 75 and Fairview Ground Storage Tank.

Mr. Philpott said one issue they have been working on is to troubleshoot issues between the two water zones and the storage tanks in the City. They want to be sure all the valves are open and that they can "bridge the gap" between one side of the City and the other. Everything is currently operational, but is not as efficient as it should be. Doing these types of projects assures that the

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system is as efficient as possible and that the water tanks are operating as they were designed to operate.

Mr. Philpott said there has been several retirements in the utility areas at the City and there are several plant operators that may be close to retirement. There is a lot of development going on and the City has the capacity to treat the water and wastewater, but they need to assure that the decisions that are being made are good for everyone.

Master Plans help put a roadmap together and help determine what needs to happen. There are distribution needs because it is an aging system. Sherman has been around for a long time and there are a lot of areas that need work. He said, because of their experience, the employees that have been around for 30 years know the areas that need to be improved.

A 30 year plant operator knows what needs to be done from experience, but a new plant operator wouldn't know that. This Master Plan helps the new operator because what he needs to know will be in the plan. All the systems have been analyzed, the staff knows where they need to go, and can be confident about it. Putting the plans together also helps analyze long term rate structures. There is a lot of money involved in the infrastructure.

Council Member Teamann said this seems like a very big year for utility projects in the Capital Improvement Program. Mr. Philpott agreed that the next five years will include a lot of utility projects. He said the question is what projects would be development driven and what projects need to be done anyway. Some items may be on the five year plan, but if development doesn't happen, those projects will "get pushed." But you still have to plan for it.

Deputy Mayor Steele asked what could be paid for with impact fees. Mr. Philpott said if it's capacity related, a portion can be paid with impact fees. Mr. Hefton said the consultants are looking at that now and reviewing the five year plan to determine what could be paid with impact fees. On the utility projects, Mr. Hefton said they will be paid for either with a combination of impact fees and rates, if it's capacity related; or through the rates, maybe with debt through GTUA, if it's maintenance.

Mr. Hefton said growth is coming and they need to look at infrastructure, especially utility infrastructure. This infrastructure is expensive. He added that a part of the Master Plan will be a rate study, which hasn't been done in many years.

Deputy Mayor Steele said some of these projects are 45 or 55 years old. Mr. Hefton said Sherman is one of the oldest cities in Texas and some of the infrastructure has been in the ground longer than we've been alive. It has to be maintained, but it is also hard to do a utility tap on pipes that are 80 years old. There are starting to be failures in these areas, and the City must stay on top of them. If a water or sewer line breaks, it must be repaired and the City needs to be proactive in replacing these lines before they break.

There needs to be an organized look at the infrastructure from a utility standpoint, to get a roadmap for the future. Mr. Hefton said the information today is a priority list for these projects. Impact fees won't help much on these projects.

Smorgasbord – Utility Rates, Staffing/Compensation, TASWA, TIRZ, Debt

Mr. Hefton presented information on utility rates versus expenses, and how they have changed. Expenses have increased by 32% in a 10 year period. He said the debt service and the projects are what's driving the need to review the rates. He showed comparison charts that indicated that the City has done a good job not allowing the costs to get out of hand. The increase is from the

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cost of inflation and the debt service that the City is incurring from these projects. He said the actual debt has increased over 100% in the last 10 years. He said it really increased when they expanded the Water Treatment Plant. The debt and debt service is a result of the expansions, improvements, and maintenance on the system. The infrastructure needs are driving the need to look at how the City pays for these items.

He also presented a utility rate comparison with other cities of comparable size and for various usage levels. The comparison included current rates and at a 3% increase. Sherman falls under the median level at all rate levels, even with the rate increase. He said the North Texas Municipal Water District is predicting that their rates will increase by 8% to 10% per year for the next six years. They have many projects and therefore a lot of debt.

Deputy Mayor Steele said other cities have a “sliding scale” for water rates, and he asked if the staff had considered that. Mr. Hefton said those cities do that to discourage water use, because in many cases they don’t have control over their water. It is controlled by a water district that tells them when they need to conserve water.

Sherman is not facing a limited capacity situation on water, and has four times more water than they use on a daily basis. Sherman is also in control of their destiny because they have their own water source, their own treatment plant, and their own distribution system. He added that a tier water usage rate could be enacted, but it would be for different reasons than the other cities use it.

The City of Sherman actually rebates customers for water usage.

Mr. Hefton said other issues and utility concerns include not building money into the rates for minor, non-GTUA projects, which are funded in-house. Two major projects coming include the dual feed from the Texoma pump station, which will probably be needed in the next 20 years; and the brine line. He added that the water in the well system would continue to diminish over time. This is more reason for the City to have a dual feed from the pump station.

He also addressed the retirement of key staff from the Water Treatment Plant, in the next five years. There are three utility personnel that are being requested in this budget and one of them relates to replacing someone at the Water Treatment Plant that is anticipating retirement in the next year or two.

Mr. Hefton said, for employee compensation, the staff is proposing a series of one-time pay compensation. Instead of adding a percentage to their base salary, until there is full visibility as to what’s going to happen from the COVID-19 standpoint, a flat amount would be given in October 2020. If the economy is picking back up, it could also be given again in April 2021. This would be for all employees, except police and fire.

Police and fire are proposing a separate pay structure. On a full year basis, it would be equivalent to a 6% increase. In 2021, approximately 90% of the increase would be paid for by their overtime reduction. Their market adjustment would not be a percentage across the board for everyone, but would be by their rank and year.

This type of increase is not being proposed for the Fire Department this year because their pay and hours were standardized. This relates to the FSLA overtime that one shift receives every pay period. It has to do with the way overtime is calculated, and the effect of that was a 5% raise. Council Members confirmed that the Fire Department still gets the 1% one-time payments twice, as the other employees receive, except for police.

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Mr. Hefton also proposed that the City make another contribution to the employee's HSA account in January of \$600 per employee.

He said that the staff will come back to the Council in February 2021, to review how things are going and see if there is more that can be done for employees. Something would have to change negatively, to not do what is proposed now.

He also proposed hiring three new employees, two Water Quality Specialists, and one Water Treatment Plant Operator. The Water Treatment Plant Operator would begin training with the long-time employee that is contemplating retirement. This would bring the total employee count from 467 to 470. Mr. Philpott said the Water Treatment Plant Operator position might be filled by a current employee, however their position would then need to be backfilled.

Mr. Hefton briefed the Council on the status of TASWA issues, saying, financially, they are "running well." They are currently in the process of building Cell #5, even though Cell #4 is not full. Cell #5 will cost about \$5 million, and they have enough cash to pay for that cell. Generally cells last four to five years. Each cell is a little bigger and will last a little longer.

TASWA also has a gas mitigation project that they haven't started, but that will cost \$2 million. They also have enough cash for this project.

Currently TASWA has more cash than is needed for typical reserves, for building Cell #5, and for the gas mitigation project. They are also generating about \$8 million annually in revenues. For 2021, they budgeted \$6.3 million. There is a gap between budgeting and their actual revenue. In fact, every year there is approximately a \$1.5 million gap. At current volumes, they are expected to generate \$2.6 million per year more than is needed to fund operations and reserves for contingencies and future events. Their gate rate is \$35 per ton. He said Hillside Landfill opened up in 2020, and their gate rate, plus fees, equal an equivalent of \$51 per ton.

Mr. Hefton said part of making the proposed FY 2021 Budget work is based on TASWA making distributions of the excess revenue to member cities. Working through to determine what that distribution should be, the TASWA Board decided that 40% should go to the City of Sherman, 30% to the City of Denison, and 30% to the City of Gainesville. That is not based on the proportion of trash that each City delivers to the landfill, because Sherman takes a lot more trash to the landfill than the other cities.

Mr. Hefton said, as a City, Sherman needs to "strongly" encourage TASWA to distribute the cash that is accumulating, that they don't need, for those purposes. Cash is accumulating at a rate of \$2.7 million annually, unless the trash going into the landfill increases, in which the revenue would also increase. He said the City is anticipating that there would be distributions by TASWA in 2021. He added that their gate rate is higher than it needs to be, which means that Sherman residents are paying more for their trash than they should. He wanted to "strongly encourage" TASWA to "do the right thing."

He explained that the TASWA Board make up is from the cities of Sherman, Denison, and Gainesville, and from Grayson County and Cooke County. Only the cities would get distribution because the counties don't contribute any trash to the landfill. The County Board Members do vote.

Mr. Hefton spoke with John O'Steen, TASWA Executive Director, and he agreed that his job as a manager is to make sure that the member cities have a return on investments. He told the Council that about \$2 million from the distribution is built into this budget. TASWA has not taken

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any action on the item and no distributions have been made to date. Their fiscal year ends on June 30, 2020.

Deputy Mayor Steele said they have had ample time to make a decision, and he didn't feel like there would be any distributions. Mr. Hefton said, based on their decisions to date, it is reasonable to assume that they will not make the distributions. They are saying they will make distributions. He said they have the capacity to make that distribution today, if they want too. Deputy Mayor Steele suggested that TASWA cut rates too, if it is bringing in too much revenue. If they did that, the City of Sherman would only get half of the benefit from cutting the rates.

Mayor Plyler said there were several landfill issues that they were working through, including vehicle purchases. He felt they would see some action on the distribution. Mr. Hefton said the volumes of trash have not dropped due to COVID-19. Mr. Hefton said the City is counting on distributions, and not just \$200,000, but \$1 million per year.

Council Member Stevenson asked if the distributions were expected to be an annual thing, or will it be a year-by-year thing. Mayor Plyler felt that it would be on a year-by-year, case-by-case basis. This is the first time in TASWA's history that a distribution has been considered. He said Denison and Gainesville were looking at the money they originally invested to get TASWA started. Mayor Plyler and Bill Magers, Grayson County Judge, were looking at how much Sherman uses the facility. He said they made the best deal they could. Council Member Melton confirmed that the Board agreed and a vote was taken to make the distribution. Mayor Plyler said the TASWA management wants to be very conservative.

Deputy Mayor Steele asked about the debt service. Mr. Hefton said that goes away in 2027. Once that debt service is paid off, they want to set money aside for closure and post closure costs, and they need to do that. They don't need to fund the closure costs today, because they will have \$1.3 million per year that will never come back. With as much revenue as they make, they will pay cash for equipment, cells, engineering, for everything, and will not need to use debt.

Mr. Hefton said that excess money belongs to the member cities, and is needed to balance the budget. There needs to be a process in place, to calculate how the excess revenue is distributed annually. He said the City's reserves will go down significantly if Sherman does not have that money.

Council Member Howeth said all the cities involved need money. Council Member Melton suggested looking for property outside the ETJ for a Sherman landfill. Mr. Hefton said it is tremendously expensive up front, and a political nightmare to try and start a landfill. Council Member Teamann asked if Mr. O'Steen could make an annual report to the City Council.

City Council Members took a break from 2:33 p.m. to 2:50 p.m.

TIRZ

Mr. Hefton updated the Council on the status of the Tax Increment Reinvestment Zones. TIRZ #1 is for Sherman Town Center and the debt will be paid off in 2023. Currently they get 55% of the increment back, which generates \$330,000 and pays for the debt over the next few years. There are reserves of \$440,000 at FY 2021 year end.

TIRZ #2 is for the Central Business District, which has no debt, and is a "pay as you go" TIRZ. Whatever increment they get can be used for projects in that zone. There is about \$500,000 available for FY 2021, which can be used for public infrastructure projects downtown. It generates about \$200,000 annually.

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TIRZ #3 is for Sherman Commons and is near Academy Sports and Cracker Barrel. Debt will be paid off this year. Council Members have talked about expanding the TIRZ southward, to participate in a project to demolish the old Medical Plaza Hospital, including asbestos abatement. In FY 2021 there will be about \$250,000 available for projects. At current levels of investment, this TIRZ generates about \$200,000 annually. In absence of other projects, that TIRZ should probably go away.

TIRZ #4 was an expansion of another TIRZ, and technically, there is no TIRZ #4.

TIRZ #5 is Sherman Crossroads and has outstanding debt of about \$3.8 million, with debt service at about \$290,000 annually. It generates about \$260,000 annually and is not paying for itself, at this point. There is more development taking place in that area. Assuming no construction activity, there will be reserves of about \$500,000 at FY 2021 year end.

TIRZ #6 is Sherman Landing, on the north side of town, south of FM 691 at Hwy 75. Between sales tax increment and property tax increment, it is generating about \$120,000 annually. It is not paying the debt service, but Mr. Hefton said it is coming. He said if nothing else develops, and money is not used for infrastructure, it can be used to pay the debt.

TIRZ #7 is Legacy Village/Bel Air with outstanding debt of \$2.3 million and debt service of about \$180,000 annually. If nothing else develops, there is enough sales tax increment to pay for the debt service. More development is expected and they are working through the Bel Air development, which will be brought back to Council at a later date.

Mr. Hefton presented a summary of the CO bonds and the outstanding debt. He said there was no additional in 2020. He also presented possible projects that might be bonded in 2021, 2022, or later. He said the thoroughfare and infrastructure projects are development driven and there probably wouldn't be other projects like that unless there was development.

There could be project bonds for facilities such as the Police Department, Pecan Grove Phase II, and Central Fire Station/Station #6. The plan is not to actually build anything in 2021, but to use 2021 for planning and development, like they do on the utility projects. He recommended "continuing down the path" on the Police Department for site acquisition and zoning work, so a decision can be made in a year's time about when to issue debt and start construction.

They could also proceed with an evaluation of the Fire Department facilities and identify a site in 2021. That could be used as a gateway in starting the design of a new station. Mr. Hefton said he was trying to identify things for which the City could possibly issue debt, with possible timing of the project.

Mr. Hefton said they were not proposing a change in the tax rate. The "No New Revenue Tax Rate," formerly the Effective Tax Rate is \$.466 per \$100 valuation. This rate is the rate that would generate the same amount of revenue this year, with the property that was on the tax rolls January 1. The "Voter Approved Tax Rate," formerly the Rollback Tax Rate, is the maximum, and the rate that a City can't exceed without the vote of the citizens. This rate is \$.513 per \$100 valuation. Sherman's current tax rate is at \$.489 per \$100 valuation, in the middle of the two rates.

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FY 2021 Work Plan

Mr. Hefton presented a summary of the FY 2021 Work Plan as follows:

Compensation/Staffing

- Staff 2x one time at 1% each time
- Market adjustments, not widespread
- Police Department adjustments
- Staffing as presented

Facilities

- Police Facilities
Limited renovation \$2 million vs new headquarters \$12 million +
Impact on Central Fire operations and Fire CIP
- Fire Facilities – Training/EMS, Central/Station #2 consolidation

CIP/Capital Expenses

- Limited capital spending
- Development-driven debt issuances
- Continued focus on finalizing infrastructure development
Thoroughfares – Various thoroughfare engineering and ROW
Utility infrastructure – especially water/sewer in Planned Development areas
Wrapping up TxDOT participation

Planning Focus

- Utilities Master Plan (including rate study)
- Police Department Headquarters – site purchase, design to be completed
- Fire Department – Station #6 site selection and purchase

Rates

- General Fund – No change in tax rate
- Utility Fund – 3% rate adjustment
- Solid Waste Fund – No change in solid waste rates
- Impact Fees – Adopt Impact Fee ordinance
- Fire Inspection – Rate increases

Financials

Mr. Hefton said there would be a list of CIP projects and there is about \$15 million in utility issues that will potentially be funded by GTUA. Most of the other projects are smaller projects.

Mary Lawrence, Director of Finance, presented an update on the FY 2020-2021 financials and capital. The debt rate is based on the preliminary estimates from the Appraisal District. The certified numbers won't be available until July 25, 2020. There is still about half a billion dollars that is listed under review, but they do expect to receive most of that amount. The proposed budget includes some tax notes to finance about \$1.8 million in equipment. About \$1.1 million of that is for Fire Department equipment and \$600,000 is for parks.

Mr. Hefton said normally this type of financing would be done through cash or a long-term lease. The tax note financing is currently at about "point something percent." Even though a lease has pretty low financing, the tax note is currently lower, and he felt this was a better way to purchase now. There is no pre-payment penalty. He said the cost of issuance is low and the cost of capital is low, so he felt it made sense.

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Ms. Lawrence said utility rates have not kept up with the increase in expenses, especially the debt. The Water Treatment Plant debt alone is \$1.8 million annually, and is a long term investment. The staff is proposing a 3% utility rate increase, which will help for now, but doesn't even get the fund balanced ongoing. A rate increase of 4.5% would be needed to balance the fund. However, next year there will be a rate study, which will help set the rates appropriately for the customers we have and the projects that are planned. There will also be a Master Plan for the wastewater system.

When debt is issued through GTUA for the utility system, the City has a rate through Standard & Poor's. One of the things they look at is a City's willingness to raise rates to adequately fund the system, especially when revenue is not keeping up with expenses. Therefore, she said this is also an important signal to the bond market.

In the Solid Waste Fund, the City is not purchasing the normal level of equipment, due to the suspension of the curbside recycling program. This has allowed the City to forgo the purchase of a recycling truck.

The General Improvement Fund does not contain a debt issuance, but has a continuation of street projects and smaller projects that are funded from the land sale near the high school.

The proposed budget also includes a 4.5% market adjustment for the Police Department, funded by the decrease in overtime.

She said the good ending fund balance in the General Fund is due to good performance in group health for the last two to three years, and the anticipated distribution from TASWA, of \$1 million in 2020 and 2021. The General Fund would have 11 less days of fund balance without the TASWA distribution, which would put it in the low 60's for fund balance.

The Utility Fund ended up better than the adjusted budget, largely because of debt service that would have come on line in 2020. Most of that won't be seen until 2021.

In the Solid Waste Fund, without the distribution from TASWA and transfers from group health, the fund would be about \$2 million "under water." She said the only reason why the Solid Waste Fund is okay and the General Fund has an additional 11 days of fund balance is totally dependent on the distribution from TASWA, in both 2020 and 2021. The 88 days of reserves in the Solid Waste Fund is normalizing the equipment purchases and taking out the 2021 TASWA distribution.

Mr. Hefton asked if the TASWA distribution was zero, how many days of reserves would the Solid Waste Fund have. Ms. Lawrence said if the City didn't receive the \$1 million disbursement either year from TASWA, the reserves would be negative. Mr. Hefton reiterated that it would be negative or "under water" without the TASWA distribution.

Deputy Mayor Steele asked what caused the Solid Waste Fund to go so low. Mr. Hefton said the City lowered residential solid waste rates and raised commercial solid waste rates. He said if the City doesn't get a disbursement from TASWA, then they wouldn't make any transfers from the Solid Waste Fund to the General Fund, but then the General Fund would be down by that amount. The domino effect would ultimately affect the General Fund and probably put reserves at 60 days or in the high 50's for that fund.

Mr. Hefton said the City had to "prop up" the General Fund with the Solid Waste Fund because of COVID-19. Projected revenues were down in the General Fund and the City was trying to find a

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way to “prop it up” without raising taxes. Council Member Teamann asked how many days of reserves were affected in the General Fund by COVID. Council Member Melton asked what besides sales tax was affected by COVID. Ms. Lawrence said recreation fees were down, court funds were down, and there was about \$500,000 to \$600,000 that was “gone” due to COVID. Sales tax was about \$300,000 of that amount alone. She said the distribution from TASWA in 2020 was a budgeted revenue in the Solid Waste Fund.

Deputy Mayor Steele confirmed that the Solid Waste Fund was “propping up” the General Fund, and there was no way to predict the affect of COVID. Mr. Hefton said, exclusive of the transfers from the Group Health Fund and TASWA, and through the Solid Waste Fund and the General Fund, the projected revenues for this year versus what was budgeted, was about \$1.5 million lower. He said on an ongoing basis, it would be balanced.

Ms. Lawrence showed charts of all fund expenditures, as well as General Fund expenditures. The major expense in each of these funds is personnel costs, with public safety personnel being the main expense in the General Fund.

Ms. Lawrence said the sales tax payment received was down about 16%, and there was a one-time audit of about \$140,000, that didn't go in the City's favor. She said the four largest retailers were up an average of 20% and were “carrying” the City.

She said the Comptroller has notified the City about a huge repayment on a remodeled project at a plant south of town. The City's portion will be about \$730,000. Because of the COVID situation, the Comptroller is not asking for repayment now, but will want that back. The City is projecting to pay half back in 2021 and the rest in 2022. Council Member Melton asked how someone would overpay sales tax. Ms. Lawrence said these big commercial contractors will do a remodel job and pay sales tax on everything. Then they go back at the end and sort everything out and file for a refund. This is the second really big repayment the City has had to make. She said it is legal for them to do.

Ms. Lawrence also explained the importance of transfers between funds and how it affected the amount of reserves. The target in reserve days is 60 to 90 days. Council Member Melton asked if it was dangerous to transfer from the Group Health Fund. Ms. Lawrence said rates are set by an actuary and have been historically high. The actuary doesn't lower it because of one good year. She said there was a major overhaul of the health funding this year and she felt it was now where it should be. Ms. Lawrence didn't think there would be another transfer from Group Health because of that.

Mr. Hefton added that the General Fund, Utility Fund, and the Solid Waste Fund were the three funds that transferred money into the Group Health Fund. Since the Group Health Fund is performing well, the reserves should go back to the funds from which it originally came. Some funds, “operating” funds, generate their own money, like the General Fund, but other funds exist solely to transfer money from one fund to another, like the Group Health Fund or IT Fund. Reserve funds are being kept at the \$300,000 to \$400,000 level and that is a good level in case claims increase.

Deputy Mayor Steele asked what the effect of low reserve levels will be on the City's bond rating. Mr. Hefton said having reserve levels that are declining and too low, would drop the bond rating. Council Member Melton worried that if that happens the employees will not have the same level of care or choices that they currently do with the health system. Mr. Hefton said the choice would be to spend more money on the health system or decrease benefits. She wanted to maintain the

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level of health care that the employees currently had. Ms. Lawrence said currently the Health Fund is in good shape.

Ms. Lawrence discussed unfunded requests in the General Fund, totaling about \$2.2 million. Most of the items were related to public safety. To fund those requests, she said the City would need a tax rate of about \$.553 per \$100 valuation. She said they had been very conservative in budgeting sales tax for 2021 and did not budget for an increase. She felt there was a lot of uncertainty with sales tax because of COVID. Ms. Lawrence reviewed charts showing the new value and growth from property taxes. Final property tax numbers will be received in July 2020.

Ms. Lawrence discussed long-term debt and compared Sherman's debt to peer cities. As for revenue bond debt, Sherman has a lot more than the peer cities. However, this is because Sherman's utility system is not like most other cities. Sherman has a Water Treatment Plant, they have water wells, water distribution, and water collection. Many other cities purchase their water from a provider. However, on the tax rate, that pays for these services, Sherman is on the low end of the peer cities. She also showed the rate divided by debt rate and operating rate.

In the Utility Fund, Ms. Lawrence said they budgeted a 3% utility rate increase with no increase in volumes. She presented the water and sewer revenues since 2012. The Utility Fund has unfunded requests for FY 2021 of \$1.2 million.

The General Improvement Fund listed projects, both funded and unfunded. Unfunded projects on this list amounted to about \$6 million. This does keep them "on the City's radar" for the future.

Mr. Hefton said money was originally issued, about three years ago, for the Swan Ridge Extension Project, because there was going to be development in that area. He said he was inclined to reallocate those funds because they're not being used. Funding can be revisited when development moves forward in that area. Council Members did agree with the reallocation of the funding for other projects.

Ms. Lawrence briefly highlighted the Solid Waste Fund. One thing that was not expected last year was the suspension of the curbside recycling program. At that time, the program changed to an opt-in program, and 2,700 out of almost 13,000 opted in. The City was taking about 2,000 tons annually to the recycler, but that decreased to 54 tons annually. After China stopped taking the recycling, most of it was a "mixed stream" and was going to the landfill. The City now has the drop-off center for citizens that wish to recycle. She said that recycling will not pay for itself anymore and it will cost to recycle. She added that the savings from curbside recycling have helped the Solid Waste Fund.

Ms. Lawrence addressed the transfer into the Solid Waste Fund from TASWA. In 2020, the City budgeted for the \$1 million to come from TASWA and stay in that fund. In 2021, the \$1 million from TASWA goes into the Solid Waste Fund, but that money, plus a little more, will be transferred out to the General Fund. That 11 days of reserves in the General Fund is dependent on the distribution from TASWA. That makes two funds that are heavily dependent on the distribution from TASWA.

She discussed the Employee Insurance Fund and the cost of the group health plan back to 2012. As for the Hotel/Motel Tax Fund, she said the big hotels are down about 50% in their sales tax revenue. Because of COVID, she felt it was hard to predict what would happen.

In the Utility Improvement Fund, Ms. Lawrence showed intergovernmental revenue from the Marilee SUD. The City would pay a portion of the cost for the water line to serve Marilee.

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Mr. Hefton said out of the major projects, costing \$18 million, \$15.5 million are GTUA projects. Debt has been issued for some of the projects, but not for others. Mr. Hefton discussed which projects might be paid for, or in part with impact fees. He also discussed the need for a utility rate increase. Every 1% rate increase amounts to \$250,000, so a 3% increase would be about \$750,000 in revenue.

Deputy Mayor Steele questioned a couple of smaller rate increases versus one larger increase. He felt it probably needed to be increased by a larger amount but only one time, instead of two. Mr. Hefton said he would rather “smooth out the rate increases” with incremental increases each year, rather than a larger increase in one year. But he did say it could be done either way. Council Member Stevenson also favored one increase instead of smaller, annual increases. Mr. Hefton added that impact fees are designed to cover the growth, basically growth paying for growth.

Council Member Teamann said the Marilee project coming on board would more than pay for the \$1.2 million in debt, and could offset the rate increase for citizens. Mr. Hefton said that could be done. Council Member Stevenson and Deputy Mayor Steele were also interested in using the Marilee money to offset the rate increase this year. Council Members discussed different scenarios that could be used between the rate increase and the Marilee money.

Mr. Hefton clarified that the Council wanted to use Marilee funds, bonded through GTUA for \$1.2 million, and use that as a cushion to not do a 3% rate increase this year. After the rate study is completed and the recommended rate increase can be considered, the Council will decide on a new rate. He said the problem is if the Marilee project doesn't move forward, the Council will then have to consider a rate increase.

Mr. Hefton said the City will be doing a Utility Master Plan for water and sewer, and a rate study to determine what the rate increases need to be, and until that time, the Marilee project will be funded through GTUA for \$1.2 million and that will be used as a cushion to avoid a rate increase at this time.

Council Direction

Mr. Hefton clarified the Council's direction on the specific budget items.

Compensation/Staffing

- Staff 2x one time at 1% each time (give option to put increase in HSA account)
- Market adjustments, not widespread
- Police Department adjustments (give PD the 1% one time)
- Staffing as presented

Facilities

- Police Facilities
Limited renovation \$2 million vs new headquarters \$12 million +
Impact on Central Fire operations and Fire CIP
- Fire Facilities – Training/EMS, Central/Station #2 consolidation

CIP/Capital Expenses

- Limited capital spending
- Development-driven debt issuances

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- Continued focus on finalizing infrastructure development
 - Thoroughfares – Various thoroughfare engineering and ROW
 - Utility infrastructure – especially water/sewer in Planned Development areas
 - Wrapping up TxDOT participation

Planning Focus

- Utilities Master Plan (including rate study)
- Police Department Headquarters – site purchase, design to be completed
- Fire Department – Station #6 site selection and purchase

Rates

- General Fund – No change in tax rate
- Utility Fund – 3% rate adjustment (use Marilee funds to supplement; no rate increase)
- Solid Waste Fund – No change in solid waste rates
- Impact Fees – Adopt Impact Fee ordinance
- Fire Inspection – Rate increases (ordinance requiring review of fees on regular basis)

Other items include:

- Reshuffle the Marilee funds to offset the 3% rate increase
- Animal Shelter Adoption Trailer replacement – budgeted for next fiscal year - \$40,000
 - Air conditioner may not last until next year; may need to replace this year (Council Member Melton)
- In tough budget years, do incentives only through rebates and not guaranteed payments on bonds; no impact on current taxpayers or ratepayers for a new project (Council Member Teamann)
- Leave TIRZ open as long as there is possibility of a project (Council Member Stevenson)
- Review downtown infrastructure to use TIRZ money for replacement of water/sewer lines (Council Member Howeth)

Mr. Hefton presented the budget calendar and dates for review and public hearings. Council Member Melton asked if another review of the draft budget could be done the last week of July. An extra agenda item will be placed on the July 20, 2020 Council Meeting for another review of the draft budget.

ADJOURNMENT

There being no further business to come before the City Council today, motion was duly made and approved to adjourn the Called Meeting at 4:39 p.m. Documentation for the Budget Work Session is held in the General File "Budget Work Session FY 2020-2021" in the City Clerk's Office.

ATTEST

MAYOR

CITY CLERK

STATE OF TEXAS §

August 3, 2020

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular 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 August 3, 2020.

MEMBERS PRESENT: MAYOR DAVID PLYLER; DEPUTY MAYOR WILLIE STEELE.
COUNCIL MEMBERS HOLLAND, HOWETH, MELTON,
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 given by Mayor David Plyler.

CALL TO ORDER

APPROVE MINUTES

The Council reviewed the Minutes of the Regular City Council Meeting of July 20, 2020. Council Member Melton moved to approve the Minutes, as presented; Second by Council Member Howeth; All present voted AYE.
MOTION CARRIED.

APPROVE MINUTES

CITIZEN'S COMMENTS

There were no citizen's comments.

CITIZEN'S COMMENTS

Mayor Plyler introduced Ordinance No. 6308 and called for a public hearing:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES, ENTITLED "OFFENSES AND NUISANCES", ARTICLE 8.08, ENTITLED "JUNKED VEHICLES", AT SECTIONS 8.08.001, 8.08.002, 8.08.003 AND 8.08.006; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

ORD 6308
JUNKED VEHICLES

Terrence Steele, Assistant City Manager, asked the Council to consider updating the Junk Vehicle Ordinance, which was adopted in 1991, and had minor changes in 2007.

The proposed changes would give "more teeth" in dealing with junk vehicles in Municipal Court. The current ordinance allows someone to have 13 junk vehicles.

The proposed ordinance would also "line up" with State law. In reviewing the ordinance, the staff reviewed similar ordinances from Denison, Addison, and Melissa, and those were stricter than the one staff is proposing. He said Sherman is taking "baby steps."

No citizens appeared before the City Council to discuss Ordinance No. 6308.

The Public Hearing was closed.

ADOPTION OF ORDINANCES

Ordinance 6308

**ORD 6308
JUNKED VEHICLES**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 8 OF THE CODE OF ORDINANCES, ENTITLED “OFFENSES AND NUISANCES”, ARTICLE 8.08, ENTITLED “JUNKED VEHICLES”, AT SECTIONS 8.08.001, 8.08.002, 8.08.003 AND 8.08.006; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE.

Council Member Melton asked why “take baby steps” with the proposed ordinance and said this is the main telephone call she receives as a Council Member. Mr. Steele said the staff is ready to “take the leap” if the Council is ready to “take the heat.”

Deputy Mayor Steele asked for a summary of proposed changes, verifying that it would change from 13 cars allowed now to one allowed, if it was covered and behind a structure.

Chip Matthews, Neighborhood Services Superintendent, said he would like to take the same process on junk vehicles that they take on dilapidated houses. The process that is currently used has too many loopholes. If they get a good process and the rules are fair, it will allow for the process to be streamlined.

He introduced Caleb Green, a new employee that will be enforcing the junk vehicle ordinance on both commercial and residential property. He added that, if the Council adopted any stricter ordinance, they would have to adopt Chapter 3 of the International Property Maintenance Code, which is probably the strictest junk vehicle statute in the United States.

Council Member Melton asked what that code would entail. Mr. Matthews said it says that no inoperative or unlicensed vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

One exception is that a vehicle is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purpose.

Mr. Matthews said the City’s proposed ordinance is a “middle of the road” ordinance, and a good ordinance. It gives the citizen an opportunity to take care of their business before they end up in court. There is a \$500 civil penalty that can be placed on the property as a lien that the City will recover if the

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property sells. There is also a \$2,000 fine that can be issued by the Municipal Court Judge. He said the abatement period is 10 days, instead of 30, 60, 90.

Council Member Howeth said the problem is the number, 13 vehicles allowed. Mr. Matthews said the proposed ordinance would allow one vehicle, behind a screening fence. The “screening fence” does not include shrubbery or a car cover. They can have one vehicle, and the area must be maintained. It can’t be under a carport and can’t be seen by anyone.

Mr. Hefton added that the “middle of the road” ordinance is significantly different from what the City currently has. It’s significantly different from a legislative standpoint and from the ability to prosecute. He asked the Council to at least, consider the proposed ordinance, or the stricter code that doesn’t allow anything.

Mayor Plyler cautioned about being too over-zealous at first, but agreed that 13 vehicles was too many.

Council Member Teamann asked how this ordinance would affect towing yards. Mr. Matthews said the proposed ordinance exempts salvage yards and towing lots. He said in the future, those lots will probably require screening anyway.

Council Member Teamann confirmed that it does not exempt car repair places now. They currently are allowed a percentage of storage behind a screened fence, based on the size of their building.

Council Member Howeth had two addresses she gave to Mr. Matthews with junk vehicles. She expressed her support of the proposed ordinance, saying it was a good start.

Mr. Matthews asked the Council to approve the proposed ordinance and said if it needs to be stricter after a couple of months of use, then it could be amended later.

Deputy Mayor Steele verified that the current ordinance is enforced by the Police Department and this ordinance would be enforced by the Environmental Code Department. Council Member Melton verified that no one would be grandfathered by the proposed ordinance.

Council Member Stevenson asked for an update in 90 days as to how the new ordinance was working.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Ordinance No. 6308, as presented. Second by Council Member Holland.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

OTHER BUSINESS

**RECEIVE UPDATE FROM DEVELOPMENT SERVICES
DIRECTOR ROB RAE ON CHAPTER 3 OF THE CODE OF
ORDINANCES, ENTITLED “BUILDING REGULATIONS”**

**BUILDING
REGULATIONS**

Rob Rae, Director of Development Services, said at the Budget Work Session, Billy Hartsfield, Fire Marshall, requested to update the Fire Code. He said they have begun looking at the Building Code to update too.

Many builders have said they are having to meet newer code regulations in other cities and have requested to use the newer code in Sherman too.

Currently the City is using the 2009 International Building Codes for Residential, Building, Fuel/Gas, Mechanical, Plumbing, Energy Conservation, and Fire. The new Sherman High School is being built to the 2018 Code, instead of the 2009 Code.

The staff is currently reviewing the code changes from the 2009 to the 2018 Codes. Several code changes are being skipped with this update, so they are in the process of determining what changes were made during those years.

An outline of these changes should be presented to Council in September or October 2020. Final approval should be submitted in November 2020.

Council Member Melton said she was glad to see the City getting up to date.

REVIEW 2020-2021 DRAFT BUDGET

DRAFT BUDGET

Mary Lawrence, Director of Finance, presented a review of the 2020-2021 Draft Budget, which is about \$97 million. This is about \$2.2 million more than last year, due to additional personnel costs and capital expenses. The General, Utility and Solid Waste Funds are within target range, at 60 to 90 days.

As previously discussed, the distribution from the Texoma Area Solid Waste Authority is critical, especially to the operation of the General Fund in 2021, and is included in the budget. No increases in the tax rate, utility rate, or solid waste rate are planned. There are three new positions budgeted in the Utility Fund. A payment from the Marilee Special Utility District will be used for operations with the Marilee Water Projected funded from Greater Texoma Utility Authority debt.

She said the public hearing and the final vote on the draft budget will be at the August 17, 2020 Council Meeting.

**REVIEW NOTICE OF TAX RATES AS REQUIRED BY THE
TEXAS TAX CODE**

TAX RATES

Ms. Lawrence said the 86th Legislature made many changes to the Tax Code. One of those changes was the terminology used in the required notices to adopt the tax rate. The “no new

revenue rate” is what was formally called the “effective tax rate” and is a calculated rate that would provide the same amount of taxes as last year, on the same properties, using this year’s values. The “voter approval rate” was formally called the “rollback rate” and is a maintenance and operations rate, multiplied by either 3.5% or 8%, dependent on other criteria, plus the debt rate.

The wording for the notice of tax rates is provided on a form by the Texas Comptroller and the City cannot make any changes to the wording. The City staff is required to certify the rates and present them to the City Council. There is no action required at this time.

In May 2020, the City passed a resolution allowing the calculation of the voter approval rate using 8% instead of 3.5%, as was required by law. That was allowed this year because Sherman is located in an area that was declared a disaster.

Even if the City had used the 3.5% rate, they would have been below the rollback rate.

REVIEW OF THE DRAFT CAPITAL IMPROVEMENT PROGRAM (CIP) 2020-2025 AND SET A PUBLIC HEARING FOR MONDAY, AUGUST 17, 2020

DRAFT CIP

Ms. Lawrence presented an update on the Draft Capital Improvement Program for 2020-2025. The Charter requires that the five-year plan be updated annually. The first year of the plan is included in the budget, the other four years are informational, and assist staff as a planning tool.

Most of the first year projects are already funded. There are some projects that will require funding, and some utility projects will be funded through GTUA. The other projects are funded through general debt.

The CIP is not an authorization to award a contract. Each project will come to the City Council for approval and award of contract. It is merely a planning tool.

Mr. Hefton said the City Council does need to set the public hearing for August 17, 2020.

ACTION TAKEN.

Motion by Deputy Mayor Steele to set a Public Hearing for August 17, 2020, to consider the Capital Improvement Program for 2020-2025, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

MEDIA QUESTIONS

There were no media questions.

MEDIA QUESTIONS

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO
BOARDS AND COMMISSIONS
LIBRARY BOARD (1)

LIBRARY BOARD

ACTION TAKEN.

Motion by Council Member Melton to appoint Judith Sloan to the Library Board, to fill an unexpired term from August 4, 2020 to November 7, 2020, as presented. Second by Council Member Howeth.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

COUNCIL COMMENTS
EXECUTIVE SESSION

EXECUTIVE SESSION

Council Member Stevenson asked that the Council hold the Executive Session in the Council Chambers instead of moving to Mr. Hefton's office.

DRAFT BUDGET

DRAFT BUDGET

Council Member Teamann thanked Ms. Lawrence, Mr. Hefton, the Finance Department, and the City staff, for bringing back the draft budget so many times this year.

NEW FIRE TRUCK

NEW FIRE TRUCK

Council Member Howeth said the City's new fire truck was on display in front of City Hall. She encouraged everyone to look at it as they left the meeting.

UPDATE OF OLD ORDINANCES

UPDATE OF
OLD ORDINANCES

Council Member Melton said she was thankful that we have employees that want to update old ordinances and bring things up to code, to work with employees, and to make Sherman a better place. It's exciting to have new people come in and look at things that the staff doesn't always think about.

DRAFT BUDGET

DRAFT BUDGET

Council Member Melton thanked Ms. Lawrence for taking time to go over the draft budget with her prior to the Council Meeting.

ANNOUNCEMENTS

ANNOUNCEMENTS

Mayor Plyler announced the following:

- Thanked the Tourism Department for a very successful Hot Summer Nights and Lights on the Lake series this year.
- Coffee With the Mayor will be held on August 7, 2020, at 8:00 a.m., at Knight Furniture. The event will celebrate the retirement of one of the K9 officers and will introduce the new Sherman Independent School District's Athletic Director.
- Sherman Arts Fest will be held September 19, 2020. Contact the Tourism Department to reserve booth space.

- The Sherman Chamber of Commerce's Annual Legislative Luncheon will be held on October 9, 2020, at Austin College. Citizens can visit with legislative leaders about State and Local politics.

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.

- SECTION 551.071 -- CONSULTATION WITH CITY ATTORNEY CONCERNING PENDING OR CONTEMPLATED LITIGATION
- SECTION 551.071 -- CONSULT WITH THE CITY ATTORNEY ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THIS CHAPTER
- SECTION 551.074 -- PERSONNEL MATTERS:
DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE
- CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS:
PLANNING AND ZONING COMMISSION (1)
- 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

COUNCIL MINUTES – JULY 20, 2020

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:24 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:24 p.m. and reconvened in Open Meeting.

OPEN MEETING

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

CONSIDER THE QUALIFICATIONS, APPOINTMENT AND REMOVAL OF MEMBERS TO BOARDS AND COMMISSIONS: PLANNING AND ZONING COMMISSION (1)
ACTION TAKEN.

Motion by Deputy Mayor Steele to appoint Glenn Whitaker to the Planning and Zoning Commission, for a term from August 4, 2020 to August 4, 2023. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.

VOTING NAY: None.

MOTION CARRIED.

ADJOURNMENT

On Motion duly made and carried, the meeting adjourned at 6:25 p.m.

OPEN MEETING

PLANNING &
ZONING COMMISSION

ADJOURNMENT

MAYOR

CITY CLERK



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 1.

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

2020 Impact Fee Land Use Assumptions and Capital Improvement Program

Issue:

Receive a brief presentation from Kimley-Horn and Associates, Inc. and hold a public hearing on the 2020 Impact Fee Land Use Assumptions and Capital Improvement Program

Background:

At the February 12, 2020 meeting, the City Council approved Resolution No. 6592 and a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Impact Fee Studies, as authorized by Chapter 395 of the Texas Local Government Code. The Capital Improvements Advisory Committee (CIAC), created by the Council, consists of the entire Planning & Zoning Commission and David Baca as a representative from the extra territorial jurisdiction (ETJ). The CIAC is charged with reviewing land use assumptions and the capital improvements program as they relate to the 2020 Impact Fee Study.

Pursuant to the schedule below for the Impact Fee Study process, the City Council scheduled a public hearing for this, the August 17th meeting. The CIAC met on July 21, 2020 and their comments have been provided to the Council prior to this public meeting. The full schedule is shown below:

- June 9: CIAC Kick-off LUA and Service Area
- July 6: Set Council Public Hearing Date
- July 21: CIAC LUA and CIP (coordinated with P&Z meeting)
- August 10: CIAC Comments Public Hearing LUA and CIP (8-17)
- **August 17: Council Public Hearing - LUA and CIP**
- August 17: Set Council Public Hearing Date
- August 18: CIAC Impact Fee (coordinated with P&Z meeting)
- **September 8: Council (Other Business) Impact Fee Discussion and Draft Ordinance**
- September 14: CIAC Comments Public Hearing LUA and CIP (9-21)
- **September 21: Council Public Hearing and Ordinance Adoption**

Note that staff will provide a draft ordinance to the Council at the September 8th called City Council meeting and will also provide a proposed Impact Fee schedule.

Origination:

Assistant City Manager Clint Philpott, P.E.
Director of Development Services Rob Rae, AICP

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is the staff's recommendation that the Council hold a public hearing on the 2020 Impact Fee Land Use Assumptions and Capital Improvement Program. No action is required as part of this agenda item; and Council may provide comments on the Land Use Assumptions and Capital Improvement Program.

Alternatives:

No alternatives are recommended.

Attachments

July 21, 2020 CIAC and Planning & Zoning Commission Meeting Draft Minutes
Comments from Committee Members

STATE OF TEXAS §

July 21, 2020

COUNTY OF GRAYSON §

BE IT REMEMBERED THAT A Regular Meeting of the Capital Improvements Advisory Committee (CIAC) and Planning and Zoning Commission of the City of Sherman, was begun and held on July 21, 2020.

MEMBERS PRESENT: CHAIRMAN MAHONE
COMMISSION MEMBERS: DOWNTAIN, WOOD, MANLEY,
BACA, SIMS AND DAVIS

MEMBERS ABSENT:

STAFF PRESENT: SCOTT SHADDEN, DIRECTOR OF DEVELOPMENTAL
SERVICES ROB RAE, INCOMING DIRECTOR OF
DEVELOPMENTAL SERVICES; CLINT PHILPOTT,
ASSISTANT CITY MANAGER; WAYNE LEE, DIRECTOR OF
ENGINEERING; ROBBY HEFTON, CITY MANAGER,
TERRENCE STEELE, ASSISTANT CITY MANAGER; AND
PATSY REEVES, DEVELOPMENTAL SERVICES
COORDINATOR

CALL TO ORDER

Chairman Mahone of the Capital Improvement Advisory Committee and Planning and Zoning Commission called the meeting to order at 4:17 p.m.

CALL TO ORDER

APPROVE MINUTES

The Capital Improvements Advisory Committee reviewed the minutes of the June 3, 2020 training session. Motion by Commission Member Downtain to approve the Minutes as written. Second by Commission Member Davis. All present voted AYE.

MOTION CARRIED.

APPROVE MINUTES

RECEIVE PRESENTATION FROM KIMLEY-HORN AND ASSOCIATES, INC. ON THE PROPOSED LAND USE ASSUMPTION AND CAPITAL IMPROVEMENT PROJECTS (CIP) TO BE USED FOR THE IMPACT FEE STUDY

**LAND USE
ASSUMPTION & CIP
PRESENTATION**

Jeff Whitacre, Vice President of Kimley-Horn and Associates, Inc., explained we are going to do a quick recap from our meeting a month ago about the impact fee basics and the land use growth projections and we will go over the Capital Improvements Plan (CIP) and Land Use Assumptions. We are asking you to give us feedback today and some future considerations and schedule.

You have a purpose during the study and if it is adopted then there is purpose after the study. During the study you are to give us comments and feedback on the land use assumptions, which I call projections and then you are

supposed to give us comments on the capital improvements plan that we are presenting tonight. I will file those written comments on the proposed impact fees. Today we are asking for comments on the land use assumptions and capital improvements plans. In the future, we are going to be asking for comments on the actual fees themselves.

After the study, your job is a monitoring body. You are supposed to meet every six months, at that meeting, staff will give you a presentation on how much has been collected, what it has been spent on, etc. Semiannual reports will be filed to the City Council and you advise the City Council of the need to update or revise the land use assumption, capital improvements plan and impact fees.

Impact fees are a one-time fee assessed for new development that helps a City pay for growth, and is not assessed on existing homeowners. It is for new development, new businesses, new growth, that put a demand on the system. It is a funding tool for infrastructure systems. Impact fees are governed by Chapter 395 of the Texas Local Government Code. It allows for the balance of planning sources for new development and existing tax base.

Components that must be addressed for impact fees include land use assumptions, master Infrastructure plans, capital improvement plans, service areas, service units, maximum fees, and the results. He discussed the data used to provide these components.

Service Areas are divided into four areas. Sherman's water and sewer service area would be the entire City or wherever you serve. The transportation service area is limited to a six-mile trip length, and cannot include the ETJ; in Sherman, it is four areas. Highway 82, Highway 75 and Travis Street divide the areas. We chose Travis Street because it is on the border of two service areas. The drainage service area could be citywide and regional.

Land Use Assumptions establishes infrastructure demands, population and employment projections. The Future Land Use Map is used as our guide, we also are thinking about our Planned Developments and historic growth trends for future growth projections for ten years. One of the things we do with growth projections is provide a range of projections and shoot for the conservative aggressive number because it helps with infrastructure planning.

It is important to know what a City might call a five-year Capital Improvement Plan (CIP) and a ten-year Impact Fee CIP. A five-year CIP, the time is different but it will include maintenance, operations, as well as capital projects. The ten-year CIP, you can only include capital capacity projects. We can also include completed projects, underway and

future projects. Working with staff, we developed a ten-year impact fee CIP for water, wastewater and roadways.

The roadway side is broken up to the service areas, it has a combination of projects, completed, new projects for roads that do not exist today, widening of existing roads, which includes the Highway 75 Gap Study. The City contributed about \$8.5 million towards Highway 75; we can recoup a portion of that money for the impact fee study.

One of the comments staff had for the CIP was we missed a little of the area to the south going through Service Area 4, so we are going to include that. Another comment was Highway 82 near Plainview Road and the frontage roads don't exist as shown on the slide and they want us to explore adding the City's contribution for Highway 82 as well as Plainview and the overpass to the impact fee.

Currently, we have the total cost at \$80,570,779 and the recoverable cost at \$17,779,968. Roadways are not quite the same; we have to have a different formula for new roads versus existing roads. Those numbers will slightly change as we add those to the projects we mentioned.

Chairman Mahone asked what makes it recoverable.

Mr. Whitacre responded adding capacity during that ten-year growth. You have a total need of \$80,000,000, we are anticipating the growth we need, the impact of growth is \$17,000,000.

The public hearing is August 17, 2020, so we have to have comments to the City Council by August 10, 2020. We can take comments today if you have those ready; it could be through a motion, some cities take these one at a time, the land assumption areas and the capital improvements plan and give us comments. Sometimes there are no comments on the service areas, only comments on the capital improvements plan. We are trying to get your feedback on the service areas and get any comments you may want to incorporate or pass on to the City Council before the August public hearing.

Commission Member Wood asked if the service areas could change or move.

Mr. Whitacre explained they could move now easily. Once it is adopted, there is a requirement to restudy every five years and we could change the service areas at that time.

Commission Member Davis stated did I read where they could only be so big.

Mr. Whitacre explained it could change if the City annexes areas. The way we set these up, we are trying to consider service areas, so say in five years from now you do not have

to completely change the service areas, but if you annex and your city doubles in size, you would have to add some service areas.

Chairman Mahone stated some of these service areas have the potential to grow in certain areas. They probably will all grow before we would add new service areas.

Commission Member Manley asked what criteria was used to define the four service areas.

Mr. Whitacre explained we think of travel patterns, being the highways as the boundaries is one thing; we looked how projects were grouped together and the growth.

Chairman Mahone asked if there was any one-service area that might be more work than the others might or are they evenly distributed of how much work is required.

Mr. Whitacre explained the largest growth for projects is probably Service Area 4; Service Area 3 probably has the least amount of projects, but it has the least amount of growth. When you start calculating the fee, it is growth and projects.

Commission Member Davis stated Area 3 is going to draw in a lot less money than the others do because they have no growth.

Mr. Whitacre responded, correct and they do not have any projects.

Chairman Mahone asked what other areas you used for these numbers.

Mr. Whitacre explained in Service Area 4; it was the Planned Developments that are out there now: the Terra Perpetua and the Village, so we pulled those numbers from those Planned Developments, if these developments happen. In Service Area 1, we took all the known developments, we looked at the normal growth and added it to the other; that's the process we came up with, what we normally see and what developments are coming up and added the two together.

Chairman Mahone asked what is normal for you, are you looking just in the State of Texas or are you looking nationwide?

Mr. Whitacre explained we were looking just at Sherman, how many permits you were doing; the way we come up with these numbers is you take the average growth you have experienced for the last ten years and you add those components together, the average growth experienced and planned developments; that is what the numbers are.

Rob Rae explained it is the historic patterns in Sherman but also in the last five years since growth has increased more, so they took that into account, the fact that Sherman is

growing more in the last five years than it was in the past twenty years.

Chairman Mahone stated, so it is not as if we are using numbers from other parts of the country, we are using our actual historical data.

Mr. Whitacre responded, yes.

Commission Member Downtain asked if the information is updated from what is on the charts. You are showing 1,900 new single-family units for 2030.

Mr. Whitacre explained it is the same information that is on the charts.

Mr. Rae explained the 1,900 does not include the planned development unit.

Commission Member Davis noticed there was nothing on Highway 75; is it because it is not Sherman related, I think Highway 75 is expanding.

Mr. Whitacre explained it is the Gap Study; green on the map is the City's contribution to Highway 75. One of the comments that staff added is, we should extend that green further south.

Commission Member Wood asked Mr. Whitacre about a completed capital improvements plan.

Clint Philpott, Assistant City Manager explained the one spot that is complete is Phase I of West Travis Street, which is FM 1417 (Heritage Parkway) street light, there is a little section just to the left of Highway 75.

Mr. Rae explained the other project that is completed is the small block of Legacy Drive that is built next to Highway 75.

Commission Member Davis asked about the area in Service Area 2 that is not included on the map.

Mr. Philpott explained it is going to, but we cannot include anything outside of our city limits in this study, so as it annexes, there will be updates to this plan that will include that area, but we cannot legally show it.

Commission Member Manley stated you could on the water and sewer side but not on the roadway side.

Mr. Rae explained that is one of the reasons we will meet every six months to update if we need to.

Mr. Whitacre explained as we start drafting the ordinance, we will define as property is annexed how that happens.

Chairman Mahone asked about the list of specific roads, was that recommended by City Staff or by your firm.

Mr. Whitacre responded it was a combination of both, we worked with city staff.

Commission Member Davis explained we are just trying to assess fees for new construction to help pay for this stuff instead of the burden going on people that are already here to pay it.

Mr. Whitacre explained for example you are saying you need \$80,000,000; \$17,000,000 is for future growth. The question at hand is how much of that \$17,000,000 would be for future development versus the City, the \$63,000,000 would be on the City's side.

Commission Member Davis asked, is the City looking at this so we can spend less and cut our budget or is the City looking at it to get more to do more.

Mr. Philpott explained it is another bucket of money.

Mr. Whitacre gave some scenarios of median pricing in Sherman; the home price and the listed price. The theoretical scenarios using the median price of the house could be \$2,000-\$6,000. Future consideration could be on a single-family home maximum for roadway - \$1,000-\$2,000, for water, \$5,288 and for wastewater, \$776. My job is to calculate the maximum by State Law and the City Council has the job of the cap. The City could decide to charge anywhere from zero to the cap.

Mr. Whitacre talked about the schedule to enact impact fees. This includes the study, setting up this advisory committee, reviewing the land use and master plan, the calculations, and holding public hearings, anticipating adopting an Ordinance by October 5, 2020.

We have to have comments by August 10th to the City Council for the August 17th public hearing. We will come back with you the day after the public hearing to talk about the study. On September 14th, your comments will be due to the public hearing. The goal is to have the whole study to the City Council by September 21st; it requires two public hearings.

Commission Member Downtain asked about the future considerations and the potential for each household that could be \$8,000.

Mr. Whitacre explained that would be the maximum, that would be the highest number based on the Capital Improvement Plan.

Mr. Rae asked Mr. Whitacre it that was based on the fifty percent you are allowed to assess, is it technically double that what the impact is.

Mr. Whitacre responded, not exactly; the fifty percent credit is for future taxes that they would pay, so there would be an offset for future taxes, we cut the number in half.

Commission Member Davis stated so we are going to charge them \$8,000, but only charge them for \$4,000 because we are giving them a 50% reduction.

Mr. Whitacre responded no; the 50% reduction is \$8,000. This is the calculated dollar amount. It doesn't mean that you are going to charge \$5,288 for water, this the maximum you could legally charge, however you decide to pay the water rate; they may decide to pay that some other way, this is the maximum dollar amount that would be charged for new development.

Commission Member Davis stated, if I am building a house and I don't want to pay that, I'm going to put a well in and a septic system; is the City good with that or I guess you don't build in the city limits.

Mr. Whitacre explained you would have to have the right acreage for that.

Mr. Rae stated, what is important to know is the City Council will be determining kind of what Jeff said on how much that charge could be assessed; that is the maximum by law the State of Texas allows us, based on the Capital Improvements Plan.

Commission Member Davis asked, are we going back to double and we cut it or they only allow by law 50%.

Mr. Whitacre responded, they only allow by law 50%.

The water is the highest because you have some major water treatment plants to consider.

Commission Member Downtain asked about the recoverable number on there could potentially be what the assessment could cover.

Mr. Whitacre responded, yes.

Commission Member Davis asked, if I live in Service Area 3 or building in 3, I am not going to pay that \$8,000 because I do not live in Service Area 2.

Mr. Whitacre responded, you would pay a different number.

Mr. Philpott explained the water and sewer number would be the same no matter what area you are in.

Chairman Mahone commented the service areas seem reasonable. The land use assumptions are your projections if you based it on our historical permits then it makes sense that you would just project that out. When you are talking about the Capital Improvements Plan, those are just those specific areas of the road city staff has recommended. When it comes to that, I have to trust them because I do not

know the roads nearly as well as they do; so that is where I am at, I do not have a reason to disagree with any of this so far. My only concern with this whole project is it could potentially make it hard for some, especially lower income for housing to be built. On a \$150,000 house, this is a much bigger percentage in an increase of cost than a \$300,000 house. I have economic concerns there.

Mr. Whitacre stated those comments are good and comments that we are going to request for the September 14th CIAC comments; that is the type of comments we are looking for when we actually get the dollar amount. Do you have a comment for that; it is common to say on the assumption side we are trusting staff and then we get to the dollar amount for the next public meeting.

Commission Member Davis stated, if I am a developer, do I pay that or is it for the sale of the house and then the commercial pays; how do you break it up to get your money.

Mr. Whitacre explained, they pay the water and sewer when they pay their water meter and for the roadway when they pay their building permit.

Commission Member Davis said it could be ten years down the road before it could actually be used on that.

Mr. Whitacre responded, it could be, they pay the fee now, it is a development fee, as if a planned development and they build some infrastructure and decide to build one of those roadways, they would get credit for the fee, they would not pay the fee and build the roadway. Anyone that chooses to build, like you are building a bigger development and build that roadway that goes through your development, you peak at an offset of that development.

Commission Member Davis stated you are waiting for two or three years for the last house to sale before I get my fee back. If I'm the developer and I'm developing and selling but there is going to be a last five lots sold and I am waiting for those last five sold before I get my money back, does the City charge me the full price on that road.

Mr. Whitacre responded, no, the City wouldn't, it is paid at the building permit, so they would be paying as they went, not up front unless they chose to build the road, in that case they build the road up front and the developer put in the lot price, etc., then they get their money back later. It is paid incrementally at the building permit time when development happens.

Chairman Mahone explained all these assumptions look good to me right now, but let us say a year goes by and the City Staff says one of these service areas needs to change a little bit, we have the opportunity to do that after at least one year.

Mr. Whitacre responded every six months you are supposed to look at it. Every six months, we are supposed to convene and look at it, there is not a lot of work that happens the first year. Every six months we have to get together and have a similar presentation and you can make changes then.

Commission Member Davis asked if there were any part not amendable.

Mr. Whitacre responded, no.

Commission Member Downtain asked about replats, if lots were divided into more lots.

Mr. Whitacre explained it is charged based on building permit and water meter. If someone had a two-acre lot and they tore down the house and built five homes, you would only pay for four because you do not pay for the existing home that is out there. Just as you decide to upgrade your water meter or remodel you do not have to pay.

Commission Member Downtain asked what cities around us are not doing this right now.

Mr. Whitacre explained I can answer the cities that have impact fees; Anna, Melissa, McKinney have impact fees. Gainesville and Pilot Point are in the same place you are right now.

Mr. Philpott explained Denison is waiting on us. The idea is new growth pays for infrastructure or part of that.

Commission Member Davis asked what size population drives this.

Mr. Whitacre explained he has done this for cities that have 5,000 people, the most common number of people is between 30,000-50,000.

We need to decide how we are going to get our comments to the City Council. It could be a motion, it could be a letter or it could be the minutes from this meeting.

Chairman Mahone thought the minutes should be forwarded to the City Council and if we had additional comments we could give them to Rob by August 10th.

ACTION TAKEN.

Motion by Commission Member Wood to use the official minutes of this meeting as our comments to the City Council and anyone that has further comments may submit that letter individually before August 10, 2020. Second by Commission Member Davis.

VOTING AYE: DAVIS, MAHONE, DOWNTAIN, MANLEY, SIMS, BACA AND WOOD.

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MINUTES – JULY 21, 2020

**VOTING NAY: NONE
MOTION CARRIED**

ADJOURNMENT

**On Motion duly made and carried, the meeting adjourned at
4:58 p.m.**

ADJOURNMENT

CHAIRMAN

SECRETARY

Comments to City Council Regarding Impact Fees

<u>Committee Member</u>	<u>Date</u>	<u>Time</u>	<u>Source</u>	<u>Comments</u>
Clay Mahone	7/21/2020	4:30 PM	Minutes	"My only concern with this whole project is it could potentially make it hard for some, especially lower income for housing to be built. On a \$150,000 house, this is a much bigger percentage in an increase of cost than a \$300,000 house. I have economic concerns there."
David Downtain				
Shawn Davis	8/4/2020	12:26 PM	Email	No Comment
Paul Manley	8/3/2020	12:29 PM	Email	"I would like to echo Clay's comments and request that Council assess the impact of a flat-fee based charge on low cost housing. I feel we should do whatever possible to not discourage low cost housing, but rather encourage it."
David Baca	8/3/2020	1:03 PM	Email	"I do agree with Paul that we'd like to see a percentage-based or size-based structure to the residential fees."
Trish Wood	8/4/2020	4:37 PM	Email	No Comment
Leigh Ann Sims	8/6/2020	1:48 PM	Email	No Comment
Glenn Whitaker				



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 2.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Capital Improvement Program 2020-2025

Issue:

Holding a public hearing for the City of Sherman's Capital Improvement Program (CIP) covering the period from October 1, 2020 through September 30, 2025

Background:

Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a Capital Improvement Program. As required, before consideration of the resolution, the City published a summary of the program and gave notice of a public hearing in a newspaper of general circulation in the City. Approval of this CIP will be by Resolution No. 6638, a separate item on this agenda.

Origination:

Finance Department

Financial Consideration:

The first year of projects for the General, Utility and Stormwater Capital Improvement Programs are included in the proposed fiscal year (FY) 2020-2021 budget. Therefore, there is no financial consideration to holding a public hearing or adopting the Capital Improvement Program.

Staff Recommendation:

It is recommended that the City Council hold a public hearing for the Capital Improvement Program 2020-2025 at the August 17, 2020 City Council meeting. There is no Council action required on this public hearing.

Alternatives:

Those as may be directed by the City Council

Attachments

2020-2025 Capital Improvement Program

Capital Improvement Plan of the City of Sherman

October 1, 2020 - September 30, 2025

David Plyler, Mayor
Willie Steele, Deputy Mayor

Council Members

Shawn Teamann
Pamela Howeth
Daron Holland
Josh Stevenson
Sandra Melton

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2020 - SEPTEMBER 30, 2025

CITY COUNCIL

David Plyler, Mayor
Willie Steele, Deputy Mayor

Council Members

Shawn Teamann
Pamela L. Howeth
Daron Holland
Josh Stevenson
Sandra Melton



Robby Hefton, City Manager

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City of Sherman, Texas

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The Honorable David Plyler, Mayor, and Members of the City Council

Subject: 2020-2021/2024-2025 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period beginning October 1, 2020 through September 30, 2025.

Our community continues to experience growth and potential for growth and, in order to meet the needs of the future, we must plan. The Capital Improvement Program forecasts our major capital improvement needs on a yearly priority basis. The plan requires annual revision in order to ensure that it meets the public safety, health and welfare needs of the citizens of Sherman, as well as our ability to finance those needs.

The Capital Improvement Program provides you with a comprehensive planning forecast of Capital Improvement needs. It outlines the recommended projects by fiscal year and estimates cost and funding sources. Each project is described by a brief narrative. The process of reviewing and approving this document requires that you concentrate on the priorities of the projects, due to funding limitations.

The Capital Improvement Program is separated into two functions, that of governmental and of proprietary. The governmental function is accounted for in the General Fund services; and the Capital Improvement Projects under this section are associated with general government and financed by taxation, grants and other General Fund sources. These projects are in the nature of streets, parks, drainage, flood control, refuse, and public safety improvements. The proprietary function is accounted for in the Utility Services section. Projects under this section are primarily for water and sewer improvements. Summaries by fiscal year for General Services and Utility Services are for years one through five.

This Capital Improvement Program has been reviewed and is hereby respectfully submitted for your consideration.

Very truly yours,



Robby Hefton
City Manager

GENERAL

SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
ENGINEERING SERVICES					
Downtown Infrastructure	\$ 510,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
McGee Street Bridge - Erosion & Overlay Repairs	\$ 150,000	\$ 750,000	\$ -	\$ -	\$ -
Design & ROW Acquisition for FM 1417 Improvements - SH 56 to W. Travis	\$ 2,000,000	\$ 1,800,000	\$ -	\$ -	\$ -
Engineering & Construction - Taylor/Washington from Little to Sand Creek	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Public Infrastructure for TIRZ #6	\$ 900,000	\$ -	\$ -	\$ -	\$ -
Moore St. Construction - Phase II from W. Travis to FM 1417 (2 of 4 Lanes)	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
South Travis Bridge Repair at Post Oak Creek	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Center Street Bridge - Erosion & Overlay Repairs	\$ 550,000	\$ -	\$ -	\$ -	\$ -
Design/Construct Park Street - Lake Street to SH 11	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
TIRZ #3 - Demo Old Medical Plaza Hospital & Remediate	\$ 250,000	\$ -	\$ -	\$ -	\$ -
TIRZ #5 - General Improvements at Sherman Crossroads	\$ 300,000	\$ -	\$ -	\$ -	\$ -
TIRZ #7 - BelAir Development East of Legacy Extension	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Lamberth Road Expansion - Shady Oaks to Friendship Road	\$ -	\$ 500,000	\$ 3,000,000	\$ -	\$ -
Fallon Drive West Construction	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Progress Drive Construction - Between Progress Rail & Flanary Road	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -
Engineering & Construction - Taylor/Washington Extension - Phase III	\$ -	\$ 1,000,000	\$ -	\$ 7,000,000	\$ -
Engineering & Construction - Taylor/Washington Bridge Across Sand Creek	\$ -	\$ 500,000	\$ 7,000,000	\$ -	\$ -
Design/Construct Friendship Road - SH 56 to Lamberth	\$ -	\$ 1,600,000	\$ 2,000,000	\$ 2,700,000	\$ 6,200,000
FM 1417 Expansion Engineering - US 75 to Railroad	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Fallon Drive Final Engineering - East towards Dripping Springs	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Engineering Services	\$ 12,660,000	\$ 8,500,000	\$ 12,050,000	\$ 10,250,000	\$ 6,350,000

FIRE DEPARTMENT

Station #1 Roof Replacement	\$ 85,000	\$ -	\$ -	\$ -	\$ -
Replace Overhead Doors at Station #5	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Land Acquisition for Station #6	\$ -	\$ 750,000	\$ -	\$ -	\$ -
Design & Engineer Station #6	\$ -	\$ 650,000	\$ -	\$ -	\$ -
Station #6 Construction	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -
Combine Stations #1 and #2 - Land Acquisition and Design/Engineering	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -
Station #4 Phase II - Construct EMS Building	\$ -	\$ 950,000	\$ -	\$ -	\$ -
Station #4 Phase IIIA - Construct Pad Site for Fire Training Facility	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Combine Stations #1 and #2 - Construction	\$ -	\$ -	\$ 6,000,000	\$ -	\$ -
Station #4 Phase IIIB - Construct Training Facility	\$ -	\$ -	\$ 2,800,000	\$ -	\$ -
Renovate Station #3 - Building Interior & Exterior, Bay Doors, etc.	\$ -	\$ -	\$ 195,000	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Relocate Station #5 - Land Acquisition	\$ -	\$ -	\$ -	\$ 750,000	\$ -
New Station #5 Construction	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000
Land Acquisition for Station #7	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Design & Engineer Station #7	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Fire Department	\$ 85,000	\$ 8,560,000	\$ 8,995,000	\$ 750,000	\$ 5,850,000

INFORMATION TECHNOLOGY

Update City Fiber Connections/Hardware	\$ -	\$ 241,000	\$ -	\$ -	\$ -
Total Information Technology	\$ -	\$ 241,000	\$ -	\$ -	\$ -

LIBRARY SERVICES

Install Self-Check Stations with RFID Tags	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Library Services	\$ 40,000	\$ -	\$ -	\$ -	\$ -

PARKS AND RECREATION

Pecan Grove West Complex Phase II - Spraygrounds, Trails, Etc.	\$ -	\$ 800,000	\$ -	\$ -	\$ -
Fairview Park - Replace Open Air Restroom with Multi-Use Facility	\$ -	\$ 850,000	\$ -	\$ -	\$ -
Pecan Grove East Park - Add Restroom & Trail Lighting	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Conduct Recreation/Community Center Feasibility Study	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Fairview Park - Replace Existing Lighting with LED	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Martin Luther King Park - Replace Restroom Facility	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Old Settlers Park - Replace Existing Lighting with LED	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Hawn Park - Add Pavilion & Expand Parking Lot	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Develop Trails & Bicycle Boulevards Throughout the City	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Taylor Street Gym - Expand Parking Lot	\$ -	\$ -	\$ 65,000	\$ -	\$ -
Build Recreation/Community Center	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -
Binkley Park - Install Restroom Facility	\$ -	\$ -	\$ 300,000	\$ -	\$ -
Herman Baker Park - Install Fishing Pier & Boat Ramp	\$ -	\$ -	\$ 625,000	\$ -	\$ -
Fairview Park - Expand Tennis Courts & Add Pickleball Court Lines	\$ -	\$ -	\$ 140,000	\$ -	\$ -
Herman Baker Park - Install Pavilion & Playground	\$ -	\$ -	\$ 600,000	\$ -	\$ -
Acquire Land to Accommodate a 60-80 Acre Regional Park	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -
Ely Park - Upgrade Pavilion & Create Walking Trail	\$ -	\$ -	\$ 200,000	\$ -	\$ -
Install Bridge Connecting Binkley Park & Lamar Street Greenspace	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Expand Decking, Seating, & Shading at The Splash	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Hawn Park - Expand Existing Skatepark	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Acquire Land to Accommodate Neighborhood Parks	\$ -	\$ -	\$ -	\$ 300,000	\$ -

GENERAL SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Develop 60-80 Acre Regional Park	\$ -	\$ -	\$ -	\$ 7,000,000	\$ -
Update Parks and Recreation Master Plan	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Develop Neighborhood Park at Pebblebrook Two	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Parks & Recreation	\$ -	\$ 4,650,000	\$ 14,230,000	\$ 8,800,000	\$ 960,000
POLICE DEPARTMENT					
Construct New Police Station & Remodel Existing Facility	\$ 1,354,000	\$ 12,646,000	\$ -	\$ -	\$ -
Replace Existing Video Evidence Solution Software	\$ 100,790	\$ 100,790	\$ 100,790	\$ 100,790	\$ 157,220
Total Police Department	\$ 1,454,790	\$ 12,746,790	\$ 100,790	\$ 100,790	\$ 157,220
PUBLIC WORKS					
Binkley Park Bridge - Repair Paving & Sidewalk Damage	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Roadway & Curb/Gutter Repairs On Lamberth Road Near FM 1417	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Supporting Structures Upgrades & Repairs at Sherman Municipal Airport	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ -
Total Police Department	\$ 100,000	\$ 160,000	\$ -	\$ -	\$ -
Total General Services	\$14,339,790	\$34,857,790	\$35,375,790	\$19,900,790	\$13,317,220

UTILITY SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
AWIA Security Upgrades for WTP and Well Site System	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Replace Flow Meters at WTP	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Recurring Water System Components Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Construct Brine Disposal Line for WTP	\$ 1,700,000	\$ 6,400,000	\$ 200,000	\$ 700,000	\$ 6,000,000
Address Deterioration & Climate Control in WTP Buildings	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Northwest Sewer Expansion Project	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -
Annual Water/Sewer Oversizing & Replacement Costs	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Construct Legacy Surface Waterline	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -
Construct Waterline to Serve Marilee SUD Line	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Conduct Water Hydraulic Study	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Conduct Wastewater System Study	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -
Replace Deteriorated Southside Industrial Sewer	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -
Provide Overflow Relief to Existing Texoma Pkwy Sewers	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Ida Road Ground Storage Tank - Modifications & Repairs	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -
Replace 12" Water Main Along Texoma Parkway	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -
Extend Lamberth Road Waterline Past Carriage Estates	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Increase Fairview Ground Storage Tank Water Pressure	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Abandon & Re-route Center Street Sewer	\$ 80,000	\$ -	\$ -	\$ -	\$ -
Upgrade Water System at High Country Estates	\$ 60,000	\$ 60,000	\$ 70,000	\$ 80,000	\$ -
Abandon Old Wells/Pumps at High Country & Preston Club	\$ 70,000	\$ -	\$ -	\$ -	\$ -
Replace Existing 10" Water Crossing at Choctaw Creek	\$ 425,000	\$ -	\$ -	\$ -	\$ -
Replace Existing 10" Water Crossing on Travis Street North of US 82	\$ 575,000	\$ -	\$ -	\$ -	\$ -
Engineering for Legacy Drive Waterline	\$ 213,000	\$ -	\$ -	\$ -	\$ -
Gate Actuator Upgrades	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Design & Engineering - WWTP Lab Facility Expansion	\$ 250,000	\$ -	\$ -	\$ -	\$ -
SSO Initiatives	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Refurbish Rex Cruise Elevated Storage Tank	\$ -	\$ 500,000	\$ -	\$ -	\$ -
WTP Backwash Tank Repairs & Modifications	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Refurbish Deteriorated Flocculation-Sedimentation Basin at WTP	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
Repair Cherry Park Well Site	\$ -	\$ 180,000	\$ -	\$ -	\$ -
Southwest Sewer Line Extension	\$ -	\$ 600,000	\$ 5,400,000	\$ -	\$ -
Replace Pump #2 at Fairview Ground Storage Tank	\$ -	\$ 30,000	\$ -	\$ -	\$ -
Construct Friendship ROW Bypass Waterline	\$ -	\$ 1,500,000	\$ 2,750,000	\$ 5,000,000	\$ 3,250,000
Replace Headworks Pump #1 at WWTP	\$ -	\$ 145,000	\$ -	\$ -	\$ -
Relocate Main Switchgear Building Components	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -
Construction - WWTP Lab Facility Expansion	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -
Main Road Repairs at WWTP	\$ -	\$ 80,000	\$ -	\$ -	\$ -
Replace Lake Station Pump	\$ -	\$ -	\$ 2,200,000	\$ -	\$ -
Refurbish Dorchester Ground Storage Tank	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Primary Digester #1 Rehabilitation	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -

UTILITY

SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Design & Engineering - Main Digester Complex Rehabilitation	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Equalization Basin Blower Rehabilitation	\$ -	\$ -	\$ 750,000	\$ -	\$ -
Grit Removal Process Rehabilitation	\$ -	\$ -	\$ 350,000	\$ -	\$ -
Refurbish Fairview Ground Storage Tank	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Replace EDR Process at WTP	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
Replace Filter Media & Basins at WTP	\$ -	\$ -	\$ -	\$ 600,000	\$ -
Construction - Main Digester Complex Rehabilitation	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
Demolish Old Sludge Drying Beds	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Odor Abatement Study	\$ -	\$ -	\$ -	\$ 200,000	\$ -
Engineer & Design Membrane Building Build-Out at WTP	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
UV Disinfection Building Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Bar Screen Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Digester Cost Recovery Study	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Conduct WWTP Study to Control TDS Loadings	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Utility Services	\$ 18,858,000	\$ 15,145,000	\$ 14,620,000	\$ 15,030,000	\$ 14,200,000

STORMWATER SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
ENGINEERING SERVICES					
Design & Construct Storm Drainage System Under Blanton Drive	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Archer Drive Property Acquisition	\$ -	\$ 4,238,000	\$ -	\$ -	\$ -
Sam Rayburn/Contemporary Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 105,284	\$ -	\$ -	\$ -
Ayers Drive Property Acquisition	\$ -	\$ 192,152	\$ -	\$ -	\$ -
Sam Rayburn/N. Travis Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 489,033	\$ -	\$ -	\$ -
Contemporary Drive Property Acquisition	\$ -	\$ -	\$ 1,242,646	\$ -	\$ -
Property Acquisition for Proposed Dam 9a	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Construction of Proposed Dam 9a	\$ -	\$ 400,000	\$ -	\$ 5,000,000	\$ -
Canterbury Drive Property Acquisition	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Increase Culvert Capacity under Gribble Street at Stream G	\$ -	\$ -	\$ 275,000	\$ -	\$ -
Increase Channel Capacity near Lamar/US 75	\$ -	\$ -	\$ -	\$ -	\$ 1,437,000
Increase Channel Capacity near Center/Post Oak	\$ -	\$ -	\$ -	\$ -	\$ 2,698,000
Total Engineering Services	\$ -	\$ 6,774,469	\$ 1,517,646	\$ 5,000,000	\$ 4,135,000
STREETS MAINTENANCE					
Taylor/Washington Bridges - Erosion & Overlay	\$ -	\$ 92,000	\$ -	\$ -	\$ -
Lamberth Road Bridges - Erosion & Overlay	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Hillcrest/Woods Bridges - Erosion & Overlay	\$ -	\$ 77,000	\$ -	\$ -	\$ -
Ricketts/Centennial/etc. Bridges - Erosion & Overlay	\$ -	\$ -	\$ 68,000	\$ -	\$ -
Total Streets Maintenance Services	\$ -	\$ 219,000	\$ 68,000	\$ -	\$ -
Total Stormwater Services	\$ -	\$ 6,993,469	\$ 1,585,646	\$ 5,000,000	\$ 4,135,000

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 3rd day of August, 2020, at a regular City Council meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit “A” and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 17th day of August, 2020.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

CAPITAL BUDGET

2020 - 2025

GENERAL SERVICES

2020 - 2025

GENERAL SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

2020-2021

PROJECT YEAR: 2020 - 2021

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$510,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MCGEE STREET BRIDGE EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete repairs of erosion damage and overlay bridge decking on McGee Street bridge at Post Oak Creek.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair, due to safety and expanding growth needs.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

DESIGN & ROW ACQUISITION FOR FM 1417 IMPROVEMENTS - SH 56 TO W. TRAVIS

DESCRIPTION:	Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund; TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE 2B

DESCRIPTION:	Engineering phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

TIRZ #6 - PUBLIC INFRASTRUCTURE REIMBURSEMENT

DESCRIPTION:	Reimburse developer for public infrastructure, including streets, water, and sewer utilities.
ESTIMATED COST:	\$900,000
PROPOSED FINANCING:	TIRZ #6
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #6 was created to develop the southside of US 75 and SH 691.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MOORE STREET CONSTRUCTION - PHASE II - W. TRAVIS TO FM 1417

DESCRIPTION:	Extend Moore Street from W. Travis Street to FM 1417 (includes two of the required four lanes).
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a minor thoroughfare connecting FM 1417 and Park Street. Additional phases will be determined by future development.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

SOUTH TRAVIS BRIDGE REPAIR AT POST OAK CREEK

DESCRIPTION:	General bridge repairs to the South Travis bridge at Post Oak Creek.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Project identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as needing repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CENTER STREET BRIDGE - EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete repairs of erosion damage and overlay bridge decking on Center Street bridge at Post Oak Creek.
ESTIMATED COST:	\$550,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair, due to safety and expanding growth needs.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

EAST PARK STREET EXPANSION - FIRST STREET TO SH 11

DESCRIPTION:	Design and construction of Park Street to connect from Lake Street to SH 11.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project is included in the Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TIRZ #3 - DEMO OLD MEDICAL PLAZA HOSPITAL & REMEDIATION

DESCRIPTION:	Demolish deteriorated structures and remediate environmental issues.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	TIRZ #3
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #3 was created for the Sherman Commons area, east of US 75 at Loy Lake Rd. This project will require expansion of the existing zone boundaries to include property to the south.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

TIRZ #5 - GENERAL IMPROVEMENTS AT SHERMAN CROSSROADS

DESCRIPTION:	General improvements in the reinvestment zone at Sherman Crossroads.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	TIRZ #5
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #5 was created for the Sherman Crossroads area, located at the southwest corner of FM 1417 and US 75.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TIRZ #7 - PUBLIC INFRASTRUCTURE IMPROVEMENTS

DESCRIPTION:	Bel Air development east of the Legacy Drive Extension, plus related utility infrastructure, etc.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	TIRZ #7
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #7 was created for the Bel Air development area, located at the southeast corner of FM 1417 and US 75.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

STATION #1 ROOF REPLACEMENT

DESCRIPTION:	Replace the roof at Station #1.
ESTIMATED COST:	\$85,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The roof at Station #1 is failing and the membrane must be replaced.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

INSTALL SELF-CHECK STATIONS AT SHERMAN PUBLIC LIBRARY

DESCRIPTION:	Installation of self-check stations, RFID tags, security tags, and tagging supplies at the Sherman Public Library.
ESTIMATED COST:	\$40,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Self-check stations allow patrons to check their own materials. Additionally, radio frequency identification (RFID) tags assist in tracking items and security.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2020 - 2021

CONSTRUCT NEW POLICE STATION & REMODEL EXISTING FACILITY

DESCRIPTION:	Design and site acquisition for a new police station.
ESTIMATED COST:	\$1,354,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A new police station is needed, as the department has outgrown the current facility. Remodeling the existing facility will provide additional office space for City staff.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	First of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

SUPPORTING STRUCTURES UPGRADES & REPAIRS AT SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Minimal repair and upgrades to the supporting structures at the Sherman Municipal Airport.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Periodic support structure improvements are necessary to enhance useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

2021-2022

PROJECT YEAR: 2021-2022

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MCGEE STREET BRIDGE - EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete erosion damage repairs and bridge deck overlay on McGee Street Bridge.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This bridge was identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as needing repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

DESIGN & ROW ACQUISITION FOR FM 1417 IMPROVEMENTS - SH 56 TO W. TRAVIS

DESCRIPTION:	Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	General Improvement Fund; TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	Engineering design for phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project will assist in the areas of development in West Sherman. The 2016 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

FALLON DRIVE WEST CONSTRUCTION

DESCRIPTION:	Project for preliminary engineering and right-of-way acquisitions along Fallon Drive, west of US 75 to Kerr Chapel Road and east towards Dripping Springs.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Acquisition is directly related to new development in the area and corresponds to right-of-way widths included in the updates to the Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROGRESS DRIVE CONSTRUCTION - PROGRESS RAIL & FLANARY ROAD

DESCRIPTION:	Phased construction of Progress Drive between Progress Rail and Flanary Road.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	SEDCO
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has identified this project to address growth in the industrial park area.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE III

DESCRIPTION:	Engineering for phased construction of the Taylor/ Washington extension westward from FM 1417 to SH 289.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TAYLOR/WASHINGTON BRIDGE ACROSS SAND CREEK

DESCRIPTION:	Engineering phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$1,600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 to US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

REPLACE OVERHEAD DOORS AT STATION #5

DESCRIPTION:	Replace four (4) overhead bay doors at station #5.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

LAND ACQUISITION FOR STATION #6

DESCRIPTION:	Land acquisition for future site of a new fire station in West Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DESIGN & ENGINEERING FOR STATION #6

DESCRIPTION:	Design and engineering for a new fire station in West Sherman.
ESTIMATED COST:	\$650,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

STATION #6 CONSTRUCTION

DESCRIPTION:	Construction of a new fire station in West Sherman.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

COMBINE STATION #1 & #2 - LAND ACQUISITION & DESIGN/ENGINEERING

DESCRIPTION:	Land acquisition and design/engineering for the construction of a new station near downtown Sherman.
ESTIMATED COST:	\$1,350,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports relocating Station #1 slightly east of downtown, in order to combine with Station #2, near the Sherman Municipal Airport.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

STATION #4 PHASE II - CONSTRUCT EMS BUILDING

DESCRIPTION:	Phase II of Fire Station #4 is the construction of a storage facility for EMS/Fire medical supplies & equipment. Additional office space will be included.
ESTIMATED COST:	\$950,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #4 - PHASE 3A - CONSTRUCT PAD SITE FOR TRAINING FACILITY

DESCRIPTION:	Construct pad site for future fire training facility at Station #4.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

UPDATE CITY FIBER CONNECTIONS/HARDWARE

DESCRIPTION:	Replace City-owned fiber connections from City Hall to the Municipal Building to the Equipment Services Center.
ESTIMATED COST:	\$241,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Current fiber connections are twenty years old, limiting fiber speeds on older network. Updates will address reliability concerns for speed, storage, & backup demands.
DEPARTMENT/DIRECTOR:	Mary Lawrence, Finance Director

PECAN GROVE WEST COMPLEX PHASE II - SPRAYGROUNDS, TRAILS, ETC.

DESCRIPTION:	Phase two of the development of the new athletic complex at Pecan Grove West Park consists of a sprayground, lighting, trails, playground, and other amenities.
ESTIMATED COST:	\$800,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

FAIRVIEW PARK - REPLACE OPEN AIR RESTROOM WITH MULTI-USE FACILITY

DESCRIPTION:	Construct a restroom/concessions facility to replace the open-air restrooms at Fairview Park; expand the north parking lot.
ESTIMATED COST:	\$850,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Replacement and expansion of the current park infrastructure is necessary to address increased growth and usage at Fairview Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PECAN GROVE EAST PARK - ADD RESTROOM & TRAIL LIGHTING

DESCRIPTION:	Add restroom and install trail lighting at Pecan Grove East.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of current park infrastructure is necessary to address increasing usage of park facilities and public safety.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

CONDUCT RECREATION/COMMUNITY CENTER FEASIBILITY STUDY

DESCRIPTION:	Conduct a feasibility study on the development of a City Recreation/Community Center facility.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This study will assist City staff in addressing growing public needs relating to recreational facilities expansion.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

FAIRVIEW PARK - REPLACE EXISTING LIGHTING WITH LED LIGHTING

DESCRIPTION:	Replace existing softball field lights, with LED lights, at Fairview Park.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Current Halite light bulbs used at our older sports fields are no longer available from manufacturers. LED light installation is therefore required and more energy efficient.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

MARTIN LUTHER KING PARK - REPLACE RESTROOM FACILITY

DESCRIPTION:	Replace the current Martin Luther King Park open-air restroom facility with a new, possibly pre-fab building.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current open-air restroom facility is in need of extensive repairs and has reached the end of its useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

OLD SETTLERS PARK - REPLACE EXISTING LIGHTING WITH LED LIGHTS

DESCRIPTION:	Replace existing baseball and softball field lights with LED lighting.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Lighting manufacturers are no longer making Halite bulbs, which are currently in use on older sports fields.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

HAWN PARK - ADD PAVILION & EXPAND PARKING LOT

DESCRIPTION:	Add restroom and expand existing parking lot at Hawn Park.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of current park infrastructure is necessary to address increasing park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

CONSTRUCT NEW POLICE STATION & REMODEL EXISTING FACILITY

DESCRIPTION:	Construction phase for a new police station.
ESTIMATED COST:	\$12,646,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A new police station is needed, as the department has outgrown the current facility. Remodeling the existing facility will provide additional office space for City staff.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Second of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

PROJECT YEAR: 2021-2022

BINKLEY PARK BRIDGE - REPAIR PAVING & SIDEWALK DAMAGE

DESCRIPTION:	Repair damage to paving and sidewalks associated with Binkley Park Bridge.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Since original construction, significant movement has occurred in the pavement/sidewalk that was placed over box culverts during Center Street extension construction.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

ROADWAY & CURB/GUTTER REPAIRS ON LAMBERTH ROAD NEAR FM 1417

DESCRIPTION:	Repair section of roadway/curb/gutter located on Lamberth Road near FM 1417.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Structural failure is occurring due to water from nearby drainage area immediately beside the roadway.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

PROJECT YEAR: 2021-2022

SUPPORTING STRUCTURES UPGRADES & REPAIRS AT SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Minimal repair and upgrades to the supporting structures at the Sherman Municipal Airport.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Periodic support structure improvements are necessary to enhance useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

2022-2023

PROJECT YEAR: 2022 - 2023

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	Phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project will assist in the areas of development in West Sherman. The 2016 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

TAYLOR/WASHINGTON BRIDGE ACROSS SANDY CREEK

DESCRIPTION:	Construction phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

COMBINE STATION #1 & #2 - CONSTRUCTION

DESCRIPTION:	Construction of a new station near downtown Sherman, combining two stations.
ESTIMATED COST:	\$6,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports relocating Station #1 slightly east of downtown, in order to combine with Station #2, near the Sherman Municipal Airport.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #4 - PHASE 3B - CONSTRUCT TRAINING FACILITY

DESCRIPTION:	Construct a training facility at Station #4, including a tower, burn buildings, and a classroom.
ESTIMATED COST:	\$2,800,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2022 - 2023

STATION #3 RENOVATIONS - BUILDING INTERIOR & EXTERIOR, BAY DOORS, ETC.

DESCRIPTION:	Renovations to Station #3, including the interior and exterior of the building, landscaping, bay doors replacement, and install an emergency backup generator.
ESTIMATED COST:	\$195,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A properly functioning generator is crucial to day-to-day first responder operations, in case of a power outage. Renovations will assist in maintaining station operations.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

TAYLOR STREET GYM - EXPAND PARKING LOT

DESCRIPTION:	Expand existing parking lot at the Taylor Street Gym.
ESTIMATED COST:	\$65,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Additional parking is needed to accommodate increased usage at the gym and for City staff.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

BUILD RECREATION/COMMUNITY CENTER

DESCRIPTION:	Construct a new multi-use recreation/community center facility.
ESTIMATED COST:	\$10,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Construction of a Recreation/Community Center is based upon recommendations within the conducted Community Center feasibility study.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

BINKLEY PARK - INSTALL RESTROOM FACILITY

DESCRIPTION:	Install restroom facility at Binkley Park.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A restroom facility is needed to accommodate increased usage at the Binkley Park Mountain Bike Trail.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

HERMAN BAKER PARK - INSTALL FISHING PIER & BOAT RAMP

DESCRIPTION:	Install a fishing peer and boat ramp at Herman Baker Park.
ESTIMATED COST:	\$625,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

FAIRVIEW PARK - EXPAND TENNIS COURTS & ADD PICKLEBALL COURT LINES

DESCRIPTION:	Expand the size of the Fairview Park tennis courts and include pickleball court lines.
ESTIMATED COST:	\$140,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of the current park infrastructure is necessary to address increased growth and usage at Fairview Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	Install a new pavilion and playground at Herman Baker Park.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

ACQUIRE LAND TO ACCOMMODATE A 60-80 ACRE REGIONAL PARK

DESCRIPTION:	Land acquisition for future 60-80 acre regional park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a regional park development, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

ELY PARK - UPGRADE PAVILION & CREATE WALKING TRAIL

DESCRIPTION:	Upgrade pavilion and create a walking trail at Ely Park.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Ely Park suggest the need for more improvements. This project is consistent with the Trails Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Third year of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2023-2024

PROJECT YEAR: 2023 - 2024

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE III

DESCRIPTION:	Construction phase of the Taylor/Washington extension, westward from FM 1417 to SH 289.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2023 - 2024

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$2,700,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING FOR FM 1417 EXPANSION - US 75 EAST TO RAILROAD

DESCRIPTION:	Engineering for expansion of FM 1417, from US 75 east to railroad.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increase and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2023 - 2024

RELOCATE STATION #5 - LAND ACQUISITION

DESCRIPTION:	Acquire land for a new fire station site in the northeast quadrant of Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports moving Fire Station #5 southward and westward, approximately one (1) mile to better serve the Town Center, Woodmont, and development along US 82.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

INSTALL BRIDGE CONNECTING BINKLEY PARK & LAMAR STREET GREENSPACE

DESCRIPTION:	Install bridge at Lamar Street Greenspace.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Installing a bridge will connect the Lamar Street Greenspace to Binkley Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

THE SPLASH - EXPAND DECK, SEATING, & SHADE STRUCTURES

DESCRIPTION:	Add sprayground and expand the perimeter of the Splash to include a new/expanded deck, install benches and additional shade structures.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Frequent capacity limitations force many customers to wait in long lines. This project would significantly increase capacity with little additional overhead.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

HAWN PARK - EXPAND EXISTING SKATEPARK

DESCRIPTION:	Expand the existing skatepark at Hawn Park.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activity at the Hawn Park skatepark suggests the need for area expansion. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

LAND ACQUISITIONS TO ACCOMMODATE NEIGHBORHOOD PARKS

DESCRIPTION:	Acquire land in various locations to accommodate additional neighborhood parks.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in neighborhood park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

DEVELOP 60-80 ACRE REGIONAL PARK

DESCRIPTION:	Develop and construct new 60-80 acre regional park.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a regional park development, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Fourth year of five years to replace current L3 video evidence software with more efficient & current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2024-2025

PROJECT YEAR: 2024 - 2025

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$6,200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

FINAL ENGINEERING - FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	Final engineering of Fallon Drive, east towards Dripping Springs, and construction of 800 linear feet of road adjacent to current warehouse development.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Project is directly related to new development and corresponds to right-of-way widths included in the 2018 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

NEW STATION #5 CONSTRUCTION

DESCRIPTION:	Construction of a new fire station in the northeast quadrant of Sherman.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports moving Fire Station #5 southward and westward, approximately one (1) mile to better serve the Town Center, Woodmont, and development along US 82.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2024 - 2025

STATION #7 - LAND ACQUISITION

DESCRIPTION:	Land acquisition for a new fire station in the northwest quadrant of Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the northwest portion of Sherman, to accommodate growth.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #7 - DESIGN & ENGINEERING

DESCRIPTION:	Design & engineering for a new fire station in the northwest quadrant of Sherman.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the northwest portion of Sherman, to accommodate growth.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2024 - 2025

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

UPDATE PARKS & RECREATION MASTER PLAN

DESCRIPTION:	Update the Parks & Recreation Master Plan.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The most recent update to the Parks & Recreation Master Plan was adopted in 2017. As growth trends continue to change, periodic updates are necessary to the Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2024 - 2025

DEVELOP NEIGHBORHOOD PARK AT PEBBLEBROOK II

DESCRIPTION:	Develop a neighborhood park at Pebblebrook II.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a neighborhood park development, consistent
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Fifth year of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$157,220
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

UTILITY SERVICES 2020 - 2025

UTILITY SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System and having certain types of financing requirements different from those typically used for General Services.

2020-2021

PROJECT YEAR: 2020 - 2021

AWIA SECURITY UPGRADES FOR WTP & WELL SITE SYSTEM

DESCRIPTION:	Implement AWIA security upgrades at the Water Treatment Plant (WTP), including camera systems, improved gates and fencing, building access, and alarms.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The EPA established the AWIA in 2018. Water systems are required to perform risk and resilience assessments.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE FLOW METERS AT WTP

DESCRIPTION:	Replace various flow meters at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Necessary for record keeping & water consumption reconciliation, current flow meters are deteriorating from age & normal wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & RESEARCH PHASE - BRINE DISPOSAL LINE CONSTRUCTION (WTP)

DESCRIPTION:	Route study for potential routes for the construction of approximately 30 miles of waste water concentrate disposal line, with the capacity to remove 100% of the waste water created during the water treatment process.
ESTIMATED COST:	\$1,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Multi-year design and research phase is required to prepare for future construction of the brine disposal line, with estimated start date of Fiscal Year 2025.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ADDRESS DETERIORATION & CLIMATE CONTROL IN WTP BUILDINGS

DESCRIPTION:	Building improvements at the Water Treatment Plant including door replacements, windows, & ventilation.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Deterioration & ventilation improvements are needed to better control climate and minimize negative affects on WTP electrical components.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

NORTHWEST SEWER EXPANSION PROJECT

DESCRIPTION:	Construct a lift station and sewer lines to connect utility infrastructure to expanding areas of development.
ESTIMATED COST:	\$3,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion of existing wastewater utilities is necessary to tie surrounding areas into the City sewer system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT LEGACY SURFACE WATERLINE

DESCRIPTION:	Construct a surface waterline to serve Legacy Drive area, east of US 75.
ESTIMATED COST:	\$2,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Surface waterline is necessary to meet utility demands from recent and continuing growth in the Bel Air area.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

CONSTRUCT WATERLINE TO SERVE MARILEE SUD

DESCRIPTION:	Construct a water line to serve the Marilee Special Utility District (SUD) waterline, including Shepherd 750,000 gal ET rehabilitation and mixer.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary for Marilee SUD to meet utility demands. Marilee SUD will contribute 1.2M of the estimated costs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WATER HYDRAULIC STUDY

DESCRIPTION:	Update hydraulic model to determine capacity of existing & proposed future developments.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This model will identify existing undersized mains and will be used to develop future CIP projects.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	First of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	Replace approximately 12,700 feet behind the Wastewater Treatment Plant with 18" and 21" pipe.
ESTIMATED COST:	\$2,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

PROVIDE OVERFLOW RELIEF TO EXISTING TEXOMA PARKWAY SEWERS

DESCRIPTION:	Replace existing Texoma Parkway sewer augment from Sycamore Street to Evergreen Street to increase capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Existing sewer is at risk of overflowing.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS & REPAIRS

DESCRIPTION:	Repair, repaint and modify the Ida Road ground storage tank.
ESTIMATED COST:	\$2,050,000
PROPOSED FINANCING:	Utility Improvement Fund/GTUA
PROJECT NECESSITY:	The existing structure requires repairs and re-coating to extend its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

REPLACE 12" WATER MAIN ALONG TEXOMA PARKWAY

DESCRIPTION:	Replace existing 12" water main along Texoma Parkway from Fallon Drive to SH 691.
ESTIMATED COST:	\$1,050,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement of existing line is necessary due to water main deterioration.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

EXTEND LAMBERTH ROAD WATERLINE PAST CARRIAGE ESTATES

DESCRIPTION:	Extend water lines to tie Carriage Estates into Canyon Creek Road extension.
ESTIMATED COST:	\$135,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Expansion of water lines will loop corresponding areas into existing water system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

INCREASE FAIRVIEW GROUND STORAGE TANK WATER PRESSURE

DESCRIPTION:	Install 6" waterline to fill Fairview ground storage tank, boosting water pressure from 45psi to 49psi.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Increasing the water pressure is necessary to properly service the area west of US 75.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON & RE-ROUTE CENTER STREET SEWER

DESCRIPTION:	Abandon the sewer line in creek in the Center Street area. Re-route sewer into existing line on US 75 frontage road.
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Abandonment required to prevent possible TCEQ violations.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period.)
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON OLD WELLS/PUMPS AT HIGH COUNTRY & PRESTON CLUB

DESCRIPTION:	Abandon old wells and pumps at High Country Estates & Preston Club subdivisions.
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Abandonment required to meet TCEQ standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

REPLACE EXISTING 10" WATER CROSSING AT CHOCTAW CREEK

DESCRIPTION:	Replace existing 10" water crossing under south US 75 at Choctaw Creek.
ESTIMATED COST:	\$425,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is needed to address aging waterlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE EXISTING 10" WATER CROSSING ON TRAVIS STREET

DESCRIPTION:	Replace existing 10" waterline on Travis Street north of US 82.
ESTIMATED COST:	\$575,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is needed to address aging waterlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ENGINEERING FOR LEGACY DRIVE WATERLINE

DESCRIPTION:	Engineering phase for a waterline to be installed along the recent Legacy Drive project.
ESTIMATED COST:	\$213,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Utilities will need to be installed to service upcoming development along Legacy Drive.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

GATE ACTUATOR UPGRADES

DESCRIPTION:	Install motor-actuated/SCADA-controlled gate actuators at the Wastewater Treatment Plant.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Upgrading to gate actuators are an OSHA-driven safety measure, reducing the risk of employee electrocution during gate activation at the WWTP.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

DESIGN & ENGINEERING - LABORATORY FACILITY EXPANSION

DESCRIPTION:	Design and engineering to expand current laboratory facility for field testing and backup generator for samples.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SANITARY SEWER OVERFLOW (SSO) INITIATIVES

DESCRIPTION:	Operations and maintenance includes smoke testing, install a generator switch at lift station sites, and other repairs.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	SSO initiatives will address efforts to reduce inflow & infiltration, reducing stormwater flows at the Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2021-2022

PROJECT YEAR: 2021 - 2022

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCTION OF BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Preliminary design & easements acquisitions for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$6,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	Second of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH REX CRUISE ELEVATED STORAGE TANK

DESCRIPTION:	Refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruise.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Maintenance and refurbishment is required to extend the useful life of the storage tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

WTP BACKWASH TANK REPAIRS & MODIFICATIONS

DESCRIPTION:	Repair, modify, and re-coat the fresh water backwash tank located at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The tank is used to clean and rinse filtered debris from filter beds during the treatment process. Proper maintenance is required to extend the life of the filter media.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH DETERIORATED FLOC/SED BASIN AT WTP

DESCRIPTION:	Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), used during the water treatment process.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain integrity in the treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPAIR CHERRY PARK WELL SITE

DESCRIPTION:	General repair of the well site at Cherry Park.
ESTIMATED COST:	\$180,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Periodic general repairs are required due to field conditions and water demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SOUTHWEST SEWER LINE EXTENSION

DESCRIPTION:	Design phase to construct new sewer line in the southwest area of Sherman.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development & relieve current sewer line capacity concerns.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPLACE PUMP #2 AT FAIRVIEW GROUND STORAGE TANK

DESCRIPTION:	Replace pump #2 at the Fairview Ground Storage Tank.
ESTIMATED COST:	\$30,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Replacement is necessary to provide for a dedicated backup pump at the Fairview Ground Storage Tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Planning, acquisitions, & design phase for the construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPLACE HEADWORKS PUMP #1

DESCRIPTION:	Replace existing headworks pump #1 to provide sufficient pumping capacity during peak flows.
ESTIMATED COST:	\$145,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is necessary due to excessive wear from aging.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

RELOCATE & REPLACE MAIN SWITCHGEAR BUILDING COMPONENTS

DESCRIPTION:	Main switchgear building replacement includes the relocation of all main breakers and components to the new Blower Building Control Center and relocation of main transformers and rerouting of main power feeds.
ESTIMATED COST:	\$1,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

CONSTRUCTION - WWTP LABORATORY FACILITY EXPANSION

DESCRIPTION:	Construction to expand current laboratory facility for field testing and backup generator for samples.
ESTIMATED COST:	\$1,350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

MAIN ROAD REPAIRS AT WWTP

DESCRIPTION:	Replace base and resurface main road to handle new traffic from solid waste trucks hauling dewatering biosolids.
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Road deterioration, due to age and traffic, will not be able to handle heavy truck traffic.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2022-2023

PROJECT YEAR: 2022 - 2023

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCTION OF BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Acquire remaining easements for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	Third year of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SOUTHWEST SEWER LINE EXTENSION

DESCRIPTION:	Construction phase to build new sewer line in the southwest area of Sherman.
ESTIMATED COST:	\$5,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development & relieve current sewer line capacity concerns.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Begin 3-yr construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$2,750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE LAKE STATION PUMP

DESCRIPTION:	Replace lake station pump with a 25 MGD variable speed pump.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Currently, there are no 3 x 7 MGD raw water pumps to total 25 MGD with variable output. Replacement pump would support mid-flow to max-flow ranges.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

REFURBISH DORCHESTER GROUND STORAGE TANK

DESCRIPTION:	Refurbish Dorchester Site 8 ground storage tank.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Based on a 2020 inspection report, various items were identified as needing repairs, in order to extend the useful life of the tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PRIMARY DIGESTER #1 REHABILITATION

DESCRIPTION:	Repair/replacement of interior wall liner, sparger, draft tubes, piping supports, interior piping, blower, sludge flow meters, etc. Additionally, project includes concrete work around gas flare.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion issues, rehabilitation is necessary to prevent equipment failure and to address safety hazards at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

DESIGN & ENGINEERING - MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Engineering portion of the conduct assessment of digester electric switchgear and components, ventilation systems, pipe gallery, valves, etc., to determine scope of future rehabilitation of aging facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

EQUALIZATION BASIN BLOWER REHABILITATION

DESCRIPTION:	Replace worn electrical systems, switchgear, control systems, piping components, and blowers in the equalization basin blower building.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion, it is necessary to replace worn components to prevent equipment failure and safety hazards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

GRIT REMOVAL PROCESS REHABILITATION

DESCRIPTION:	Replace electrical/control systems, mechanical components, and improve design of the grit removal process at the Wastewater Treatment Plant.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Existing components have deteriorated due to age. New design will reduce grit blockages from heavy rainfall events.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2023-2024

PROJECT YEAR: 2023 - 2024

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Final design for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Continue 3-yr construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH FAIRVIEW GROUND STORAGE TANK

DESCRIPTION:	Refurbish 1-million gallon ground storage tank.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Based on a 2020 inspection report, various items were identified as needing repairs, in order to extend the useful life of the tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

REPLACE EDR PROCESS AT WTP

DESCRIPTION:	Replace EDR, which is used to filter dissolved minerals and organics, with RO.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	RO would maintain the filter process, but with less maintenance and updated technology with potential energy cost reduction.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE FILTER MEDIA & BASINS AT WTP

DESCRIPTION:	Periodic filter media replacement at the Water Treatment Plant (WTP). Additionally, filter basins will require refurbishment.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	Utility Improvement Fund; GTUA
PROJECT NECESSITY:	The combination of sand and granulated carbon is used as filter media in treating drinking water. The last replacement (2017) has a limited useful life. Additionally, filter basin refurbishment will extend the basin useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

CONSTRUCTION - MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Construction phase of the main digester complex rehabilitation, including electric switchgear and components, ventilation systems, pipe gallery, valves, etc.
ESTIMATED COST:	\$3,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DEMOLISH OLD SLUDGE DRYING BEDS

DESCRIPTION:	At the Wastewater Treatment Plant, remove sludge drying beds that are no longer part of the treatment process.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Removal of these drying beds could be utilized for future expansions of the wastewater treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

ODOR ABATEMENT STUDY

DESCRIPTION:	Conduct study to evaluate control strategies for managing odors from treatment processes.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Odor control will be necessary as future development occurs near the plant location.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2024-2025

PROJECT YEAR: 2024 - 2025

RECURRING WATER SYTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Begin construction phase of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$6,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Complete construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$3,250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ENGINEER & DESIGN MEMBRANE BUILDING BUILD-OUT AT WTP

DESCRIPTION:	Engineering and design of a build out for the membrane building space, adding two UF units & one RO unit.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Building out the membrane facility will add an additional 5 MGD of treatment capacity, which insures Water Treatment Plant capacity stays ahead of future Sherman water demand, including projected regional demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UV DISINFECTION BUILDING REHABILITATION

DESCRIPTION:	Replace electrical/control systems and mechanical components in the UV disinfection building at the Wastewater Treatment Plant.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing worn components is necessary to prevent equipment failure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

BAR SCREEN REHABILITATION

DESCRIPTION:	Replace bar screens, electrical/control systems, lighting pole, and other mechanical components in the bar screen facility at the Wastewater Treatment Plant.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing worn components is necessary to prevent equipment failure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DIGESTER COST RECOVERY STUDY

DESCRIPTION:	Conduct digester system upgrade feasibility to receive grease wastes from local waste haulers.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Potential to reduce natural gas costs and generate revenue from fees paid by waste haulers, offsetting operating costs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONDUCT WWTP STUDY TO CONTROL TDS LOADINGS

DESCRIPTION:	Conduct a study to determine strategies for controlling Total Dissolved Solids (TDS) loadings discharging at the Wastewater Treatment Plant.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	TDS source control or relocation of brine discharges may be necessary to comply with future TCEQ stream quality standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

STORMWATER SERVICES 2020 - 2025

STORMWATER SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Stormwater Services Projects, being specifically related to the operation of the Municipal Drainage Utility System and having certain types of financing requirements different from those typically used for General Services.

2020-2021

NO STORMWATER CIP PROJECTS IN FY 2021 BUDGET

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT STORM DRAINAGE SYSTEM UNDER BLANTON DRIVE

DESCRIPTION:	Design & construct a storm drainage system under Blanton Drive from Birge Street to McGee Street.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Storm drainage system will convey large weather event drainage to Post Oak Creek.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ARCHER DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Archer Drive for the future location of a regional storm water detention facility.
ESTIMATED COST:	\$4,238,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

SAM RAYBURN/CONTEMPORARY PROPERTY ACQUISITIONS - FLOOD MITIGATION

DESCRIPTION:	Acquisition of properties at Sam Rayburn Freeway and Contemporary Drive.
ESTIMATED COST:	\$105,284
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

AYERS DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Ayers Drive.
ESTIMATED COST:	\$192,152
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

SAM RAYBURN/NORTH TRAVIS PROPERTY ACQUISITION - FLOOD MITIGATION

DESCRIPTION:	Acquisition of properties on Sam Rayburn Freeway and Travis Street .
ESTIMATED COST:	\$489,033
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROPERTY ACQUISITION FOR PROPOSED DAM 9A

DESCRIPTION:	Acquisition of property near Sand Creek along West Washington Street for a regional storm water detention facility.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Design & engineering phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CANTERBURY DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of property on Canterbury Drive, near Post Oak Creek for the construction of a detention pond.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

TAYLOR/WASHINGTON BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the West Taylor Street Bridge and West Washington Bridge at Post Oak Creek Bridge.
ESTIMATED COST:	\$92,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

LAMBERTH ROAD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Lamberth Road Bridge at Post Oak Creed Bridge.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

PROJECT YEAR: 2021 - 2022

HILLCREST/WOODS BRIDGES - EROSION & OVERLAY

DESCRIPTION: Repair erosion damage and overlay the bridge deck on the Hillcrest Street Bridge and North Woods Bridge at Post Oak Creek Bridge.

ESTIMATED COST: \$77,000

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/DIRECTOR: Public Works Manager, Kevin Winkler

2022-2023

PROJECT YEAR: 2022 - 2023

CONTEMPORARY DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Contemporary Drive.
ESTIMATED COST:	\$1,242,646
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET AT STREAM G

DESCRIPTION:	Increase the capacity of the Stream G box culvert under Gribble Street.
ESTIMATED COST:	\$275,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

RICKETTS/CENTENNIAL/ETC. BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on North Ricketts Street, Centennial Street, West Pecan Street and Blue Flame Road Bridges.
ESTIMATED COST:	\$68,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

2023-2024

PROJECT YEAR: 2023 - 2024

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Construction phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2024-2025

PROJECT YEAR: 2024 - 2025

INCREASE CHANNEL CAPACITY NEAR LAMAR/US 75

DESCRIPTION:	Increase capacity of the channel near Lamar Street and US 75.
ESTIMATED COST:	\$1,437,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project was identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

INCREASE CHANNEL CAPACITY NEAR CENTER/POST OAK

DESCRIPTION:	Increase capacity of the channel near Center Street and Post Oak.
ESTIMATED COST:	\$2,698,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project was identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CAPITAL FINANCING

CAPITAL FINANCING

In preparing a capital improvement program, care must be exercised to keep the proposed program within the financial capabilities of the City. To do this requires that consideration be given to existing revenue funds, as well as existing and proposed debt requirement. The main sources of revenue available to the City of Sherman for Capital Improvements at present are: (1) Ad Valorem Taxes, (2) General Fund Revenues, (3) segregated capital funds, (4) Texas Department of Transportation funds, (5) other governmental grants, (6) private funds, and (7) the Stormwater Utility Fee.

Ad Valorem Taxes: The form of revenue typically used for General Services Capital Financing is the Ad Valorem Tax. Most often this is used as a covenant of Debt Financing, and the tax is used to pay Debt Service requirements. Other uses of Ad Valorem Tax include the setting aside of a certain percent or amount of tax for "pay-as-you-go" capital financing. The City of Sherman does not currently do this. A history of property taxes for the City of Sherman is noted in Table I.

Debt Service: The City issues General Debt for General Services and Stormwater Services projects and issues debt through the Greater Texoma Utility Authority for Utility Services projects. General Debt is supported by Property Taxes and/or Sales Taxes. Table II shows the General Debt Service Requirements. Utility revenues support the contractual debt issued through the Greater Texoma Utility Authority. Table II shows the Debt Service Requirements for this obligation. Possible future debt issues must be considered in light of existing obligations in order to minimize potential tax or utility rate increases.

Private Funds: Funding from developers.

Stormwater Utility Fee: The stormwater utility fee funds drainage-related projects such as flood plain planning, property acquisition, and construction projects.

TABLE I

**ANALYSIS OF ASSESSED VALUATION
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	REAL PROPERTY ASSESSED VALUE	PERSONAL PROPERTY ASSESSED VALUE	TOTAL
2016	\$1,823,350,651	\$706,697,730	\$2,530,048,381
2017	\$2,123,113,603	\$658,138,894	\$2,781,252,497
2018	\$2,246,249,866	\$680,478,596	\$2,926,728,462
2019	\$2,432,947,486	\$692,401,974	\$3,125,349,460
2020	\$2,642,279,504	\$839,573,445	\$3,481,852,949

**ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2016	\$9,411,780	\$9,137,999	97.09%	\$171,360	\$9,309,358
2017	\$10,966,479	\$10,696,411	97.54%	\$97,477	\$10,793,888
2018	\$12,505,911	\$11,907,264	95.21%	\$66,323	\$11,973,586
2019	\$13,354,618	\$12,489,427	93.52%	\$52,387	\$12,541,814
2020	\$17,026,261	\$15,882,649	93.28%	\$0	\$15,882,649

NOTE: 2019 COLLECTIONS ARE ESTIMATES AT 7-20-2020

TABLE II

**BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2019-2020**

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 10/01/2019
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	\$2,840,000	\$1,950,000	\$890,000
2006	LAKE TEXOMA WATER RIGHTS	40	\$3,727,060	\$1,289,928	\$2,437,132
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	\$1,830,000	\$1,360,000	\$470,000
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	\$6,970,000	\$585,000	\$6,385,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	\$9,360,000	\$865,000	\$8,495,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	\$18,110,000	\$625,000	\$17,485,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	\$3,900,000	\$275,000	\$3,625,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 10/01/2019
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	\$18,980,000	\$0	\$18,980,000
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	\$19,130,000	\$0	\$19,130,000

**BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2020 - 2027**

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2020	\$3,586,514	\$2,845,814	\$6,432,328
2021	\$3,241,202	\$2,717,376	\$5,958,578
2022	\$3,380,843	\$2,591,189	\$5,972,032
2023	\$3,530,669	\$2,453,351	\$5,984,020
2024	\$3,420,688	\$2,304,876	\$5,725,564
2025	\$3,560,908	\$2,161,256	\$5,722,164
2026	\$3,736,336	\$2,002,378	\$5,738,714
2027	\$3,791,981	\$1,839,183	\$5,631,164
TOTAL	\$28,249,141	\$18,915,423	\$47,164,564

TABLE III

**CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2020 - 2040**

YEAR	PRINCIPAL	INTEREST	TOTAL
2020	\$5,110,720	\$1,745,623	\$6,856,343
2021	\$5,207,200	\$1,656,492	\$6,863,692
2022	\$5,067,600	\$1,578,606	\$6,646,206
2023	\$5,153,000	\$1,500,051	\$6,653,051
2024	\$5,264,480	\$1,413,802	\$6,678,282
2025	\$5,110,960	\$1,297,193	\$6,408,153
2026-2030	\$25,129,600	\$4,646,930	\$29,776,530
2031-2035	\$20,975,000	\$1,930,626	\$22,905,626
2036-2040	\$7,205,000	\$308,884	\$7,513,884
TOTAL	\$84,223,560	\$16,078,208	\$100,301,768



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 3.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Final Statement/Action Plan for Program Year 2020 Community Development Block Grant

Issue:

Approval of the Program Year (PY) 2020 Community Development Block Grant Final Statement/Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low-to-moderate income citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long-term planning tool to address the identified needs of public housing, homelessness, and other non-housing community development needs and activities within the City of Sherman. For PY 2020, the City will allocate the majority of the funds towards street improvements and substandard structure demolition.

Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

- PY 2015 - \$317,392.00
- PY 2016 - \$315,681.00
- PY 2017 - \$334,954.00
- PY 2018 - \$368,334.00
- PY 2019 - \$358,317.00

Origination:

Teri Fine, Grants and HUD Coordinator

Financial Consideration:

The City of Sherman has been allocated \$366,796.00 in Community Development Block Grant funds from HUD to address our various community development needs for low-to-moderate income and special needs citizens during PY 2020.

Staff Recommendation:

The staff recommends the Sherman City Council approve the PY 2020 Community Development Block Grant Final Statement/Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds/allocations as they see fit.

Attachments

CDBG Final Statement/Action Plan for PY2020

**CITY OF SHERMAN, TEXAS
FINAL STATEMENT/ACTION PLAN OF
COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2020**

GRANT NO: B-20-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for program year 2020 is \$366,796.00. These funds will be received on October 1, 2020. Activities that directly benefit low and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

**COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN
PROGRAM YEAR 2020**

DEMOLITION/CLEARANCE PROGRAM: \$88,000

A program to demolish vacant, substandard structures and clear property lots which pose a risk to health/safety of low-moderate income target neighborhoods.

STREET IMPROVEMENTS: \$164,000

A program to improve streets in the low-moderate income target area for vehicle traffic.

PROGRAM ADMINISTRATION: \$ 59,796

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, and preparation of annual Action Plan, Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy, and the producing of the 10-year Fair Housing Study.

PUBLIC SERVICE ACTIVITIES: \$55,000

BOYS & GIRLS CLUB OF SHERMAN, INC: \$9,000

Funds to be used to assist with the development and advancement of a teen program for those from low-moderate income households.

CASA OF GRAYSON COUNTY: \$3,500

A volunteer advocate training program to educate new volunteers on process and procedures to advocate for foster children in Grayson County that have been abused or neglected.

CHILD & FAMILY GUIDANCE CENTER OF TEXOMA: \$7,000

A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence and sexual abuse for the low and moderate income Sherman residents.

FOUR RIVERS OUTREACH: \$9,000

A program that serves those who are overcoming their struggles with addiction by providing a men's residential 16-bed facility and a 12-month Life Renewal program. Recipients are ones, who at one time, resided within the city limits of Sherman.

GRAYSON COLLEGE FOUNDATION: \$3,500

A program to provide scholarships to cover tuition for the youth summer camp for City of Sherman residents living in a low-moderate income household.

GRAYSON COUNTY CRISIS CENTER: \$ 9,000

A program of activities that will provide emergency assistance to homeless women and children of domestic violence, who at one time, resided within the city limits of Sherman.

GRAYSON COUNTY SHELTER, INC: \$6,000

A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.

SHERMAN HOUSING AUTHORITY: \$8,000

A program to address the problems of drug abuse and associated crime in public housing, Activities include increasing law enforcement services to stop the sale of illegal drugs in and around assisted housing, apprehend sellers of such drugs and an overall reduction of crime in the assisted housing area.

TOTAL PROGRAM ALLOCATION: \$366,796

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and safety of all members of the community through improved streets in the lower/moderate income target areas.
3. Improve the quality of life in lower/moderate income target areas with the removal of structures that create unsafe, unsanitary and hazardous situations for the public.
4. Assist in providing youth activities for teens from low and moderate income families.
5. Educate and train volunteers who advocate for abused and neglected children.
6. Assist in providing counseling services to youth and adults from low and moderate income families.
7. Provide support for provision of shelter/assistance to men in overcoming addiction.
8. Assist in providing youth activities for children from low and moderate income families.
9. Provide support for provision of emergency shelter/assistance to the homeless.
10. Promote drug elimination programs for low and moderate income assisted housing families/households.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2020 are available in the Finance Department of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Teri Fine, Grants Coordinator, City of Sherman, P.O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on Tuesday, September 8, 2020. A summary of comments received will be made a part of the summary of citizen participation of this Plan.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 4.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6309

Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021

Issue:

To hold the public hearing on the proposed budget for the 2020-2021 fiscal year as required by Local Government Code Chapter 102

Background:

The proposed budget is based on the direction given by the Council at the Budget Workshop held on June 25, 2020 and at the City Council regular meeting on July 20, 2020. The draft budget contains about \$97.0 million in appropriations, which is about \$2.2 million more than the prior year's original budget of \$94.8 million, due to an increase in cost of operations and capital expenses. Staffing levels for full-time positions increased from 467 to 470, with all three added positions being in the Utility Fund; and fund balances for the General, Utility and Solid Waste Funds are within the targeted range of 70 to 90 days. The draft budget proposes funding for improvements to City streets, the Police Department Headquarters design, Utility Fund projects, and for additional police officer compensation and one-time payments for other staff. Expected distributions from the Texoma Area Solid Waste Authority (TASWA) in FY 2020 and FY 2021 will help support the Solid Waste Fund and the General Fund. The property tax rate is unchanged at \$.489/\$100 valuation. There are no increases in Utility rates or Solid Waste rates. Tax Notes will be used to finance about \$1.7 million in fleet and equipment with repayment made from property tax revenues. More detailed information is available on the attachments.

"This budget will raise more total property taxes than last year's budget by \$1,785,000 and 11% and, of that amount, \$775,000 is revenue to be raised from new property to be added to the roll this year."

Origination:

Director of Finance Mary Lawrence, CPA

Financial Consideration:

The proposed budget contains appropriations of \$97.0 million for the 2020-2021 fiscal year.

Staff Recommendation:

Staff recommends that the Council hold the required public hearing then vote to approve the budget ordinance.

Alternatives:

Any changes to the proposed budget would have to come through a budget amendment after final adoption of the budget and related tax rate.

Attachments

Ordinance No. 6309

Draft Budget FY 2021

ORDINANCE NO. 6309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, pursuant to Article V of the City Charter, there is hereby appropriated for Operating Expenditures the sums of money as established in the approved Operating Budget Document for fiscal year beginning October 1, 2020 and ending September 30, 2021.

SECTION 2. That, pursuant to Article V of the City Charter, there is hereby appropriated for Capital Expenditures the sums of money as established in the approved Capital Budget Document for fiscal year beginning October 1, 2020 and ending September 30, 2021.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

This budget will raise more total property taxes than last year's budget by \$1,785,000 and 11%, and of that amount \$775,000 is tax revenue to be raised from new property added to the tax roll this year.

**PROPOSED BUDGET FOR THE CITY OF SHERMAN
FOR FISCAL YEAR 2021
July 20, 2020**

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2021 is based on the direction provided by the City Council at the June 25, 2020 budget workshop and the City Council regular meeting on July 20, 2020.

The proposed budget of \$97.0 million includes funding for one-time, across-the-board compensation, a 4.5% increase for police officers, planning for a new police headquarters, finishing projects funded with debt in prior years, a Utilities Master Plan, three new utility positions, \$3.1 million in fleet and equipment, \$18.9 million in utility projects, and \$8.2 million in street projects. This budget is about \$2.2 million more than the original FY 2020 budget due to an increase in capital expenses and operations. Fund balance in the General, Solid Waste, and Utility Funds are at targeted levels.

GENERAL FUND

The **General Fund** is not balanced ongoing but is balanced for the year. Property values and property tax revenue are projected to increase about 11%. The property tax rate is unchanged at .489/\$100. A budgeted transfer from the Solid Waste Fund as a result of a distribution from the City's joint venture in a landfill is critical to help support this fund's operations. A transfer from the Utility Fund from expected one-time revenues will be used to add additional cushion fund balance. Sales tax revenue is budgeted at FY2020 levels due to the uncertainty surrounding the current public health emergency. Tax notes will be used to finance equipment purchases of about \$1.7 million. Fund balance is projected to be \$9.3 million or 80 days of operating expenses at the end of FY2021.

UTILITY FUND

The **Utility Fund** is unbalanced for FY2021 and ongoing. The addition of the debt service to fund the Water Treatment Plant expansion and other projects have increased expenses in the past few years. The City will use part of a reimbursement from a special utility district for the construction of a pipeline to help fund operations. Three new positions are budgeted to address operation of the expanded Water Treatment Plant, water

quality, and succession planning in a critical position. Various fleet and equipment critical to operations are budgeted. Fund balance at the end of FY2021 is projected to be about \$4.6 million, or about 66 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis but unbalanced in FY2021. A distribution of \$1.0 million from the City's joint venture in the landfill is expected in FY2020 and in FY2021. This distribution is critical to the operations of this fund in FY2020 and in FY2021 when it will be transferred to support the General Fund. Fund balance is projected to be \$1.0 million, or 88 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about \$9.8 million in the **General Improvement Fund** primarily consists of funding for street projects funded by debt issued in previous years. Three new projects which are not funded include participation with the Texas Department of Transportation (TxDOT) in FM 1417 improvements south of Highway 56, Moore Street, and design for the new police headquarters. The sale of city-owned land near the site of the new Sherman High School will fund projects that are not bonded. Reserves of about \$3.3 million are expected at the end of FY 2021 primarily consisting of unspent debt proceeds.

The **Utility Improvement Fund** proposed budget includes projects that will be funded by debt issued by the Greater Texoma Utility Authority on behalf of the City, existing reserves and a transfer from the Utility Fund. Projects totaling \$18.9 million include the continuation of the construction of the northwest sewer lift station near the intersection of Highway 82 and Highway 289, a waterline to service Legacy Village/Bel Air developments, a waterline that will enable the City to sell to Marilee Special Utility District, a wastewater line for concentrate disposal from the water treatment plant, replacement of the deteriorated southside industrial sewer, various improvements at the water and wastewater treatment plants, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves will be about \$35,000 at the end of FY 2021.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about \$1.8 million over last year due to growth in the value of existing property and new property added to the tax roll. Sales tax

revenue is expected to be about the same as FY2020 after considering the effects of the public health emergency and recovery that is expected in FY2021.

Wage Increase

The proposed budget contains a 4.5% across-the-board increase in salaries for police officers and two one-time payments for all other employees at 1% each. The cost is projected to be about \$270,000 for the police officers and \$490,000 for all others.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include a fire truck (\$610,000), a solid waste collection truck (\$350,000), a fire department brush truck (\$117,000), four Police Tahoes, (\$193,000), and street department fleet including a bucket truck (\$140,000), chipper truck (\$132,000), and dump truck (\$155,000).

Major Projects

New and continuing projects funded this year include Park Avenue extension and repair of bridges at Travis Street, McGee Street and Center Street.

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2021 budget, eliminating double counting for internal service funds and inter-fund transfers. Also included are statements of revenues and expenditures/expenses for each fund and a schedule of transfers, a property tax historical summary, and a debt schedule.

City of Sherman
ALL FUNDS
2020-2021 Annual Budget

	General Fund	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Elim. Interfund Transfers	Totals
Beginning Fund Balance	\$ 7,913,139	\$ 6,301,549	\$ 12,129,139	\$ 1,674,367	\$ 472,915	\$ 501,112	\$ 1,625,039	\$ -	\$ 30,617,260
Revenues:									
Taxes	33,619,080	-	518,457	528,000	-	5,104,023	-	-	39,769,560
Water Sales	-	14,713,000	-	-	-	-	-	-	14,713,000
Sewer Sales	-	7,801,000	-	-	-	-	-	-	7,801,000
Solid Waste Sales	-	6,994,000	-	-	-	-	-	-	6,994,000
Sales & Service	3,786,091	949,500	770,000	1,392,320	11,713,014	-	10,000	(11,713,014)	6,907,911
Intergovernmental	320,263	1,601,350	657,656	-	-	-	-	-	2,579,269
Interest Income	60,000	30,800	308,000	43,825	13,600	5,500	100	-	461,825
Miscellaneous Revenue	757,742	1,088,500	4,000,000	79,400	20,700	-	-	-	5,946,342
Debt Proceeds	-	-	6,000,000	-	1,725,612	-	-	-	7,725,612
Transfers In	4,881,000	158,000	600,000	210,000	-	1,070,490	-	(6,919,490)	-
Total Revenues	43,424,176	33,336,150	12,854,113	2,253,545	13,472,926	6,180,013	10,100	(18,632,504)	92,898,519
Total Funds Available	51,337,315	39,637,699	24,983,252	3,927,912	13,945,841	6,681,125	1,635,139	(18,632,504)	123,515,779
Expenditures:									
Personnel	30,443,395	8,850,855	-	399,130	1,619,761	-	-	-	41,313,142
Supplies	1,987,534	1,739,001	-	637,859	798,530	-	-	-	5,162,924
Repair & Maintenance	1,738,345	2,006,783	-	141,625	1,064,043	-	-	-	4,950,796
Utilities	1,056,090	1,706,810	-	41,510	52,100	-	-	-	2,856,510
Information Technology	700,010	254,930	-	5,220	32,250	-	-	(992,410)	-
Debt Service	-	7,320,862	-	-	758,988	6,157,483	-	-	14,237,333
Services & Charges	2,906,946	3,956,822	-	706,241	6,336,529	7,750	-	(5,997,048)	7,917,241
Vehicle Usage	1,641,430	1,470,090	-	-	-	-	-	(3,111,520)	-
Fleet Services & Charges	1,025,966	586,070	-	-	-	-	-	(1,612,036)	-
Capital Expenses	421,815	409,007	15,784,790	1,230,809	2,692,296	-	-	-	20,538,717
Transfers Out	210,000	5,639,000	693,000	377,490	-	-	-	(6,919,490)	-
Total Expenditures	42,131,532	33,940,230	16,477,790	3,539,883	13,354,497	6,165,233	-	(18,632,504)	96,976,662
Excess Revenues Over Expenditures	1,292,644	(604,080)	(3,623,677)	(1,286,338)	118,429	14,780	10,100	-	(4,078,143)
Ending Fund Balance	\$ 9,205,783	\$ 5,697,469	\$ 8,505,462	\$ 388,029	\$ 591,344	\$ 515,892	\$ 1,635,139	\$ -	\$ 26,539,117

City of Sherman
GENERAL FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 8,701,746	\$ 8,344,554	\$ 8,439,877	\$ 7,913,139
Revenues				
Property Tax	9,484,956	11,591,600	11,058,200	12,254,100
Sales Tax	17,679,235	18,265,000	18,094,000	18,369,000
Franchise Tax	2,883,662	2,975,000	2,834,000	2,834,000
Other Taxes	150,197	161,200	160,940	161,980
Fines & Penalties	588,648	608,150	463,150	567,150
Recreation	278,420	334,000	37,900	256,750
Licenses & Permits	691,323	667,400	665,200	665,200
Rentals	32,922	41,450	31,295	31,500
Cemetery	244,188	216,100	216,000	165,600
Sales & Service	593,033	593,020	718,252	649,891
Ambulance Service	1,555,158	1,602,800	1,450,700	1,450,000
Interest Income	232,302	170,000	120,000	60,000
Grant Revenue	293,901	316,170	287,950	406,522
Intergovernmental	404,055	265,369	301,769	320,263
Miscellaneous Revenue	388,277	304,050	225,418	351,220
Total Revenues	35,500,279	38,111,309	36,664,774	38,543,176
Transfers In	2,877,999	3,019,000	4,157,555	4,881,000
Total Revenues and Transfers In	38,378,278	41,130,309	40,822,329	43,424,176
Total Funds Available	47,080,024	49,474,863	49,262,206	51,337,315
Expenditures				
Personnel	27,100,212	29,130,775	29,494,175	30,443,395
Supplies	1,652,775	1,622,711	1,615,707	1,987,534
Repair & Maintenance	1,497,264	1,814,215	1,676,505	1,738,345
Utilities	1,029,443	1,060,790	1,019,880	1,056,090
Information Technology	595,901	714,170	779,655	700,010
Services & Charges	2,606,290	2,960,614	2,848,573	2,906,946
Vehicle Usage	1,857,708	1,749,710	1,692,307	1,641,430
Capital Expenses	325,816	1,035,984	1,069,083	421,815
Fleet Services & Charges	1,266,258	795,950	921,183	1,025,966
Transfers Out	708,480	132,000	232,000	210,000
Total Expenditures	38,640,147	41,016,919	41,349,067	42,131,532
Excess Revenues over Expenditures	(261,868)	113,390	(526,738)	1,292,644
Ending Fund Balance	\$ 8,439,877	\$ 8,457,944	\$ 7,913,139	\$ 9,205,783

City of Sherman
ENTERPRISE FUNDS
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,347,545	\$ 6,592,762	\$6,318,518	\$6,301,549
Revenues:				
Water Sales	13,663,016	14,185,000	14,326,000	14,713,000
Sewer Sales	7,538,820	7,747,000	7,663,000	7,801,000
Solid Waste Service	6,862,544	7,277,000	6,992,000	6,994,000
Service Charges & Penalties	676,469	620,000	616,000	665,000
Laboratory	144,989	141,500	145,000	140,000
Charges for Services	168,209	159,500	154,600	144,500
Intergovernmental	729,804	427,783	409,783	1,601,350
Interest Income	143,088	75,000	40,800	30,800
Miscellaneous Revenue	116,959	514,000	1,217,100	1,088,500
Transfers In	161,000	214,000	634,000	158,000
Total Revenues	30,204,899	31,360,783	32,198,283	33,336,150
Total Funds Available	36,552,443	37,953,545	38,516,801	39,637,699
Expenditures:				
Personnel	8,045,498	8,593,899	8,572,843	8,850,855
Supplies	1,774,088	2,037,560	1,789,476	1,739,001
Repair & Maintenance	1,943,487	1,909,694	2,608,862	2,006,783
Utilities	1,597,012	1,695,390	1,739,000	1,706,810
Information Technology	241,110	263,840	288,060	254,930
Services & Charges	3,504,939	3,907,164	4,007,841	3,956,822
Vehicle Usage	1,569,589	1,550,210	1,540,512	1,470,090
Debt Service	6,811,811	7,758,867	7,163,239	7,320,862
Fleet Services & Charges	1,333,741	982,553	982,553	586,070
Capital Expenses	373,650	301,975	289,867	409,007
Transfers Out	3,039,000	3,233,000	3,233,000	5,639,000
Total Expenditures	30,233,925	32,234,152	32,215,252	33,940,230
Excess Revenues over Expenditures	(29,026)	(873,369)	(16,969)	(604,080)
Ending Fund Balance	\$6,318,518	\$5,719,393	\$6,301,549	\$5,697,469

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2020-2021 Annual Budget

	222 General CIP	250 Roadway Impact Fee	770 Utility CIP	750 Utility Impact Fee	224 Street Revolving	235 Regional Detention	230 TIRZ #3 Construction	330 TIRZ #2 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	Total
Beginning Fund Balance	\$ 8,322,905	\$ -	\$ 729,610	\$ -	\$ 462,004	\$ 319,236	\$ 35,884	\$ 320,769	\$ 611,815	\$ 1,203,381	\$ 123,535	\$ 12,129,139
Revenues:												
Interest Income	250,000	-	-	-	8,000	4,000	500	4,000	20,000	20,000	1,500	308,000
Taxes	-	-	-	-	-	-	181,278	192,771	67,533	26,232	50,643	518,457
Intergovernmental	500,000	-	-	-	-	-	-	-	72,938	30,131	54,587	657,656
Sales & Service	-	375,000	-	375,000	-	20,000	-	-	-	-	-	770,000
Miscellaneous Revenue	4,000,000	-	-	-	-	-	-	-	-	-	-	4,000,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	6,000,000	6,000,000
Transfers In	-	-	600,000	-	-	-	-	-	-	-	-	600,000
Total Revenues	4,750,000	375,000	600,000	375,000	8,000	24,000	181,778	196,771	160,471	76,363	6,106,730	12,854,113
Total Funds Available	13,072,905	375,000	1,329,610	375,000	470,004	343,236	217,662	517,540	772,286	1,279,744	6,230,265	24,983,252
Expenditures												
Capital Expenses	9,779,790	-	1,295,000	-	50,000	200,000	250,000	510,000	300,000	900,000	2,500,000	15,784,790
Transfers Out	-	-	-	-	-	-	-	-	289,000	226,000	178,000	693,000
Total Expenditures	9,779,790	-	1,295,000	-	50,000	200,000	250,000	510,000	589,000	1,126,000	2,678,000	16,477,790
Excess Revenues over Expenditures	(5,029,790)	375,000	(695,000)	375,000	(42,000)	(176,000)	(68,222)	(313,229)	(428,529)	(1,049,637)	3,428,730	(3,623,677)
Ending Fund Balance	\$ 3,293,115	\$ 375,000	\$ 34,610	\$ 375,000	\$ 420,004	\$ 143,236	\$ (32,338)	\$ 7,540	\$ 183,286	\$ 153,744	\$ 3,552,265	\$ 8,505,462

City of Sherman
SPECIAL REVENUE FUNDS
2020-2021 Annual Budget

	420	440	450	460	470	480	455	456	457	
	Stormwater	E 911	Security & Technology	Hotel/ Motel	Drug Enforcement	Airport	Parks Pride	Police Pride	Donations	Total
Beginning Fund Balance	\$ 1,119,617	\$ 227,702	\$ 60,611	\$ 5,825	\$ 74,787	\$ 145,322	\$ 19,195	\$ 15,363	\$ 5,944	\$ 1,674,367
Revenues										
Taxes	-	-	-	528,000	-	-	-	-	-	528,000
Sales & Service	444,000	300,000	27,120	53,000	200,000	368,200	-	-	-	1,392,320
Interest Income	30,000	6,000	750	-	4,000	2,500	-	500	75	43,825
Miscellaneous Revenue	-	-	-	-	-	50,000	10,000	10,000	9,400	79,400
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	210,000	-	-	-	-	-	210,000
Total Revenues	474,000	306,000	27,870	791,000	204,000	420,700	10,000	10,500	9,475	2,253,545
Total Funds Available	1,593,617	533,702	88,481	796,825	278,787	566,022	29,195	25,863	15,419	3,927,912
Expenditures										
Personnel	97,386	108,461	-	193,283	-	-	-	-	-	399,130
Supplies	7,809	-	5,000	53,600	236,200	325,250	-	-	10,000	637,859
Repair & Maintenance	53,000	-	27,630	25,000	27,000	8,995	-	-	-	141,625
Utilities	-	-	-	30,240	-	11,270	-	-	-	41,510
Information Technology	2,090	-	-	3,130	-	-	-	-	-	5,220
Services & Charges	3,540	180,673	10,600	381,700	5,000	94,728	25,000	5,000	-	706,241
Capital Expenses	1,000,000	107,809	5,000	-	-	100,000	-	18,000	-	1,230,809
Transfers Out	269,000	-	-	108,490	-	-	-	-	-	377,490
Total Expenditures	1,432,825	396,943	48,230	795,443	268,200	540,243	25,000	23,000	10,000	3,539,883
Excess Revenues over Expenditures	(958,825)	(90,943)	(20,360)	(4,443)	(64,200)	(119,543)	(15,000)	(12,500)	(525)	(1,286,338)
Ending Fund Balance	\$ 160,792	\$ 136,760	\$ 40,252	\$ 1,382	\$ 10,587	\$ 25,780	\$ 4,195	\$ 2,863	\$ 5,419	\$ 388,029

City of Sherman
INTERNAL SERVICE FUNDS
2020-2021 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	\$ 214,282	\$ 137,653	\$ 66,982	\$ 53,999	\$ 472,915
Revenue					
Sales & Service	5,997,048	992,410	3,111,520	1,612,036	11,713,014
Interest Income	5,000	2,000	1,600	5,000	13,600
Debt Proceeds	-	-	-	1,725,612	1,725,612
Miscellaneous Revenue	-	700	-	20,000	20,700
Total Revenue	6,002,048	995,110	3,113,120	3,362,648	13,472,926
Total Funds Available	6,216,330	1,132,763	3,180,102	3,416,647	13,945,841
Expenditures					
Personnel	-	593,753	1,026,008	-	1,619,761
Supplies	-	30,663	767,867	-	798,530
Repair & Maintenance	-	162,677	901,366	-	1,064,043
Utilities	-	35,890	16,210	-	52,100
Information Technology	-	-	32,250	-	32,250
Services & Charges	5,887,568	92,367	356,594	-	6,336,529
Debt Service	-	-	-	758,988	758,988
Capital Expenses	-	86,637	27,000	2,578,659	2,692,296
Total Expenditures	5,887,568	1,001,986	3,127,295	3,337,647	13,354,497
Excess Revenues over Expenditures	114,480	(6,876)	(14,175)	25,001	118,429
Ending Fund Balance	\$ 328,761	\$ 130,777	\$ 52,806	\$ 79,000	\$ 591,344

City of Sherman
DEBT SERVICE FUND
2020-2021 Annual Budget

	300 Debt Service	320 TIRZ #1 Debt Service	Total
Beginning Fund Balance	\$ 85,902	\$ 415,210	\$ 501,112
Revenues			
Taxes	4,779,000	325,023	5,104,023
Interest Income	500	5,000	5,500
Intergovernmental	-	-	-
Transfers In	1,070,490	-	1,070,490
Total Revenues	5,849,990	330,023	6,180,013
Total Funds Available	5,935,892	745,233	6,681,125
Expenditures:			
Debt Service	5,843,930	313,553	6,157,483
Services & Charges	7,000	750	7,750
Transfers Out	-	-	-
Total Expenditures	5,850,930	314,303	6,165,233
Excess Revenues over Expenditures	(940)	15,720	14,780
Ending Fund Balance	\$ 84,962	\$ 430,930	\$ 515,892

City of Sherman
PERPETUAL CARE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,583,320	\$ 1,604,939	\$ 1,625,039
Revenues			
Sales & Service	9,800	20,000	10,000
Interest Income	11,819	100	100
Total Revenues	21,619	20,100	10,100
Total Funds Available	1,604,939	1,625,039	1,635,139
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	\$ 1,604,939	\$ 1,625,039	\$ 1,635,139

City of Sherman
UTILITY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Reserve	\$ 5,216,729	\$ 4,984,976	\$ 5,509,055	\$ 4,944,681
Revenues				
Water Sales	13,663,016	14,185,000	14,326,000	14,713,000
Sewer Sales	7,538,820	7,747,000	7,663,000	7,801,000
Laboratory	144,989	141,500	145,000	140,000
Service Charges & Penalties	614,929	550,000	532,000	575,000
Charges for Services	168,209	159,500	154,600	144,500
Interest Income	135,837	65,000	40,000	30,000
Intergovernmental	729,804	427,783	409,783	1,601,350
Miscellaneous Revenue	88,168	92,000	192,600	65,500
Total Revenues	23,083,772	23,367,783	23,462,983	25,070,350
Transfers In	161,000	214,000	494,000	158,000
Total Revenues and Transfers In	23,244,772	23,581,783	23,956,983	25,228,350
Total Funds Available	28,461,501	28,566,759	29,466,038	30,173,031
Expenditures				
Personnel	6,248,689	6,568,963	6,547,042	6,898,987
Supplies	1,526,260	1,763,558	1,483,687	1,456,769
Repair & Maintenance	1,881,013	1,834,282	2,527,958	1,918,709
Utilities	1,569,964	1,667,890	1,709,160	1,675,560
Information Technology	191,407	212,000	231,460	198,750
Debt Service	6,811,811	7,758,867	7,163,239	7,320,862
Services & Charges	1,344,473	1,739,754	1,808,180	1,737,165
Vehicle Usage	424,339	426,620	471,772	403,930
Fleet Services & Charges	483,741	132,553	132,553	236,070
Capital Expenses	348,750	279,415	267,307	383,500
Total Expenditures	20,830,446	22,383,902	22,342,357	22,230,302
Transfers Out	2,122,000	2,179,000	2,179,000	3,300,000
Total Expenditures and Transfers Out	22,952,446	24,562,902	24,521,357	25,530,302
Excess Revenues over Expenditures	292,326	(981,119)	(564,374)	(301,952)
Ending Reserve	\$ 5,509,055	\$ 4,003,857	\$ 4,944,681	\$ 4,642,729

City of Sherman
SOLID WASTE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,130,816	\$ 829,730	\$ 809,463	\$ 1,356,868
Revenues				
Solid Waste Service	6,862,544	7,277,000	6,992,000	6,994,000
Service Charges & Penalties	61,540	70,000	84,000	90,000
Interest Income	7,252	10,000	800	800
Miscellaneous Revenue	28,791	422,000	1,024,500	1,023,000
Transfers In	-	-	140,000	-
Total Revenues	6,960,126	7,779,000	8,241,300	8,107,800
Total Funds Available	8,090,942	8,608,730	9,050,763	9,464,668
Expenditures				
Personnel	1,796,810	2,024,936	2,025,801	1,951,869
Supplies	247,829	274,002	305,789	282,232
Repair & Maintenance	62,475	75,412	80,904	88,074
Utilities	27,048	27,500	29,840	31,250
Information Technology	49,703	51,840	56,600	56,180
Services & Charges	2,160,466	2,167,410	2,199,661	2,219,657
Vehicle Usage	1,145,250	1,123,590	1,068,740	1,066,160
Capital Expenses	24,900	22,560	22,560	25,507
Fleet Services & Charges	850,000	850,000	850,000	350,000
Transfers Out	917,000	1,054,000	1,054,000	2,339,000
Total Expenditures	7,281,479	7,671,250	7,693,895	8,409,929
Excess Revenues over Expenditures	(321,353)	107,750	547,405	(302,129)
Ending Fund Balance	\$ 809,463	\$ 937,480	\$ 1,356,868	\$ 1,054,740

City of Sherman
GENERAL IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 20,359,413	\$ 15,867,436	\$ 19,280,728	\$ 8,322,905
Revenues				
Transfers In	700,000	-	-	-
Grant Revenue	73,237	-	-	-
Interest Income	535,661	750,000	300,000	250,000
Miscellaneous Revenue	100,000	3,000,000	845,000	4,000,000
Debt Proceeds	20,000,000	-	-	-
Intergovernmental	-	-	1,715,500	500,000
Total Revenues	21,408,899	3,750,000	2,860,500	4,750,000
 Total Funds Available	 41,768,312	 19,617,436	 22,141,228	 13,072,905
Expenditures				
(1) Library Remodel	18,725	-	-	-
(1) Taylor St Extension Eng & ROW/McGee St Ext	347,469	700,000	6,000	1,500,000
(1) FM 1417 (82 to 56) Eng, ROW & Match	2,547,922	-	1,963,785	-
(1) Travis St West	3,473,149	7,000,000	4,842,000	-
(1) Lamberth Rd Thoroughfare	1,000	-	2,500	-
(1) Friendship ROW 56 to Lamberth	49,936	-	11,588	-
Lake Street Repair	6,647	-	-	-
(2) Downtown Streetscape	176,182	-	-	-
(1) Swan Ridge	-	1,200,000	-	-
(1) Park Ave Realignment	-	1,200,000	10,000	1,200,000
Remodel at Station 5	149,923	-	12,150	-
(1) Bridge-S. Travis	-	400,000	41,140	300,000
(3) Bridges-Center/McGee	-	-	-	700,000
(1) Fire Station 4 Relocation	399,310	-	-	-
ESC Expand tool room	1,167	-	-	-
ESC Loft & shelving for storage building	4,695	-	-	-
Lamar Green Space	12,683	-	-	-
Senior Center Patio West Side	7,010	-	-	-
Storage & Backup	34,525	-	-	-
Finance Remodel	58,439	-	2,226	-
Library Parking Lot	42,030	-	-	-
ESC Roof Replacement	6,000	-	-	-
Police Dept Repeaters	178,308	-	-	-
Master Plan Parks	38,679	-	-	-
Police Dept Exterior Renovation	112,222	-	229,604	-
(1) TxDOT Ramp at 1417 & 75 (TIRZ #7 N bound exit)	328,633	-	-	-
(1) Pecan Grove Ball Fields	3,347,136	500,000	1,366,263	-
(1) Legacy Blvd	1,592,209	-	-	-
UB Remodel	5,184	-	40,000	-
Police Firing Range	70,374	-	103,522	-
(1) Fire Station #4 Phase II EMS Bldg	13,050	-	-	-
Renovate Cemetery & Maint Bldg	9,047	60,000	150,953	-
Taylor St Gym/Roof	50,210	-	-	-
Pecan Grove Maint Bldg	-	-	50,000	-
Pecan Grove Ph II	10,950	-	-	-
Quail Run Extension Park	-	250,000	-	-
ESC Spray Insulation windows	-	-	50,000	-
(1) TxDOT 1417 & W. Travis Intersection	148,914	700,000	1,804,990	-

City of Sherman
GENERAL IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Pecan Grove Basketball Courts	40,501	-	99,499	-
Library Park	82,664	-	17,691	-
(1) Flanary Rd and Progress Dr Ext/Imp	95,408	2,000,000	100,000	-
Station #3 Remodel	28,993	-	-	-
(1) TxDOT - Hwy 75 Gap Project	8,190,138	-	-	-
(1) Moore St - Travis to Park	285,266	1,000,000	1,000,000	-
(1) Fallon Drive	105,330	-	727,674	-
Fire Station #1 Repairs	4,790	-	-	-
(1) Steeplechase Dr Extension	17,651	-	400,000	-
EMS Building - Frisco Rd	377,538	-	377,538	-
Munson Planned Development	17,578	-	-	-
(1) Hilre Drive Extension	-	-	300,000	-
Fire Station #4 Shower Repair	-	-	9,200	-
Self check-out stations RFID	-	-	-	40,000
Watchguard video evidence platform	-	-	-	100,790
(Necessity) Station No. 1 roof replacement	-	-	-	85,000
(3) FM 1417 design/ROW - SH 56 to W. Travis	-	-	100,000	2,000,000
(3) Moore Street - phase II	-	-	-	2,500,000
(3) New police station - site and design	-	-	-	1,354,000
Total Expenditures	22,487,585	15,010,000	13,818,323	9,779,790
Excess Revenues over Expenditures	(1,078,686)	(11,260,000)	(10,957,823)	(5,029,790)
Ending Fund Balance	\$ 19,280,728	\$ 4,607,436	\$ 8,322,905	\$ 3,293,115

(1) Debt Funded

(2) Partial Grant Funding

City of Sherman
UTILITY IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,756,911	\$ 256,497	\$ 1,272,631	\$ 729,610
Revenues				
Intergovernmental	800,612	400,000	400,000	-
Interest Income	30,085	25,000	25,000	-
Miscellaneous Revenue	-	-	-	-
Transfers In	-	-	-	600,000
Total Revenues	830,697	425,000	425,000	600,000
Total Funds Available	2,587,608	681,497	1,697,631	1,329,610
(1) North west Sewer	15,000	-	200,000	3,600,000
(2) Preston Club Water Line	33,105	-	5,000	-
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	229,473	-	500,000	-
Rehab two sludge thickeners	388,823	-	-	-
(1) Water Treatment Plant Expansion	37,829	-	-	-
Hwy 75 S Water	-	-	4,295	-
(2) Travis St West Water	91,838	-	-	-
Blalock Industrial Sewer-City portion	40,055	-	-	-
(2) Lamberth Water	20,906	-	-	-
(2) High Country Estates Water	122,009	-	-	-
(1) WWTP Control Building Expansion Engineering	4,495	88,750	-	-
Dos Lagos	-	-	75,000	-
(1) Equalization Basin Prop Mixer Replacement	-	400,000	-	-
Fencing/Gate Repairs	-	-	75,000	-
(1) Storm Water lift station/Force main upgrade	50,916	625,000	933,334	-
Water Distribution system improvements	8,274	-	91,726	-
(1) Fairview Tank-Repair & Painting	32,782	-	-	-
(1) Flanary Rd Wastewater Extension	70,875	-	432,874	-
Planning w/NTMWD Upgrade/Exp Texoma Pump	59,074	-	-	-
Utility relocates-2 bores under 75	1,039	-	-	-
(1) Moore St Sewer (through Munson Dev) (SISD \$400m)	10,650	1,100,000	645,217	-
(1) Utility relocates-FM 1417	97,834	400,000	2,518,878	-
Primary Clarifier #1 Rehab Engineering	-	-	83,000	-
Center St. Utility Relocation on Hwy 75	-	-	450,000	-
BNSF move utilities	-	-	134,000	-
(1) Legacy Waterline - Engineering	-	-	94,000	213,000
(1) Legacy Waterline - Construction	-	-	-	2,400,000
(1) Aeration Basin Upgrade	-	4,210,000	-	-
(1) Biological Clarifier Rehab	-	2,340,000	-	-
(1) Brine Line Engineering, Bores, ROW & Construction	-	3,250,000	-	-
Fine Screen Rehab	-	50,000	50,000	-
(1) Marilee SUD (Marilee \$1.2mm)	-	-	-	1,200,000
(1) Marilee SUD Oversizing	-	-	-	800,000
(1) NTMWD Cathodic Improvements	-	760,000	-	-
(1) Primary Clarifier #1 Rehab	-	840,000	-	-
(1) Primary Digester #1 & Digester Complex Piping Rehab	-	-	-	-
(1) Sewer between Rosedale & First	-	1,000,000	1,000,000	-
(1) Water crossing under 75 at Choctaw	-	425,000	-	425,000
(1) N. Travis waterline replacement	-	-	-	575,000
(1) WWTP Control Building Expansion-Construction	-	798,714	-	-
Utility oversizing/annual replacements	-	-	-	150,000
Improve system lines to address water quality	-	-	-	50,000
Upgrade High Country Estates water system	-	-	-	60,000
Abandon old wells/pumps at High Country and Preston Club	-	-	-	70,000
Re-route Center Street sewer line	-	-	-	80,000
Loop Lamberth Road water line	-	-	-	135,000
WTP Flow Meter Improvement	-	-	-	100,000
Fairview 6" water line	-	-	-	150,000
Implement SSO initiatives	-	-	-	150,000

City of Sherman
UTILITY IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
WTP Facilities Improvement	-	-	-	150,000
⁽¹⁾ Texoma Pkwy sewer overflow relief	-	-	-	200,000
⁽¹⁾ Wastewater system study	-	-	-	200,000
⁽¹⁾ Water hydraulic study	-	-	-	200,000
AWIA Security Upgrades @ WTP	-	-	-	200,000
⁽¹⁾ Laboratory facility expansion - design and engineering	-	-	-	250,000
⁽¹⁾ Gate actuator upgrades WWTP	-	-	-	300,000
⁽¹⁾ Replace Texoma Pkwy 12" water line	-	-	-	1,050,000
⁽¹⁾ Concentrate Disposal Phase II Yr 1	-	-	-	1,700,000
⁽¹⁾ Ida Road ground storage tank repair	-	-	-	2,050,000
⁽¹⁾ Replace deteriorated southside industrial sewer	-	-	-	2,400,000
GTUA Funding	-	(15,837,464)	(6,324,303)	(17,563,000)
Total Expenditures	1,314,977	450,000	968,021	1,295,000
Excess Revenues over Expenditures	(484,280)	(25,000)	(543,021)	(695,000)
Ending Fund Balance	\$ 1,272,631	\$ 231,497	\$ 729,610	\$ 34,610

⁽¹⁾ GTUA Funding

⁽²⁾ GTUA Funding of in-house project

⁽³⁾ Marilee SUD partial funding

City of Sherman
STREET REVOLVING FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 437,105	\$ 450,004	\$ 462,004
Revenues			
Sales & Service	-	-	-
Interest Income	12,899	12,000	8,000
Total Revenues	12,899	12,000	8,000
Total Funds Available	450,004	462,004	470,004
Expenditures			
Capital Expenses	-	-	50,000
	-	-	50,000
Ending Fund Balance	\$ 450,004	\$ 462,004	\$ 420,004

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 148,055	\$ 217,260	\$ 320,769
Revenues			
Property Tax	119,076	149,509	192,771
Interest Income	4,942	4,000	4,000
Total Revenues	<u>124,018</u>	<u>153,509</u>	<u>196,771</u>
Total Funds Available	272,073	370,769	517,540
Expenditures:			
Capital Expenses	54,813	50,000	510,000
Transfers Out	-	-	-
Total Expenditures	<u>54,813</u>	<u>50,000</u>	<u>510,000</u>
Excess Revenues over Expenditures	<u>69,205</u>	<u>103,509</u>	<u>(313,229)</u>
Ending Fund Balance	<u>\$ 217,260</u>	<u>\$ 320,769</u>	<u>\$ 7,540</u>

City of Sherman
TIRZ #3 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 56,223	\$ 57,327	\$ 35,884
Revenues			
Property Tax	189,234	178,207	181,278
Interest Income	1,870	350	500
Total Revenues	<u>191,104</u>	<u>178,557</u>	<u>181,778</u>
Total Funds Available	247,327	235,884	217,662
Expenditures			
Capital Expenses	-	-	250,000
Transfers Out	190,000	200,000	-
Total Expenditures	<u>190,000</u>	<u>200,000</u>	<u>250,000</u>
Excess Revenues over Expenditures	<u>1,104</u>	<u>(21,443)</u>	<u>(68,222)</u>
Ending Fund Balance	<u>\$ 57,327</u>	<u>\$ 35,884</u>	<u>\$ (32,338)</u>

City of Sherman
REGIONAL DETENTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 194,456	\$ 319,236	\$ 319,236
Revenues			
Sales & Service	119,000	-	20,000
Interest Income	5,780	-	4,000
Total Revenues	124,780	-	24,000
Total Funds Available	319,236	319,236	343,236
Expenditures			
Capital Expenses	-	-	200,000
Total Expenditures	-	-	200,000
Excess Revenues over Expenditures	124,780	-	(176,000)
Ending Fund Balance	\$ 319,236	\$ 319,236	\$ 143,236

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,076,855	\$ 778,602	\$ 611,815
Revenues			
Property Tax	15,134	52,666	67,533
Intergovernmental	17,441	53,481	72,938
Interest Income	26,818	13,000	20,000
Debt Proceeds	-	-	-
Total Revenues	<u>59,393</u>	<u>119,147</u>	<u>160,471</u>
Total Funds Available	1,136,248	897,749	772,286
Expenditures			
Capital Expenses	67,646	-	300,000
Services & Charges	-	-	-
Transfers Out	290,000	285,934	289,000
Total Expenditures	<u>357,646</u>	<u>285,934</u>	<u>589,000</u>
Excess Revenues over Expenditures	<u>(298,253)</u>	<u>(166,787)</u>	<u>(428,529)</u>
Ending Fund Balance	<u>\$ 778,602</u>	<u>\$ 611,815</u>	<u>\$ 183,286</u>

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,675,286	\$ 1,363,453	\$ 1,203,381
Revenues			
Property Tax	8,896	21,987	26,232
Intergovernmental	10,253	23,458	30,131
Interest Income	46,897	18,000	20,000
Total Revenues	<u>66,046</u>	<u>63,445</u>	<u>76,363</u>
Total Funds Available	2,741,332	1,426,898	1,279,744
Expenditures			
Capital Expenses	1,150,879	-	900,000
Services & Charges	-	-	-
Transfers Out	227,000	223,517	226,000
Total Expenditures	<u>1,377,879</u>	<u>223,517</u>	<u>1,126,000</u>
Excess Revenues over Expenditures	<u>(1,311,833)</u>	<u>(160,072)</u>	<u>(1,049,637)</u>
Ending Fund Balance	<u>\$ 1,363,453</u>	<u>\$ 1,203,381</u>	<u>\$ 153,744</u>

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 491,365	\$ 104,613	\$ 123,535
Revenues			
Property Tax	-	21,589	50,643
Intergovernmental	-	23,033	54,587
Interest Income	7,124	1,500	1,500
Debt Proceeds	-	-	6,000,000
Transfers In	-	132,000	-
Total Revenues	<u>7,124</u>	<u>178,122</u>	<u>6,106,730</u>
Total Funds Available	498,489	282,735	6,230,265
Expenditures			
Capital Expenses	214,025	-	2,500,000
Services & Charges	-	-	-
Transfers Out	179,851	159,200	178,000
Total Expenditures	<u>393,876</u>	<u>159,200</u>	<u>2,678,000</u>
Excess Revenues over Expenditures	<u>(386,752)</u>	<u>18,922</u>	<u>3,428,730</u>
Ending Fund Balance	<u>\$ 104,613</u>	<u>\$ 123,535</u>	<u>\$ 3,552,265</u>

City of Sherman
ROADWAY IMPACT FEES
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	375,000
Total Revenues	-	-	375,000
Total Funds Available	-	-	375,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	-	375,000
Ending Fund Balance	-	-	375,000

City of Sherman
UTILITY IMPACT FEES
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	375,000
Total Revenues	-	-	375,000
Total Funds Available	-	-	375,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	-	375,000
Ending Fund Balance	-	-	375,000

City of Sherman
DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ -	\$ 85,902
Revenues			
Property Tax	-	4,371,000	4,779,000
Sales Tax	-	269,440	-
Transfers In	-	1,254,520	1,070,490
Interest Income	-	500	500
Miscellaneous Revenue	-	422	-
Total Revenues	-	5,895,882	5,849,990
Total Funds Available	-	5,895,882	5,935,892
Expenditures			
Debt Service	-	5,804,480	5,843,930
Services & Charges	-	5,500	7,000
Total Expenditures	-	5,809,980	5,850,930
Excess Revenues over Expenditures	-	85,902	(940)
Ending Fund Balance	\$ -	\$ 85,902	\$ 84,962

City of Sherman
AUDITORIUM DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 166,841	\$ 68,599	\$ -
Revenues			
Transfers In	-	36,922	-
Interest Income	4,217	-	-
Total Revenues	<u>4,217</u>	<u>36,922</u>	<u>-</u>
Total Funds Available	171,058	105,521	-
Expenditures			
Debt Service	102,459	105,521	-
Services & Charges	-	-	-
Transfers Out	-	-	-
Total Expenditures	<u>102,459</u>	<u>105,521</u>	<u>-</u>
Excess Revenues over Expenditures	<u>(98,242)</u>	<u>(68,599)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 68,599</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #1 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 376,214	\$ 354,944	\$ 415,210
Revenues			
Property Tax	276,324	314,347	325,023
Interest Income	12,267	6,000	5,000
Total Revenues	<u>288,591</u>	<u>320,347</u>	<u>330,023</u>
Total Funds Available	664,805	675,291	745,233
Expenditures			
Debt Service	309,661	259,881	313,553
Services & Charges	200	200	750
Total Expenditures	<u>309,861</u>	<u>260,081</u>	<u>314,303</u>
Excess Revenues over Expenditures	<u>(21,270)</u>	<u>60,266</u>	<u>15,720</u>
Ending Fund Balance	<u>\$ 354,944</u>	<u>\$ 415,210</u>	<u>\$ 430,930</u>

City of Sherman
TIRZ #5 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 865	\$ 4,210	\$ -
Revenues			
Transfers In	290,000	-	-
Interest Income	1,541	-	-
Total Revenues	<u>291,541</u>	<u>-</u>	<u>-</u>
Total Funds Available	292,406	4,210	-
Expenditures			
Debt Service	288,196	-	-
Transfers Out	-	4,210	-
Total Expenditures	<u>288,196</u>	<u>4,210</u>	<u>-</u>
Excess Revenues over Expenditures	<u>3,346</u>	<u>(4,210)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 4,211</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #6 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 882	\$ 3,711	\$ -
Revenues			
Debt Proceeds	-	-	-
Transfers In	227,000	-	-
Interest Income	1,212	-	-
Total Revenues	<u>228,212</u>	<u>-</u>	<u>-</u>
Total Funds Available	229,094	3,711	-
Expenditures			
Debt Service	225,384	-	-
Transfers Out	-	3,711	-
Total Expenditures	<u>225,384</u>	<u>3,711</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,829</u>	<u>(3,711)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 3,711</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #7 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 2,895	\$ -
Revenues			
Transfers In	179,851	-	-
Interest Income	395	-	-
Total Revenues	<u>180,246</u>	<u>-</u>	<u>-</u>
Total Funds Available	180,246	2,895	-
Expenditures			
Debt Service	177,351	-	-
Services & Charges	-	-	-
Transfers Out	-	2,895	-
Total Expenditures	<u>177,351</u>	<u>2,895</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,895</u>	<u>(2,895)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 2,895</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2008 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 20,032	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	20,032	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	20,033	-	-
Total Expenditures	20,033	-	-
Excess Revenues over Expenditures	(20,033)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2009 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 18,610	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	18,610	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	18,610	-	-
Total Expenditures	18,610	-	-
Excess Revenues over Expenditures	(18,610)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2009A CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,686	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	6,686	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	6,686	-	-
Total Expenditures	6,686	-	-
Excess Revenues over Expenditures	(6,686)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2016 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,940	\$ 10,709	\$ -
Revenues			
Property Tax	470,000	-	-
Interest Income	3,981	-	-
Total Revenues	<u>473,981</u>	<u>-</u>	<u>-</u>
Total Funds Available	478,921	10,709	-
Expenditures			
Debt Service	468,213	-	-
Services & Charges	-	-	-
Transfers Out	-	10,709	-
Total Expenditures	<u>468,213</u>	<u>10,709</u>	<u>-</u>
Excess Revenues over Expenditures	<u>5,769</u>	<u>(10,709)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 10,709</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2016 TAX NOTES DEBT SERVICE
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 5,850	\$ 12,884	\$ -
Revenues			
Sales Tax	290,000	-	-
Transfers In	190,000	-	-
Interest Income	7,468	-	-
Total Revenues	487,468	-	-
Total Funds Available	493,318	12,884	-
Expenditures			
Debt Service	479,684	-	-
Services & Charges	750	-	-
Transfers Out	-	12,884	-
Total Expenditures	480,434	12,884	-
Excess Revenues over Expenditures	7,034	(12,884)	-
Ending Fund Balance	\$ 12,884	\$ -	\$ -

City of Sherman
2017 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,650	\$ 9,735	\$ -
Revenues			
Property Tax	648,649	-	-
Interest Income	6,567	-	-
Total Revenues	<u>655,216</u>	<u>-</u>	<u>-</u>
Total Funds Available	657,866	9,735	-
Expenditures			
Debt Service	647,332	-	-
Services & Charges	800	-	-
Transfers Out	-	9,735	-
Total Expenditures	<u>648,132</u>	<u>9,735</u>	<u>-</u>
Excess Revenues over Expenditures	<u>7,085</u>	<u>(9,735)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 9,735</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2017 Refunding Bonds
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,465	\$ 59,265	\$ -
Revenues			
Property Tax	890,000	-	-
Miscellaneous Revenue	-	-	-
Interest Income	8,925	-	-
Transfers In	45,329	-	-
Total Revenues	944,254	-	-
Total Funds Available	948,719	59,265	-
Expenditures			
Debt Service	888,654	-	-
Services & Charges	800	-	-
Transfers Out	-	59,265	-
Total Expenditures	889,454	59,265	-
Excess Revenues over Expenditures	54,800	(59,265)	-
Ending Fund Balance	\$ 59,265	\$ -	\$ -

City of Sherman
2017A CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,968	\$ 7,749	\$ -
Revenues			
Miscellaneous Revenue	-	-	-
Interest Income	1,656	-	-
Transfers In	274,000	-	-
Total Revenues	<u>275,656</u>	<u>-</u>	<u>-</u>
Total Funds Available	280,624	7,749	-
Expenditures			
Debt Service	272,075	-	-
Services & Charges	800	-	-
Transfers Out	-	7,749	-
Total Expenditures	<u>272,875</u>	<u>7,749</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,781</u>	<u>(7,749)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 7,749</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2018 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,941	\$ 9,377	\$ -
Revenues			
Property Tax	684,008	-	-
Miscellaneous Revenue	852	-	-
Interest Income	2,384	-	-
Transfers In	-	-	-
Total Revenues	<u>687,244</u>	<u>-</u>	<u>-</u>
Total Funds Available	692,185	9,377	-
Expenditures			
Debt Service	682,008	-	-
Services & Charges	800	-	-
Transfers Out	-	9,377	-
Total Expenditures	<u>682,808</u>	<u>9,377</u>	<u>-</u>
Excess Revenues over Expenditures	<u>4,436</u>	<u>(9,377)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 9,377</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2019 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 3,751	\$ -
Revenues			
Property Tax	184,000	-	-
Miscellaneous Revenue	3,739	-	-
Transfers In	-	-	-
Total Revenues	187,739	-	-
Total Funds Available	187,739	3,751	-
Expenditures			
Debt Service	183,987	-	-
Services & Charges	-	-	-
Transfers Out	-	3,751	-
Total Expenditures	183,987	3,751	-
Excess Revenues over Expenditures	3,751	(3,751)	-
Ending Fund Balance	\$ 3,751	\$ -	\$ -

City of Sherman
STORMWATER FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,520,019	\$ 1,912,476	\$ 1,119,617
Revenues			
Sales & Service	436,105	443,000	444,000
Interest Income	58,418	30,000	30,000
Total Revenues	494,523	473,000	474,000
Total Funds Available	3,014,542	2,385,476	1,593,617
Expenditures			
Personnel	46,833	91,108	97,386
Supplies	-	4,109	7,809
Repair & Maintenance	-	53,000	53,000
Information Technology	-	1,260	2,090
Services & Charges	300	1,500	3,540
Capital Expenses	648,433	700,000	1,000,000
Transfers Out	274,000	261,582	269,000
Fleet Services & Charges	132,500	153,300	-
Total Expenditures	1,102,066	1,265,859	1,432,825
Excess Revenues over Expenditures	(607,543)	(792,859)	(958,825)
Ending Fund Balance	1,912,476	1,119,617	160,792

City of Sherman
EMERGENCY 9-1-1 FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 222,091	\$ 272,459	\$ 227,702
Revenues			
Sales & Service	297,438	300,000	300,000
Interest Income	7,021	7,000	6,000
Total Revenues	<u>304,459</u>	<u>307,000</u>	<u>306,000</u>
Total Funds Available	526,550	579,459	533,702
Expenditures			
Personnel	108,040	108,430	108,461
Supplies	6,597	2,250	-
Repair & Maintenance	61,800	1,850	-
Services & Charges	77,654	114,181	180,673
Capital Expenses	-	125,045	107,809
Total Expenditures	<u>254,091</u>	<u>351,756</u>	<u>396,943</u>
Excess Revenues over Expenditures	<u>50,368</u>	<u>(44,756)</u>	<u>(90,943)</u>
Ending Fund Balance	<u>\$ 272,459</u>	<u>\$ 227,702</u>	<u>\$ 136,760</u>

City of Sherman
RED RIVER LAW ENFORCEMENT ACADEMY
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 8,555	\$ -
Revenues			
Sales & Service	75	-	-
Transfers In	8,480	-	-
Total Revenues	8,555	-	-
Total Funds Available	8,555	8,555	-
Expenditures			
Transfers Out	-	8,555	-
Total Expenditures	-	8,555	-
Excess Revenues over Expenditures	8,555	(8,555)	-
Ending Fund Balance	\$ 8,555	\$ -	\$ -

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 38,582	\$ 50,963	\$ 60,611
Revenues			
Fines & Penalties	30,273	34,100	27,120
Interest Income	1,266	1,000	750
Total Revenues	<u>31,539</u>	<u>35,100</u>	<u>27,870</u>
Total Funds Available	70,121	86,063	88,481
Expenditures			
Supplies	465	500	5,000
Repair & Maintenance	-	21,952	27,630
Services & Charges	3,000	3,000	10,600
Capital Expenses	15,692	-	5,000
Total Expenditures	<u>19,157</u>	<u>25,452</u>	<u>48,230</u>
Excess Revenues over Expenditures	<u>12,381</u>	<u>9,648</u>	<u>(20,360)</u>
Ending Fund Balance	<u>\$ 50,963</u>	<u>\$ 60,611</u>	<u>\$ 40,252</u>

City of Sherman
PARKS PRIDE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 34,072	\$ 17,532	\$ 19,195
Revenues			
Miscellaneous Revenue	21,931	21,263	10,000
Interest Income	800	400	-
Total Revenues	<u>22,731</u>	<u>21,663</u>	<u>10,000</u>
Total Funds Available	56,803	39,195	29,195
Expenditures			
Services & Charges	<u>39,271</u>	<u>20,000</u>	<u>25,000</u>
Excess Revenues over Expenditures	<u>(16,540)</u>	<u>1,663</u>	<u>(15,000)</u>
Ending Fund Balance	<u>\$ 17,532</u>	<u>\$ 19,195</u>	<u>\$ 4,195</u>

City of Sherman
POLICE PRIDE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 17,547	\$ 15,113	\$ 15,363
Revenues			
Miscellaneous Revenue	18,456	10,000	10,000
Interest Income	253	250	500
Total Revenues	<u>18,709</u>	<u>10,250</u>	<u>10,500</u>
Total Funds Available	36,256	25,363	25,863
Expenditures			
Supplies	2,001	-	-
Services & Charges	4,142	10,000	5,000
Capital Expenses	15,000	-	18,000
Total Expenditures	<u>21,143</u>	<u>10,000</u>	<u>23,000</u>
Excess Revenues over Expenditures	<u>(2,434)</u>	<u>250</u>	<u>(12,500)</u>
Ending Fund Balance	<u>\$ 15,113</u>	<u>\$ 15,363</u>	<u>\$ 2,863</u>

City of Sherman
DONATIONS FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,372	\$ 6,424	\$ 5,944
Revenues			
Miscellaneous Revenue	9,260	9,400	9,400
Interest Income	72	120	75
Total Revenues	<u>9,333</u>	<u>9,520</u>	<u>9,475</u>
Total Funds Available	15,705	15,944	15,419
Expenditures			
Supplies	<u>9,281</u>	<u>10,000</u>	<u>10,000</u>
Excess Revenues over Expenditures	<u>52</u>	<u>(480)</u>	<u>(525)</u>
Ending Fund Balance	<u>\$ 6,424</u>	<u>\$ 5,944</u>	<u>\$ 5,419</u>

City of Sherman
HOTEL/MOTEL TAX FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ (19,603)	\$ (28,642)	\$ 5,825
Revenues			
Hotel-Motel Taxes	532,216	471,000	528,000
Fines & Penalties	90	-	-
Miscellaneous Revenue	7,586	-	-
Interest Income	777	50	-
Sales & Service	120,317	102,000	35,000
Rentals	27,240	23,000	18,000
Transfers In	-	100,000	210,000
Total Revenues	<u>688,226</u>	<u>696,050</u>	<u>791,000</u>
Total Funds Available	668,623	667,408	796,825
Expenditures			
Personnel	186,398	191,838	193,283
Supplies	19,904	12,575	53,600
Repair & Maintenance	13,930	63,400	25,000
Utilities	27,379	28,590	30,240
Information Technology	5,288	3,780	3,130
Services & Charges	444,366	315,478	381,700
Capital Expenses	-	9,000	-
Transfers Out	-	36,922	108,490
Total Expenditures	<u>697,265</u>	<u>661,583</u>	<u>795,443</u>
Excess Revenues over Expenditures	<u>(9,039)</u>	<u>34,467</u>	<u>(4,443)</u>
Ending Fund Balance	<u>\$ (28,642)</u>	<u>\$ 5,825</u>	<u>\$ 1,382</u>

City of Sherman
DRUG ENFORCEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 150,805	\$ 206,136	\$ 74,787
Revenues			
Fines & Penalties	83,857	50,000	200,000
Interest Income	3,758	4,000	4,000
Total Revenues	<u>87,615</u>	<u>54,000</u>	<u>204,000</u>
Total Funds Available	238,420	260,136	278,787
Expenditures			
Supplies	12,853	175,000	236,200
Repair & Maintenance	-	-	27,000
Services & Charges	7,036	10,349	5,000
Capital Expenses	12,395	-	-
Total Expenditures	<u>32,284</u>	<u>185,349</u>	<u>268,200</u>
Excess Revenues over Expenditures	55,331	(131,349)	(64,200)
Ending Fund Balance	<u><u>\$ 206,136</u></u>	<u><u>\$ 74,787</u></u>	<u><u>\$ 10,587</u></u>

City of Sherman
MUNICIPAL AIRPORT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 134,551	\$ 227,152	\$ 145,322
Revenues			
Interest Income	3,642	3,500	2,500
Rentals	50,002	50,700	68,200
Sales & Service	339,254	340,000	300,000
Grant Revenue	-	50,000	50,000
Miscellaneous Revenue	106,920	59,600	-
Total Revenues	499,818	503,800	420,700
Total Funds Available	634,369	730,952	- 566,022
Expenditures			
Supplies	289,208	306,200	325,250
Repair & Maintenance	8,811	9,787	8,995
Services & Charges	64,439	150,412	94,728
Utilities	11,232	9,630	11,270
Vehicle Usage	(2,267)	-	-
Capital Expenses	35,795	109,600	100,000
Total Expenditures	407,217	585,629	540,243
Excess Revenues over Expenditures	92,601	(81,829)	(119,543)
Ending Fund Balance	\$ 227,152	\$ 145,322	\$ 25,780

City of Sherman
EMPLOYEE INSURANCE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 604,376	\$ 256,261	\$ 691,865	\$ 214,282
Revenues				
Employer Contributions	4,032,766	4,783,471	5,278,983	4,817,920
Employee Contributions	944,407	930,000	980,000	972,000
Retiree Contributions	195,994	180,000	215,000	213,000
COBRA Contributions	9,201	10,000	-	-
Interest Income	21,146	20,000	12,000	5,000
Total Revenues	5,203,515	5,923,471	6,485,983	6,007,920
Total Funds Available	5,807,891	6,179,732	7,177,848	6,222,202
Expenditures				
Health Insurance Claims	4,167,272	5,200,000	4,330,000	4,800,000
Administration & Premiums	909,616	908,000	1,040,000	1,040,000
Life Insurance Premiums	39,137	37,989	43,566	47,568
Transfers Out	-	-	1,550,000	-
Total Expenditures	5,116,026	6,145,989	6,963,566	5,887,568
Excess Revenues over Expenditures	87,489	(222,518)	(477,583)	120,352
Ending Fund Balance	\$ 691,865	\$ 33,743	\$ 214,282	\$ 334,633

City of Sherman
INFORMATION TECHNOLOGY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 114,317	\$ 109,948	\$ 137,653
Revenues			
Technology Services:			
General Fund	595,901	779,655	700,010
Stormwater	-	1,260	2,090
Tourism	5,288	3,780	3,130
Equipment Services Fund	22,208	27,670	32,250
Utility Fund	191,407	231,460	198,750
Solid Waste Fund	49,703	56,600	56,180
Interest Income	2,286	2,200	2,000
Miscellaneous Revenue	668	700	700
Total Revenues	<u>867,460</u>	<u>1,103,325</u>	<u>995,110</u>
Total Funds Available	981,777	1,213,273	1,132,763
Expenditures			
Personnel	543,651	587,210	593,753
Supplies	54,898	43,618	30,663
Repair & Maintenance	154,868	153,682	162,677
Utilities	34,977	35,090	35,890
Services & Charges	36,878	98,666	92,367
Capital Expenses	46,556	157,354	86,637
Total Expenditures	<u>871,829</u>	<u>1,075,620</u>	<u>1,001,986</u>
Excess Revenues over Expenditures	<u>(4,369)</u>	<u>27,705</u>	<u>(6,876)</u>
Ending Fund Balance	<u>\$ 109,948</u>	<u>\$ 137,653</u>	<u>\$ 130,777</u>

City of Sherman
EQUIPMENT SERVICES FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 107,533	\$ 53,049	\$ 66,982
Revenues			
Internal Service Revenue	3,403,227	3,232,819	3,111,520
Interest Income	2,378	1,600	1,600
Miscellaneous Revenue	2,761	-	-
Total Revenues	<u>3,408,367</u>	<u>3,234,419</u>	<u>3,113,120</u>
Total Funds Available	3,515,900	3,287,468	3,180,102
Expenditures			
Personnel	807,580	954,441	1,026,008
Supplies	834,514	686,275	767,867
Repair & Maintenance	1,349,049	1,109,094	901,366
Utilities	14,624	14,610	16,210
Information Technology	22,208	27,670	32,250
Services & Charges	291,340	340,896	356,594
Capital Expenses	143,508	87,500	27,000
Vehicle Usage	30	-	-
Total Expenditures	<u>3,462,851</u>	<u>3,220,486</u>	<u>3,127,295</u>
Excess Revenues over Expenditures	<u>(54,485)</u>	<u>13,933</u>	<u>(14,175)</u>
Ending Fund Balance	<u>\$ 53,049</u>	<u>\$ 66,982</u>	<u>\$ 52,806</u>

City of Sherman
FLEET REPLACEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 533,223	\$ 307,828	\$ 53,999
Revenues			
Fleet Replacement Revenue	2,732,499	2,057,036	1,612,036
Interest Income	15,728	5,500	5,000
Debt Proceeds	1,009,988	931,453	1,725,612
Miscellaneous Revenue	20,753	153,000	20,000
Total Revenues	3,778,969	3,146,989	3,362,648
Total Funds Available	4,312,192	3,454,817	3,416,647
Expenditures			
Debt Service	501,717	675,751	758,988
Capital Expenses	3,502,646	2,725,067	2,578,659
Total Expenditures	4,004,364	3,400,818	3,337,647
Excess Revenues over Expenditures	(225,395)	(253,829)	25,001
Ending Fund Balance	\$ 307,828	\$ 53,999	\$ 79,000

TRANSFERS SCHEDULE

FUND DETAILS

100 From fund 700 5% franchise, admin cost
 From fund 790, dept 243, 244
 From 790, fund balance
 To fund 460, concerts
 From fund 700, Marilee

222 From fund 100, capital projects

241 To fund 300, debt service

242 To fund 300, debt service

243 To fund 300, debt service

300 From fund 420, debt service
 From fund 241, debt service
 From fund 242, debt service
 From fund 243, debt service
 From fund 460, debt service

420 To fund 300, debt service

460 From fund 100, concerts
 To fund 300, debt service

700 To fund 100 5% franchise, admin cost
 From fund 790, admin cost
 To fund 770, capital projects
 To fund 100, Marilee

770 From fun 700, capital projects

790 To fund 100 8% franchise, admin cost RSW
790 To fund 100 8% franchise, admin cost CSW
790 To fund 700 admin cost
790 To fund 100, fund balance

TOTALS

BUDGETED FY20/21	
<i>Expense</i> TRANSFER FROM <u>Debit</u>	<i>Revenue</i> TRANSFER TO <u>Credit</u>
	\$ 2,300,000.00
	\$ 869,000.00
	\$ 1,312,000.00
\$ 210,000.00	\$ 400,000.00
\$ 289,000.00	
\$ 226,000.00	
\$ 178,000.00	
	\$ 269,000.00
	\$ 289,000.00
	\$ 226,000.00
	\$ 178,000.00
	\$ 108,490.00
\$ 269,000.00	
	\$ 210,000.00
\$ 108,490.00	
\$ 2,300,000.00	
	\$ 158,000.00
\$ 600,000.00	
\$ 400,000.00	
	\$ 600,000.00
\$ 869,000.00	
\$ 158,000.00	
\$ 1,312,000.00	
<u>\$ 6,919,490.00</u>	<u>\$ 6,919,490.00</u>

City of Sherman
Property Tax Historical Summary

Fiscal Year	Estimated Taxable Value (in 000)	Tax Levy (in 000)	Total Collections (in 000)	Property Tax Rate (per \$100)
2004	\$ 1,515,989	\$ 6,064	\$ 6,059	\$ 0.400
2005	\$ 1,590,950	\$ 6,364	\$ 6,359	\$ 0.400
2006	\$ 1,735,457	\$ 6,942	\$ 6,938	\$ 0.400
2007	\$ 1,886,876	\$ 7,548	\$ 7,543	\$ 0.400
2008	\$ 1,979,001	\$ 7,921	\$ 7,916	\$ 0.400
2009	\$ 2,077,074	\$ 6,647	\$ 6,642	\$ 0.320
2010	\$ 2,201,611	\$ 7,045	\$ 7,038	\$ 0.320
2011	\$ 2,268,236	\$ 7,258	\$ 7,241	\$ 0.320
2012	\$ 2,201,611	\$ 7,045	\$ 7,032	\$ 0.320
2013	\$ 2,268,236	\$ 7,258	\$ 7,246	\$ 0.320
2014	\$ 2,257,117	\$ 7,855	\$ 7,840	\$ 0.348
2015	\$ 2,383,049	\$ 8,865	\$ 8,848	\$ 0.372
2016	\$ 2,530,048	\$ 9,412	\$ 9,392	\$ 0.372
2017	\$ 2,781,252	\$ 10,966	\$ 10,939	\$ 0.394
2018	\$ 2,898,248	\$ 12,384	\$ 12,337	\$ 0.427
2019	\$ 3,129,411	\$ 12,924	\$ 12,798	\$ 0.427
2020	\$ 3,481,853	\$ 16,273	\$ 15,864	\$ 0.489

Total Collections as of 6/30/2020

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(1) \$2,840,000 <i>Combination Tax & Tax Increment Revenue 2004 Series TIF Zone#1, Certificates of Obligation</i>				(2) \$6,970,000 <i>Tax & Waterworks & Sewer System (Limited Pledge) Revenue Certificates of Obligation Series 2016</i>			
	Coupon	Principal	Interest	TOTAL	Coupon	Principal	Interest	
2021	4.44%	215,000.00	30,414.00	245,414.00	3.000%	310,000.00	158,312.50	468,312.50
2022	4.44%	230,000.00	20,868.00	250,868.00	3.000%	320,000.00	149,012.50	469,012.50
2023	4.44%	240,000.00	10,656.00	250,656.00	3.000%	330,000.00	139,412.50	469,412.50
2024		-	-	-	3.000%	340,000.00	129,512.50	469,512.50
2025		-	-	-	3.000%	350,000.00	119,312.50	469,312.50
2026		-	-	-	2.000%	360,000.00	108,812.50	468,812.50
2027		-	-	-	2.000%	370,000.00	101,612.50	471,612.50
2028		-	-	-	2.250%	375,000.00	94,212.50	469,212.50
2029		-	-	-	2.250%	385,000.00	85,775.00	470,775.00
2030		-	-	-	2.375%	390,000.00	77,112.50	467,112.50
2031		-	-	-	2.375%	400,000.00	67,850.00	467,850.00
2032		-	-	-	2.500%	410,000.00	58,350.00	468,350.00
2033		-	-	-	2.500%	420,000.00	48,100.00	468,100.00
2034		-	-	-	2.500%	430,000.00	37,600.00	467,600.00
2035		-	-	-	3.000%	440,000.00	26,850.00	466,850.00
2036		-	-	-	3.000%	455,000.00	13,650.00	468,650.00
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
		685,000.00	61,938.00	746,938.00		6,085,000.00	1,415,487.50	7,500,487.50

(1) These bonds were issued in 2004 to provide funding for infrastructure development for Sherman Town Center. Debt service is financed through tax increment property tax revenues.

(2) These bonds were issued to fund street improvements, library renovation and a new fire station.

City of Sherman, Texas
Bonded Debt as of 7/31/20

(3) \$7,776,530 General Obligation Refunding Bonds Series 2017				
Fiscal Yr	Coupon	Principal	Interest	
2021	2.00%	677,640.30	217,230.16	894,870.46
2022	2.50%	694,412.34	203,772.69	898,185.03
2023	3.00%	716,341.97	186,535.50	902,877.47
2024	3.00%	736,341.97	165,103.23	901,445.20
2025	4.00%	758,113.05	143,172.53	901,285.58
2026	4.00%	795,200.26	113,100.90	908,301.16
2027	4.00%	793,151.70	86,333.97	879,485.67
2028	4.00%	828,151.70	54,955.83	883,107.53
2029	4.00%	436,933.75	22,343.71	459,277.46
2030	3.00%		1,718.75	1,718.75
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		6,436,287.04	1,194,267.27	7,630,554.31

(3) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(4) \$474,557 TIF #1 Refunding Bonds Series 2017				
Coupon	Principal	Interest		
2.00%	54,881.06	13,258.19	68,139.25	
2.50%	58,109.02	12,436.84	70,545.86	
3.00%	61,336.98	11,384.80	72,721.78	
3.00%	61,336.98	10,076.73	71,413.71	
4.00%	64,565.90	8,738.24	73,304.14	
4.00%	67,793.86	6,902.88	74,696.74	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
	-	-	-	
		368,023.80	62,797.68	430,821.48

(4) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(5) \$1,108,913 Auditorium Refunding Bonds Series 2017				(6) \$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2021	2.00%	77,478.64	31,011.65	108,490.29	5.00%	333,760.35	313,934.26	647,694.62
2022	2.50%	77,478.64	29,090.47	106,569.11	5.00%	350,690.23	297,246.25	647,936.47
2023	3.00%	82,321.05	26,629.70	108,950.75	5.00%	367,620.10	279,711.73	647,331.83
2024	3.00%	82,321.05	23,570.04	105,891.09	5.00%	386,968.53	261,330.73	648,299.25
2025	4.00%	82,321.05	20,439.23	102,760.28	5.00%	406,316.95	241,982.30	648,299.25
2026	4.00%	92,005.88	16,146.22	108,152.10	5.00%	425,665.38	221,666.45	647,331.83
2027	4.00%	96,848.30	11,616.03	108,464.33	4.00%	447,432.36	200,383.19	647,815.54
2028	4.00%	96,848.30	7,394.17	104,242.47	4.00%	466,780.78	182,485.89	649,266.68
2029	4.00%	101,690.71	3,006.29	104,697.00	3.00%	483,710.66	163,814.66	647,525.32
2030	3.00%	111,375.54	231.25	111,606.79	3.00%	498,221.98	149,303.34	647,525.32
2031		-	-	-	3.13%	512,733.30	134,356.68	647,089.98
2032		-	-	-	3.25%	529,663.17	118,333.77	647,996.94
2033		-	-	-	3.38%	546,593.04	101,119.71	647,712.76
2034		-	-	-	3.38%	565,941.47	82,672.20	648,613.67
2035		-	-	-	3.58%	585,289.90	63,571.67	648,861.57
2036		-	-	-	3.50%	604,638.32	43,086.53	647,724.85
2037		-	-	-	3.50%	626,405.30	21,924.19	648,329.49
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
		900,689.16	169,135.05	1,069,824.21		8,138,431.81	2,876,923.55	11,015,355.36

(5) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(6) These certificates were issued to fund new street development and construction and improvements to city facilities.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(7) \$3,900,000 TIRZ #5 Certificates of Obligation Series 2017				(8) \$3,050,000 TIRZ #6 Certificates of Obligation Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2021	5.00%	148,591.94	139,765.25	288,357.19	5.00%	116,206.52	109,303.60	225,510.11
2022	5.00%	156,129.21	132,335.66	288,464.87	5.00%	122,101.05	103,493.27	225,594.32
2023	5.00%	163,666.48	124,529.20	288,195.68	5.00%	127,995.58	97,388.22	225,383.80
2024	5.00%	172,280.51	116,345.87	288,626.38	5.00%	134,732.19	90,988.44	225,720.63
2025	5.00%	180,894.53	107,731.85	288,626.38	5.00%	141,468.80	84,251.83	225,720.63
2026	5.00%	189,508.56	98,687.12	288,195.68	5.00%	148,205.41	77,178.39	225,383.80
2027	4.00%	199,199.34	89,211.69	288,411.03	4.00%	155,784.10	69,768.12	225,552.22
2028	4.00%	207,813.36	81,243.72	289,057.08	4.00%	162,520.71	63,536.75	226,057.46
2029	3.00%	215,350.64	72,931.18	288,281.82	3.00%	168,415.24	57,035.93	225,451.17
2030	3.00%	221,811.15	66,470.67	288,281.82	3.00%	173,467.70	51,983.47	225,451.17
2031	3.13%	228,271.67	59,816.33	288,088.00	3.13%	178,520.15	46,779.44	225,299.59
2032	3.25%	235,808.95	52,682.84	288,491.79	3.25%	184,414.69	41,200.68	225,615.37
2033	3.38%	243,346.22	45,019.05	288,365.27	3.38%	190,309.22	35,207.21	225,516.43
2034	3.38%	251,960.24	36,806.12	288,766.36	3.38%	197,045.83	28,784.27	225,830.10
2035	3.58%	260,574.27	28,302.46	288,876.73	3.58%	203,782.44	22,133.97	225,916.41
2036	3.50%	269,188.29	19,182.36	288,370.65	3.50%	210,519.05	15,001.59	225,520.64
2037	3.50%	278,879.07	9,760.77	288,639.84	3.50%	218,097.74	7,633.42	225,731.16
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
		3,623,274.43	1,280,822.13	4,904,096.56		2,833,586.42	1,001,668.59	3,835,255.00

(7) These certificates were issued to fund infrastructure improvements in Sherman Crossroads (TIRZ #5) development. Debt service is paid from property tax increment generated by the zone.

(8) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt service is paid from the property tax increment generated by the zone.

City of Sherman, Texas
Bonded Debt as of 7/31/20

(9) \$2,400,000 TIRZ #7 Certificates of Obligation Series 2017				
Fiscal Yr	Coupon	Principal	Interest	
2021	5.00%	91,441.19	86,009.39	177,450.58
2022	5.00%	96,079.51	81,437.33	177,516.84
2023	5.00%	100,717.84	76,633.35	177,351.19
2024	5.00%	106,018.77	71,597.46	177,616.23
2025	5.00%	111,319.71	66,296.52	177,616.23
2026	5.00%	116,620.65	60,730.54	177,351.19
2027	5.00%	122,584.21	54,899.50	177,483.71
2028	5.00%	127,885.15	49,996.13	177,881.28
2029	3.00%	132,523.47	44,880.73	177,404.20
2030	3.00%	136,499.17	40,905.02	177,404.20
2031	3.00%	140,474.88	36,810.05	177,284.93
2032	3.13%	145,113.20	32,420.21	177,533.41
2033	3.25%	149,751.52	27,704.03	177,455.55
2034	3.25%	155,052.46	22,649.92	177,702.37
2035	3.38%	160,353.40	17,416.90	177,770.29
2036	3.38%	165,654.33	11,804.53	177,458.86
2037	3.50%	171,617.89	6,006.63	177,624.52
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		2,229,707.34	788,198.23	3,017,905.58

(9) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is paid from the property tax increment generated by the zone.

(10) \$3,900,000 Stormwater Certificates of Obligation Series 2017A			
Coupon	Principal	Interest	
3.00%	150,000.00	118,375.00	268,375.00
4.00%	155,000.00	113,875.00	268,875.00
4.00%	165,000.00	107,675.00	272,675.00
4.00%	170,000.00	101,075.00	271,075.00
4.00%	175,000.00	94,275.00	269,275.00
4.00%	185,000.00	87,275.00	272,275.00
4.00%	190,000.00	79,875.00	269,875.00
4.00%	200,000.00	72,275.00	272,275.00
3.00%	205,000.00	64,275.00	269,275.00
3.00%	210,000.00	58,125.00	268,125.00
3.00%	220,000.00	51,825.00	271,825.00
3.00%	225,000.00	45,225.00	270,225.00
3.00%	230,000.00	38,475.00	268,475.00
3.13%	240,000.00	31,575.00	271,575.00
3.13%	245,000.00	24,075.00	269,075.00
3.13%	255,000.00	16,418.76	271,418.76
3.25%	260,000.00	8,450.00	268,450.00
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
		1,113,143.76	4,593,143.76

(10) These certificates were issued to fund projects from the City's Stormwater Management Plan. Debt service is paid from the stormwater utility fee added to utility bills.

City of Sherman, Texas
Bonded Debt as of 7/31/20

(11) \$18,980,000 General Obligation Certificates of Obligation Series 2018				
Fiscal Yr	Coupon	Principal	Interest	
2021	5.00%	495,000.00	700,756.26	1,195,756.26
2022	5.00%	520,000.00	676,006.26	1,196,006.26
2023	5.00%	545,000.00	650,006.26	1,195,006.26
2024	5.00%	570,000.00	622,756.26	1,192,756.26
2025	5.00%	600,000.00	594,256.26	1,194,256.26
2026	5.00%	630,000.00	564,256.26	1,194,256.26
2027	5.00%	660,000.00	532,756.26	1,192,756.26
2028	5.00%	695,000.00	499,756.26	1,194,756.26
2029	3.00%	730,000.00	465,006.26	1,195,006.26
2030	3.00%	750,000.00	443,106.26	1,193,106.26
2031	3.00%	775,000.00	420,606.26	1,195,606.26
2032	3.13%	795,000.00	397,356.26	1,192,356.26
2033	3.25%	820,000.00	372,512.50	1,192,512.50
2034	3.25%	850,000.00	345,862.50	1,195,862.50
2035	3.38%	875,000.00	318,237.50	1,193,237.50
2036	3.38%	905,000.00	288,706.26	1,193,706.26
2037	3.50%	935,000.00	258,162.50	1,193,162.50
2038	3.50%	970,000.00	225,437.50	1,195,437.50
2039	3.50%	1,005,000.00	191,487.50	1,196,487.50
2040	3.50%	1,040,000.00	156,312.50	1,196,312.50
2041	3.50%	1,075,000.00	119,912.50	1,194,912.50
2042	3.63%	1,115,000.00	82,287.50	1,197,287.50
2043	3.63%	1,155,000.00	41,868.86	1,196,868.86
2044		-	-	-
		18,510,000.00	8,967,412.74	27,477,412.74

(11) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

(12) \$19,130,000 General Obligation Certificates of Obligation Series 2019				
Coupon	Principal	Interest		
5.00%	455,000.00	706,112.50	1,161,112.50	
5.00%	480,000.00	683,362.50	1,163,362.50	
5.00%	505,000.00	659,362.50	1,164,362.50	
5.00%	530,000.00	634,112.50	1,164,112.50	
5.00%	555,000.00	607,612.50	1,162,612.50	
5.00%	585,000.00	579,862.50	1,164,862.50	
5.00%	610,000.00	550,612.50	1,160,612.50	
5.00%	645,000.00	520,112.50	1,165,112.50	
3.00%	675,000.00	487,862.50	1,162,862.50	
4.00%	710,000.00	454,112.50	1,164,112.50	
4.00%	735,000.00	425,712.50	1,160,712.50	
4.00%	765,000.00	396,312.50	1,161,312.50	
4.00%	795,000.00	365,712.50	1,160,712.50	
3.00%	830,000.00	333,912.50	1,163,912.50	
3.00%	855,000.00	309,012.50	1,164,012.50	
3.00%	880,000.00	283,362.50	1,163,362.50	
3.00%	905,000.00	256,962.50	1,161,962.50	
3.00%	935,000.00	229,812.50	1,164,812.50	
3.13%	960,000.00	201,762.50	1,161,762.50	
3.25%	990,000.00	171,762.50	1,161,762.50	
3.25%	1,025,000.00	139,587.50	1,164,587.50	
3.25%	1,055,000.00	106,275.00	1,161,275.00	
3.25%	1,090,000.00	71,987.50	1,161,987.50	
3.25%	1,125,000.00	36,562.50	1,161,562.50	
	18,695,000.00	9,248,425.00	27,906,862.50	

(12) These certificates were issued to fund new streets and improvements to existing streets.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	TOTALS		
	Principal	Interest	TOTAL
2021	3,125,000.00	2,624,482.76	5,749,482.76
2022	3,260,000.00	2,502,936.76	5,762,936.76
2023	3,405,000.00	2,369,924.76	5,774,924.76
2024	3,290,000.00	2,226,468.76	5,516,468.76
2025	3,425,000.00	2,088,068.76	5,513,068.76
2026	3,595,000.00	1,934,618.76	5,529,618.76
2027	3,645,000.00	1,777,068.76	5,422,068.76
2028	3,805,000.00	1,625,968.76	5,430,968.76
2029	3,533,624.46	1,466,931.26	5,000,555.72
2030	3,201,375.54	1,343,068.76	4,544,444.30
2031	3,190,000.00	1,243,756.26	4,433,756.26
2032	3,290,000.00	1,141,881.26	4,431,881.26
2033	3,395,000.00	1,033,850.00	4,428,850.00
2034	3,520,000.00	919,862.50	4,439,862.50
2035	3,625,000.00	809,600.00	4,434,600.00
2036	3,745,000.00	691,212.52	4,436,212.52
2037	3,395,000.00	568,900.00	3,963,900.00
2038	1,905,000.00	455,250.00	2,360,250.00
2039	1,965,000.00	393,250.00	2,358,250.00
2040	2,030,000.00	328,075.00	2,358,075.00
2041	2,100,000.00	259,500.00	2,359,500.00
2042	2,170,000.00	188,562.50	2,358,562.50
2043	2,245,000.00	113,856.36	2,358,856.36
2044	1,125,000.00	36,562.50	1,161,562.50
	71,985,000.00	28,143,657.00	100,128,657.00

CITY OF SHERMAN
ITEMIZATION OF CERTAIN EXPENDITURES REQUIRED BY LGC SECTION
140.0045

Expenditures for:	FY 2020	FY 2021
(1) Notices required by law to be published in a newspaper by the City or a representative of the City	34,312.90	43,816.00
(2) directly or indirectly influencing or attempting to influence the outcome of legislation of administrative action, as those terms are defined in Section 305.002, Government Code	-	-



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 5.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6310

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2020; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law

Issue:

To introduce and hold a public hearing on the Ad Valorem Tax Rate proposed for the upcoming fiscal year, as required by the Texas Tax Code and Local Government Code

Background:

The "no-new-revenue" tax rate is the rate that yields the same amount of revenue as the prior year on property that is taxed in both years. This year's "no-new-revenue" tax rate is \$0.462362/\$100, with a "voter-approval" rate of \$0.511445/\$100 (with sales tax-in-lieu-of property tax adjustment). The actual total tax rate of \$0.489000/\$100 is the same as last year's actual tax rate. The tax rate is split between a debt service component called Interest and Sinking (I&S) and a Maintenance & Operations (M&O) component. The debt rate is \$0.151431/\$100; and the M&O rate is \$0.337569/\$100.

Origination:

Director of Finance Mary Lawrence, CPA

Financial Consideration:

The proposed tax rate will generate approximately \$18.1 million in property tax revenues.

Staff Recommendation:

Based on the Budget Workshop and discussion of the draft budget, the staff recommends the Council hold the public hearing on the tax rates as indicated above.

Alternatives:

Since notice has already been published, changing the proposed rates would require re-publication of the notice and setting an additional public hearing.

Attachments

Ordinance No. 6310

Notice of PH on Tax Rate FY2021

ORDINANCE NO. 6310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2020; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That there be, and there is hereby, levied and shall be collected a Maintenance and Operations (M&O) ad valorem tax of \$0.337569/\$100 Dollars (\$0.3377569) and a debt service ad valorem tax of \$0.151431/\$100 Dollars (\$0.151431) on all taxable property situated within the corporate limits of the City of Sherman on the first day of January, A.D., 2020, and not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, to-wit:

FOR GENERAL FUND EXPENDITURES, \$0.337569 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, \$0.151431 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 44.9 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$26.64.

SECTION 2. That a penalty shall be charged and collected from all persons who do not pay their taxes prior to the first day of February, 2021. Penalty charges shall be in accordance with the following schedule.

If paid in February, 2021	6%
If paid in March, 2021	7%
If paid in April, 2021	8%
If paid in May, 2021	9%
If paid in June, 2021	10%
If paid on or after July 1, 2021	12%

All delinquent taxes shall accrue interest from the date of delinquency at the rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Pursuant to Section 33.07 of the Texas Property Tax Code, an additional penalty of 15% of the amount of taxes, penalty and interest that remain due after July 1, 2021, shall be assessed to defray the cost of collection.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

Notice of Public Hearing on Tax Increase

A tax rate of \$.489 per \$100 valuation has been proposed by the governing body of the City of Sherman.

PROPOSED TAX RATE	\$0.48900	per \$100
NO-NEW REVENUE TAX RATE	\$0.46236	per \$100
VOTER-APPROVAL TAX RATE	\$0.51145	per \$100

The no-new revenue tax rate is the tax rate for the 2020 tax year that will raise the same amount of property tax revenue for the City of Sherman from the same properties in both the 2019 tax year and the 2020 tax year.

The voter-approval rate is the highest tax rate that the City of Sherman may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new revenue tax rate. This means that the City of Sherman is proposing to increase property taxes for the 2020 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD AT 5:00 P.M. ON AUGUST 17, 2020 at 220 W. Mulberry, Sherman, Texas.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Sherman is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Sherman City Council of the City of Sherman at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

The 86th Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following tables compares the taxes imposed on the average residence homestead by the City of Sherman last year to the taxes proposed to be imposed on the average residence homestead by the City of Sherman this year.

	2019	2020	Change
Total tax rate (per \$100 of value	\$0.48900/\$100	\$0.48900/\$100	-
Average homestead taxable value	\$146,669	\$158,419	\$11,750
Tax on average homestead	\$717	\$775	\$58
Total tax levy on all properties	\$16,272,657	\$18,058,051	\$1,785,394

For assistance with tax calculations, please contact the tax assessor for the City of Sherman at 903-892-8297, or visit www.co.grayson.tx.us for more information.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 6.

Meeting Date: 08/17/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6311

Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November, 2020, for the Purpose of Electing Two (2) District City Council Members for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting

Issue:

To call a Regular Municipal Election for November 3, 2020, to elect two City Council Members. Positions on the ballot will be for Council Member, District 2 (currently held by Josh Stevenson) and Council Member, District 4 (currently held by Daron Holland).

Background:

In compliance with the City of Sherman Charter and the Election laws for the State of Texas, the City must, by ordinance, call a Regular Municipal Election for the first Tuesday after the first Monday in November. This ordinance also establishes the voting centers for this election.

Origination:

The ordinance originated with the City Clerk's Office.

Financial Consideration:

Cost of the Election in 2019 was \$14,432. The cost for this election is expected to be similar.

Staff Recommendation:

It is recommended that the City Council approve the ordinance calling the Regular Municipal Election for Tuesday, November 3, 2020.

Alternatives:

There is no viable alternative.

Attachments

Ordinance No. 6311

ORDINANCE NO. 6311

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ORDERING AN ELECTION OF THE QUALIFIED VOTERS OF THE CITY OF SHERMAN, TEXAS, ON THE 3rd DAY OF NOVEMBER, 2020, FOR THE PURPOSE OF ELECTING TWO (2) DISTRICT CITY COUNCIL MEMBERS FOR SAID CITY; PROVIDING THAT SAID ELECTION SHALL BE HELD JOINTLY WITH GRAYSON COUNTY, TEXAS; DESIGNATING ELECTION PRECINCTS; APPOINTING ELECTION OFFICIALS; PROVIDING FOR NOTICE OF SAID ELECTION; PROVIDING FOR THE USE OF DIRECT RECORDING ELECTRONIC VOTING EQUIPMENT; PROVIDING FOR EARLY VOTING; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, in compliance with the Charter of the City of Sherman, Texas, and in accordance with the laws and the Constitution of the State of Texas, an election may be and the same is hereby called and ordered for the first Tuesday after the first Monday in November, 2020, the same being the 3rd day of said month, at which election all qualified voters may vote for the purpose of electing a District 2 and a District 4 City Council Member for full terms, as defined in the Charter of the City of Sherman, Texas.

SECTION 2. That said election shall be held jointly with Grayson County, Texas in accordance with the Joint Election Agreement executed pursuant to the authority of Resolution No. 6640, passed and approved on the 17th day of August, 2020.

SECTION 3. That the County Elections Administrator shall prepare electronic ballots for early and election day voting and paper ballots for mail ballots and provisional ballots to be used in said election and shall label same "*Official Ballot*", on which ballot shall be printed the names of the candidates and the positions of District Council Member. The designation of each position on the official ballot shall be Council Member, District 2; and Council Member, District 4, respectively.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Council Member unless such person has filed his/her sworn application, as provided by the laws of the State, with the City Clerk at least seventy-eight (78) days prior to the election date, and it must also appear on the face of said application the position the candidate is seeking.

SECTION 5. That it shall further appear to the said City Clerk, before said candidate's name is entered on said ballot, that he has filed an affidavit of loyalty with the City Clerk as required by the Election Code of the State of Texas.

SECTION 6. That, in the event there are two or more candidates for the same position, the position of such candidates' names on the ballot shall be determined by lot conducted by the City Clerk in the presence of each candidate or candidate's designated representative.

SECTION 7. That any Council Member candidate receiving the greatest number of the qualified votes cast for the position for which he is a candidate shall be elected to such position. In the event a tie vote occurs, the City Council of said City, immediately after canvass, shall issue a call for Special Election, as required by law, to be held not less than twenty (20) nor more than forty-five (45) days after the results of the Regular Election shall have been declared, at which election the candidates receiving a tie vote for any such position or positions in the regular election shall again be voted. If needed, a run-off election will be held in accordance with State law.

SECTION 8. That the polls shall be kept open from seven o'clock (7:00) a.m. until seven o'clock (7:00) p.m. on Election Day, and that due return shall be made to the City Council showing the number of votes cast for each candidate for each position of Council Member, respectively.

SECTION 9. That notice of said election shall be given by the Mayor of the City of Sherman by causing an election notice to be posted at City Hall not later than the twenty-first day before election day, and by publishing the caption for this ordinance at least one time not more than thirty days nor less than ten days prior to the election date, in at least one daily newspaper published in the City of Sherman in accordance with the provisions of the Election Code of the State of Texas, as amended.

SECTION 10. That the vote centers for this election shall be as follows:

<u>LOCATION</u>	<u>JUDGES</u>
Bells City Hall 203 S. Broadway Bells, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Collinsville Community Building 117 N. Main Collinsville, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Grayson College – Baptist Student Ministry 6101 Grayson Dr. Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Grayson County Sub-Courthouse 101 W. Woodard Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

Parkside Baptist Church -- South Entrance 301 N. Lillis Lane Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Southside Baptist Church 3500 S. Park Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Denison Sr. Center – Activity Room 531 W. Chestnut St. Denison, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
First Baptist Church -- Gym 187 Gordonville Rd. Gordonville, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
First Baptist Church 99 Gentle Creek Lane Gunter, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Howe Community Center 700 W. Haning Howe, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Pottsboro ISD Administration Building Board Mtg. Room 105 Cardinal Lane Pottsboro, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Sadler Baptist Church 419 S. Main Sadler, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

Election Administration Building 115 W. Houston Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Faith Church – West Entrance 1800 N. FM 1417 Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Luella First Baptist Church – South Entrance 3162 Hwy 11 Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Municipal Building -- Ballroom 405 N. Rusk Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Texoma Council of Governments Eisenhower Room 1117 Gallagher Drive Sherman, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
United Way of Grayson County 713 E. Brockett Sherman, Texas 75090	TBD
	Presiding Judge
	TBD
	Alternate Judge
Tioga Fire Dept. Meeting Room 601 E. Main Tioga, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
First National Bank – Edwards Community Room 109 S. Britton Tom Bean, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

Grayson College South Campus Tech Center Rm 203 1455 W. Van Alstyne Pkwy Van Alstyne, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Whitesboro City Hall 111 W. Main Whitesboro, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge
Church of Christ – Fellowship Hall 606 S. Carter St. Whitewright, Texas	TBD
	Presiding Judge
	TBD
	Alternate Judge

SECTION 11. That Direct Recording Electronic Equipment shall be used for voting at the foregoing election precincts.

SECTION 12. That the qualified voters, eligible to cast their ballots early under the laws of this State, shall be permitted to so cast their vote at the Grayson County Election Administration Building, 115 W. Houston, Sherman, Texas; at the Grayson County Sub-Courthouse, 101 W. Woodard, Denison, Texas; at the Pottsboro ISD Administration Building, 105 Cardinal Lane, Pottsboro, Texas; at Whitesboro City Hall, 111 W. Main, Whitesboro, Texas; and at Grayson College South Campus, 1455 W. Van Alstyne Parkway, Van Alstyne, Texas; from October 13 through October 24, 2020, from 7:00 a.m. to 7:00 p.m.; October 25, 2020, from 12:00 noon to 5:00 p.m.; October 26 through October 30, 2020, from 7:00 a.m. to 7:00 p.m.

SECTION 13. That the Presiding Judge for Early Voting shall be Deana Patterson, the Alternate Judge shall be Arlene Joice and additional Voting Clerks shall be appointed.

SECTION 14. That an Early Voting Ballot Board for verifying Early Voting ballots shall be appointed, by the Early Voting Judge, consisting of a Presiding Judge and additional Clerks.

SECTION 15. That the rate of pay set by Subchapter E, Sections 32.091 and 32.092 of Title 3 of the Election Code for Election Judges and Clerks shall be at an amount fixed by the appropriate authority, which is at least the federal minimum hourly wage. The judge who delivers the election returns may be paid an amount not to exceed \$25.00 for that service. No judge may be paid for more than one hour of work before the polls open.

SECTION 16. That Deana Patterson, County Elections Administrator, is hereby appointed Counting Station Presiding Manager.

SECTION 17. That the canvass of the Election Returns will be held in the Council Chambers of City Hall, 220 West Mulberry, Sherman, Texas, at the Regular Council Meeting of November 16, 2020.

SECTION 18. That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 7.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6312

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One-Family Residential) District at 21180 West U.S. Highway 82, being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)

Issue:

To consider the request of Christopher Rehmet and Claire Tate Rehmet (Owners), Clay Barnett, P.E. (Representative), TCB Engineering, LLC (Civil Engineer), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 21180 West U.S. Highway 82, being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762, for a zone change from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District

Background:

The property is located at 21180 West U.S. Highway 82, between State Highway 289 and Preston Club Drive. The property was annexed into the city limits of Sherman on December 16, 2019 by Ordinance No. 6272 as an R-A (Single-Family Agricultural) District.

The owners are requesting a zone change from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District on approximately 358 proposed lots (86.780 acres).

Origination:

Christopher Rehmet and Claire Tate Rehmet (Owners)
Clay Barnett, P.E. (Representative)
TCB Engineering, LLC (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter. Several citizens were concerned with egress and ingress into the project and water and sewer capacity.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6312

Aerial Location Map

Zoning Map

Zoning Sign Photo

Survey

Conceptual Site Plan

Staff Review Letter

P&Z Communication

Email from Michael and Charlotte Myers

ORDINANCE NO. 6312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT AT 21180 WEST U.S. HIGHWAY 82, BEING 86.780 ACRES IN THE DANIEL BICKENBACK SURVEY, ABSTRACT NO. 128 AND THE J. MCMULLEN AND MCGLOIN SURVEY, ABSTRACT NO. 762 (CHRISTOPHER REHMET AND CLAIRE TATE REHMET, OWNERS; CLAY BARNETT, P.E., REPRESENTATIVE; TCB ENGINEERING, LLC, CIVIL ENGINEER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the R-1 (One-Family Residential) District at 21180 West U.S. Highway 82, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762, being a part of the 102.27-acre tract of land conveyed by General Warranty Deed from Lee Charles Hudgins and Nancy Hudgins to Christopher Rehmet and Claire Tate Rehmet on September 11, 2003 and recorded in Volume 3535, Page 296, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point in the West line of both the Henry Ritchey Survey, Abstract No. 1025 and the 104.109-acre tract of land conveyed to UCD 82 / Hudgins, LP, recorded in Volume 3912, Page 943, said Official Public Records, and the East line of both said J. McMullen and McGloin Survey and Rehmet 102.27 ac., at the Northeast corner of the herein described tract, **SAID** point bears South 02 deg. 20 min. 20 sec. East, 325.14 ft. from the Northeast corner of said Rehmet 102.27 ac.;

THENCE South 02 deg. 20 min. 20 sec. East, with the West lines of both said Henry Ritchey Survey and UCD 82/Hudgins 104.109 ac. and the East lines of both said J. McMullen and McGloin Survey and Rehmet 102.27 ac. passing the Southeast corner of said J. McMullen and McGloin Survey and the most Northern Northeast corner of said Daniel Bickenback Survey, continuing on and passing the Southwest corner of said Henry Ritchey Survey and an Ell corner of said Daniel Bickenback Survey and continuing on for a **TOTAL** distance of 2,256.59 ft. to a 8 inch wood corner post at the Southwest corner of

said UCD 82/Hudgins 104.109 ac. and the Northwest corner of the 5.5 acre tract of land conveyed to Dennis A. Stengel, recorded in Volume 2238, Page 418, Real Property Records, Grayson County, Texas, an angle point of both said Rehmet 102.27 ac. and the herein described tract;

THENCE South 01 deg. 48 min. 37 sec. East, with the West line of said Stengel 5.5 ac. and the East line of said Rehmet 102.27 ac., passing an Ell corner of said Daniel Bickenback Survey and the Northwest corner of J.M. Thomas Survey, Abstract No. 1234, and continuing now with the West line of said J.M. Thomas Survey, passing the Southwest corner of said Stengel 5.5 ac. and continuing for a **TOTAL** distance of 473.37 ft. to a point in a North line of both Roberts Run Road and Preston Club The Classics – Phase Three to Grayson County, Texas as recorded in Volume 19, Page 46, Plat Records, Grayson County, Texas (*said Preston Club The Classics-Phase Three platted out of said Rehmet 102.27 ac.*), at the Southeast corner of the herein described tract;

THENCE Northerly and Westerly, over and across said Rehmet 102.27 ac., with the East and North lines of said Preston Club The Classics – Phase Three, the following calls and distances:

- North 54 deg. 47 min. 33 sec. West, a distance of 50.75 ft. to a point, at the beginning of said curve;
- Northwesterly, with a curve to the left having a Central Angle (Delta) of 8 deg. 43 min. 56 sec., a Radius of 205.00 ft. (*chord bears North 59 deg. 09 min. 29 sec. West, 31.21 ft.*), an arc distance of 31.24 ft. to a 1/2 inch capped rebar found, stamped “RPLS 3694” at the end of said curve, at the Southeast corner of Lot 11, Block 1, said Preston Club The Classics-Phase Three and the most Southerly Southwest corner of the herein described tract;
- North 00 deg. 48 min. 50 sec. East, a distance of 157.26 ft. to a ½ inch capped rebar found, stamped “RPLS 3694” at the Northeast corner of said Lot 11, Block 1 and an Ell corner of the herein described tract;
- South 89 deg. 33 min. 01 sec. West, a distance of 224.00 ft. to a ½ inch capped rebar found, stamped “RPLS 3694” at an angle point;
- South 81 deg. 02 min. 43 sec. West, a distance of 223.00 ft. to a ½ inch capped rebar found, stamped “RPLS 3694” at the Northwest corner of Lot 6, said Block 1 and the Northeast corner of Lot 5, said Block 1;
- South 88 deg. 08 min. 26 sec. West, a distance of 431.89 ft. to a ½ inch capped rebar found, stamped “RPLS 3694” in the East line of Lot 5, Block 6, Preston Club The Classics Subdivision to Grayson County, Texas as recorded in Volume 10, Pages 58 and 58A, said Plat Records and a West line of said Rehmet 102.27 ac., at the Northwest corner of Lot 1, said Block 1 and the most Westerly Southwest corner of the herein described tract;

THENCE Northwesterly, with the East lines of said Preston Club The Classics Subdivision and Preston Club The Classics – Phase Two to Grayson County, Texas as recorded in Volume 14, Page 72, said Plat Records, the South, East and North lines of the 0.04 acre tract of land conveyed to William Thompson and Constance S. Thompson,

recorded in Volume 4020, Page 603, said Official Public Records and the West line of said Rehmet 102.27 ac., the following calls and distances:

- Northwesterly, with a curve to the left having a Central Angle (Delta) of 14 deg. 05 min. 47 sec., a Radius of 781.94 ft. (*Chord bears North 40 deg. 15 min. 22 sec. West, 191.90 ft.*), an arc distance of 192.38 ft. to a 1/2 inch capped rebar found, stamped "RPLS 4709" at the end of said curve, at the Northeast corner of Lot 2, said Preston Club The Classics-Phase Two, the most Eastern corner of Lot 3, said Preston Club The Classics-Phase Two, the Southwest corner of said Thompson 0.04 ac. and a Northwest corner of the herein described tract;
- North 69 deg. 13 min. 19 sec. East, a distance of 7.00 ft. to a 1/2 inch rebar found at the Southeast corner of said Thompson 0.04 ac. and an Ell corner of the herein described tract;
- North 48 deg. 16 min. 02 sec. West, a distance of 176.64 ft. to a 1/2 inch capped rebar found at the Northeast corner of said Thompson 0.04 ac. and an Ell corner of the herein described tract;
- South 06 deg. 29 min. 18 sec. West, a distance of 24.24 ft. to a 1/2 inch rebar found at the most Northern corner of said Lot 3, the most Eastern corner of Lot 4, said Preston Club The Classics - Phase Two, the Northwest corner of said Thompson 0.04 ac. and an Ell corner of the herein described tract;
- North 59 deg. 00 min. 37 sec. West, a distance of 106.09 ft. to a point at the beginning of said curve;
- Northwesterly, with a curve to the right having a Central Angle (Delta) of 29 deg. 30 min. 45 sec., a Radius of 553.73 ft. (*Chord bears North 42 deg. 11 min. 00 sec. West, 282.08 ft.*), an arc distance of 285.22 ft. to a point at the end of said curve at the most Northern corner of Lot 10 and the Southeast corner of Lot 16, both of said Preston Club The Classics-Phase Two;
- North 27 deg. 25 min. 37 sec. West, a distance of 104.71 ft. to a point at the beginning of said curve;
- Northwesterly, with a curve to the right having a Central Angle (Delta) of 08 deg. 42 min. 59 sec., a Radius of 722.08 ft. (*Chord bears North 23 deg. 03 min. 25 sec. West, 109.74 ft.*), an arc distance of 109.85 ft. to a point at the beginning of a reverse curve;
- Northwesterly, with a curve to the left having a Central Angle (Delta) of 22 deg. 05 min. 17 sec., a Radius of 1116.00 ft. (*Chord bears North 29 deg. 49 min. 31 sec. West, 427.57 ft.*), said curve passing the Northeast corner of Lot 17, said Preston Club The Classics – Phase Two and the Southeast corner of the Labarbera Enterprises 1.93 acre tract of land (Tract One) in Volume 4570, Page 287, said Official Public Records, continuing on with the East line of said Labarbera 1.93 ac. for a **TOTAL** arc distance of 430.23 ft. to a point at the end of said curve;
- North 40 deg. 51 min. 43 sec. West, passing the Northeast corner of said Labarbera 1.93 ac. and the Southeast corner of Lot 1, Block 2, said Preston Club The Classics – Phase Two and continuing on for a **TOTAL** distance of 259.22 ft. to a 1/2 inch rebar found in the East right-of-way of Preston Club Drive, a public street, at the most Southerly corner of the Preston Club The Legends

Subdivision, Phase Two to Grayson County, Texas as recorded in Volume 10, Page 31, said Plat Records and at an angle point of both said Rehmet 102.27 ac. and the herein described tract;

THENCE Northerly, with the East lines of said Preston Club The Legends Subdivision, Phase Two and the West line of said Rehmet 102.27 ac., the following calls and distances:

- North 29 deg. 32 min. 07 sec. East, a distance of 678.51 ft. to a point;
- North 04 deg. 49 min. 55 sec. East, a distance of 189.21 ft. to a ½ inch rebar found at an angle point;
- North 20 deg. 42 min. 58 sec. West, a distance of 28.91 ft. to a point in the Northeast line of said Preston Club, The Legends Subdivision, Phase Two, at the most Southerly corner of the Preston Club The Legends, Phase 3 to Grayson County, Texas as recorded in Volume 17, Page 4, said Plat Records (*said Preston Club The Legends, Phase 3 platted out of said Rehmet 102.27 ac.*) and an Ell corner of the herein described tract;

THENCE North 57 deg. 35 min. 49 sec. East, with the East line and North lines of said Preston Club The Legends, Phase 3 a distance of 1,022.69 ft. to a ½ inch capped rebar found, stamped “RPLS 4709” at the Southeast corner of said Preston Club The Legends, Phase 3 and the Northwest corner of the herein described tract;

THENCE Southerly and Easterly, over and across said Rehmet 102.27 ac., the following calls and distances:

- South 08 deg. 10 min. 11 sec. East, a distance of 74.56 ft. to a point at an Ell corner of the herein described tract;
- North 88 deg. 23 min. 22 sec. East, a distance of 643.74 ft. to the **PLACE OF BEGINNING and containing 86.780 ACRES of land.....**

SECTION 2. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

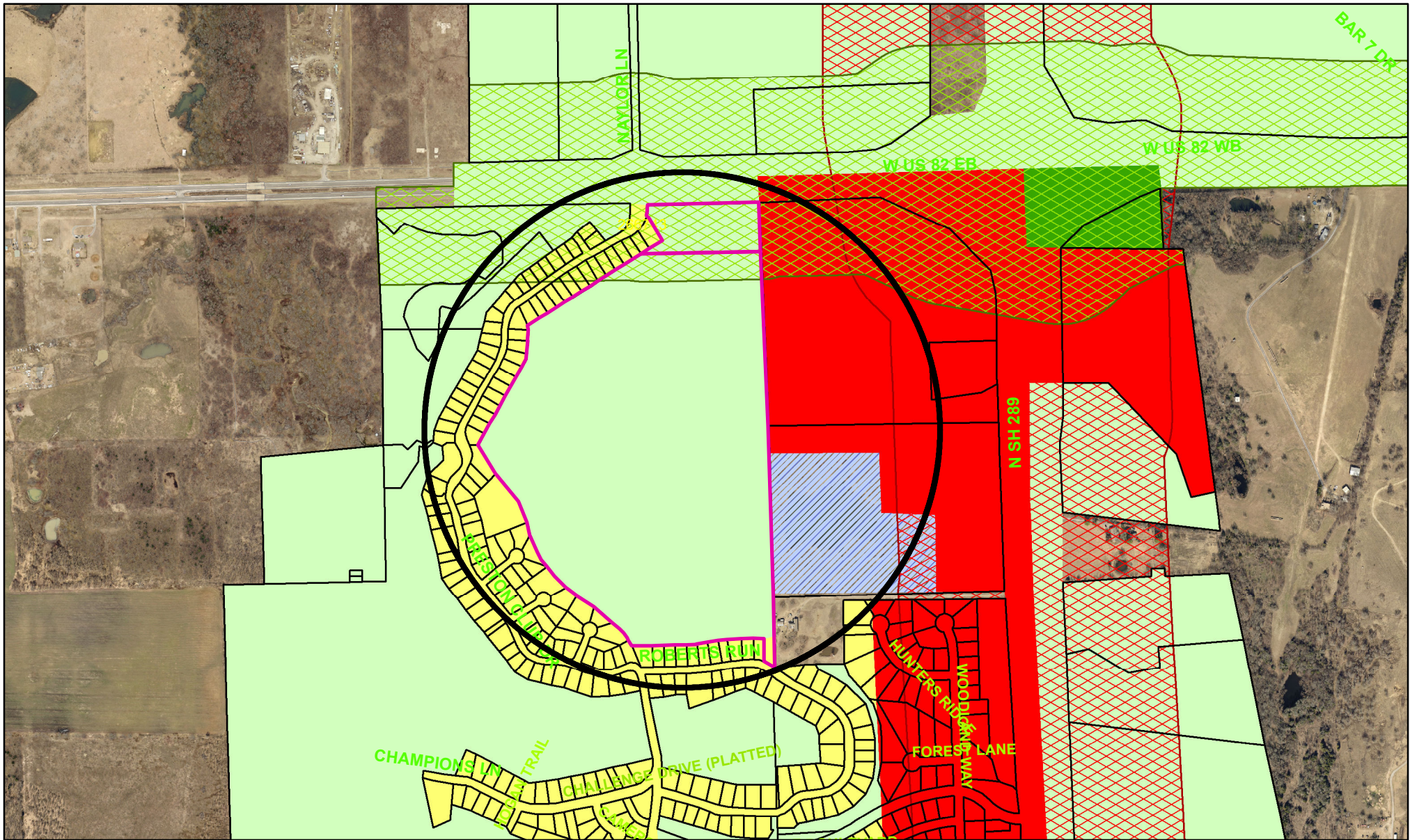


City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

$$1 \text{ in} = 1,000 \text{ ft}$$



Zoning - 21180 West U.S. Highway 82

Legend

Parcels_Buffer3	Representation: ShermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Blalock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: ShermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	



City of Sherman, Texas
Developmental Services Department



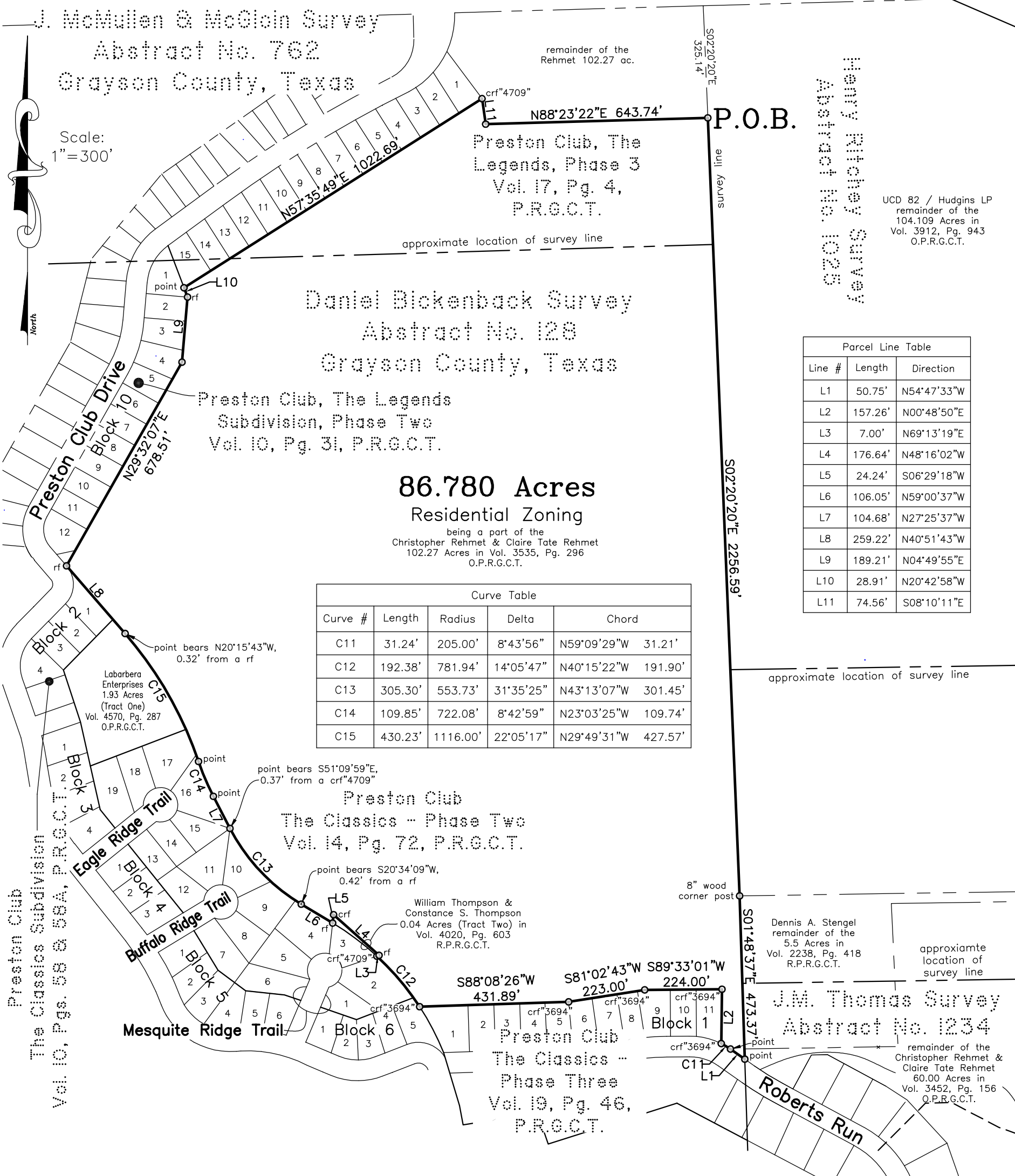
NOT TO SCALE

1 in = 870 ft

21180 West Highway 82



U.S. Highway No. 82



For zoning purposes only.

Job No. BGS140620

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurvey.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Copyright Date: June 2, 2020

U.S. Highway No. 82
N88°23'22"E 720.52'

Commercial
5.209 Acres

UCD 82 / Hudgins LP
remainder of the
104.109 Acres in
Vol. 3912, Pg. 943
O.P.R.C.T.

S02°20'20"E 2581.73'

S01°48'37"E 473.37'
Dennis A. Stoppel
remainder of the 5.5 Acres in
Vol. 2256, Pg. 418
O.P.R.C.T.

Lot Count:
Block A 65
Block B 115
Block C 115
Block D 115
Block E 115
Block F 115
Block G 115
Block H 115
Block I 115
Block J 115
Block K 115
Block L 115
Block M 115
Block N 115
Block O 115
Block P 115
Block Q 115
Block R 115
Block S 115
Block T 115
Block U 115
Block V 115
Block W 115
Block X 115
Block Y 115
Block Z 115
Total 358 Lots

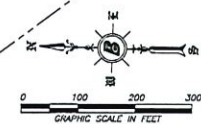
Line #	Length	Bearing
L1	50.75'	N54°47'33"W
L2	157.20'	N00°48'50"E
L3	7.00'	N69°13'19"E
L4	176.64'	N41°16'02"W
L5	24.24'	S06°29'18"W
L6	106.09'	N59°00'37"W
L7	104.71'	N27°25'37"W
L8	259.22'	N40°51'43"W
L9	189.21'	N04°49'50"E
L10	28.91'	N20°42'58"W
L11	170.73'	N36°43'24"W

Curve #	Length	Radius	Delta	Chord
C1	31.24'	205.00'	8°43'56"	N59°09'29"W, 31.21'
C2	192.38'	781.94'	1°05'47"	N40°15'22"W, 191.90'
C3	285.22'	553.73'	29°30'45"	N42°11'00"W, 282.08'
C4	109.85'	722.06'	8°42'56"	N23°03'25"W, 109.74'
C5	430.23'	1116.00'	22°05'17"	N29°49'31"W, 427.57'
C6	115.35'	250.06'	26°25'45"	N11°28'05"E, 114.33'

REHMET ADDITION MASTERPLAN

TCB ENGINEERING, LLC
CIVIL ENGINEERING • LAND PLANNING
P.O. BOX 910012
SHERMAN, TEXAS 75091-0012
(903) 870-6543 FIRM #20110

JUNE 6, 2020



REHMET ADDITION MASTERPLAN

\\TCB-Engineering\Projects\2020\REHMET ADDITION MASTERPLAN.dwg - Rehmet Addition Masterplan.dwg 13:13:11 2020

STAFF REVIEW LETTER

July 9, 2020

Christopher Rehmet
Claire Tate Rehmet
2902 N. U.S. Highway 75
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Clay Barnett, P.E.
PO Box 910012
Sherman, TX 75091

Dear Applicants,

The request for a zone change from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District and C-1 (Retail Business) District at 21180 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning: Tract 1- C-1 (Retail Business) District

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the fence ordinance, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. This site plan is conceptual; detailed site plan approval from the Planning and Zoning Commission will be required before construction begins.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.
8. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
9. Screening shall be provided abutting residentially zoned property.

Engineering: Tract 1- C-1 (Retail Business) District

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. The location of trash receptors must be approved by the Public Works Department.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

14. Verify Fire Lane requirements with Fire Marshall.
15. Building permits will not be issued until City project Preston Club Sewer is complete.
16. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
17. Internal water and sewer lines will be privately owned and maintained.
18. Development Agreement required for Public Infrastructures.
19. Entrances/Exits off of U.S. Hwy. 82 will be right-in, right-out only.
20. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
21. Traffic Impact Analysis required by Engineering Department for review.
22. In lieu of two (2) commercial driveway connections to US Hwy 82, the City of Sherman would support a residential street connection for Tract 2, through the far East side of Tract 1, connecting directly to US Hwy 82. This would allow one (1) commercial driveway connection directly onto US Hwy 82 and the 2nd commercial driveway connection being made to the proposed city street.
23. Entrances/Exits off of US Hwy 82 will be Right-in, Right-out only.

Zoning: Tract 2- R-1 (One-Family Residential) District

24. All aspects of the R-1 (One-Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance shall followed.
25. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
26. All parking shall be on private property and shall not encroach into the right-of-way.
27. Parking shall be provided for one space per bedroom; minimum two per unit.
28. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
29. Review the zoning and development ordinance for additional requirements.
30. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering: Tract 2- R-1 (One-Family Residential) District

31. Platting of the property is required.
32. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
33. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
34. Platting of the property is required.
35. Building permits will not be issued until City project Preston Club Sewer is complete.
36. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
37. Development Agreement required for Public Infrastructures.
38. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
39. Traffic Impact Analysis required by Engineering Department for review.
40. Written HOA approval and/or agreement required to connect new proposed streets to Preston Club Drive and Roberts Run as Preston Club Drive and Roberts Run are private streets.
41. Entrances/Exits off of US Hwy 82 will be Right-in, Right-out only.
42. Coordinate with Engineering Department on implementation of traffic calming measures.
43. All requirements of the Floodplain Ordinance shall be followed.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:	Robby Hefton, City Manager	Billy Hartsfield, Fire Marshal
	Clint Philpott, Asst. City Manager	Brandon Shelby, City Attorney
	Wayne Lee, P.E., Director of Engineering	Amber Doan, Engineering Coordinator
	Christopher Armstrong, Asst. City Engineer	Scott Shadden, Director of Developmental Services
	Tom Pruitt, Utility Engineer	



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 8.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

21180 WEST U.S. HIGHWAY 82

The request of Christopher Rehmet & Claire Tate Rehmet (Owners), Clay Barnett, P.E. (Representative), TCB Engineering, LLC (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 21180 West U.S. Highway 82, as follows;

Planning and Zoning Commission

- **Tract 1** - Being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to C-1 (Retail Business) District.
- **Tract 2** - Being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 21180 West U.S. Highway 82 between State Highway 289 and Preston Club Drive. The property was annexed into the City Limits of Sherman December 16, 2019 by Ordinance No. 6272 as an R-A (Single Family Agricultural) District.

The owners are requesting a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District on 86.780 acres and a C-1 (Retail Business) District on 5.209 acres along Highway 82. The conceptual site plan is for a 49,400 square foot multi-tenant building (convenience store/restaurant with drive thru). The site plan is conceptual and will require additional site plan approval before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Claire Tate Rehmet (Owners)
Clay Barnett, P.E. (Representative)
TCB Engineering, LLC (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Was not included in the Master Plan

Number of notices mailed:

66

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey - C-1
Survey - R-1
Conceptual Site Plan - C-1
Conceptual Building Elevations - C-1
Conceptual Site Plan - R-1
Conceptual Site Plan - R-1
Staff Review Letter

Reeves, Patsy

From: Rae, Rob
Sent: Wednesday, July 22, 2020 3:01 PM
To: Reeves, Patsy
Subject: FW: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2 Objection

RECEIVED

JUL 22 2020

From: Myers, Michael B. <Michael.Myers5@va.gov>
Sent: Wednesday, July 22, 2020 11:18 AM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2 Objection

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

July 22, 2020

Rob Rae
Incoming Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas
75091-1106

RE: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2

Dear Mr. Rae:

My wife and I would like to express our opposition to the rezoning of the attached parcels. You should be very aware of issues of Preston Club Estates water and sewer systems. Seeing the disturbing stories on TV, my wife and I can only worry about damage being done to our house with no ability to fix it similar to our neighbors. Also, the decrease in our properties value because of this ongoing dilemma that will almost certainly happen. In 2017, the city's staff stated that the whole project should take 18-24 months to replace the sewer system. The project not completed yet. Our neighbors are suffering severe damage to their homes. Until these are addressed the area cannot handle any development as the systems cannot support the additional use of more homes and businesses. We also have heard that all construction or development in our neighborhood has been stopped by the city till the issue is resolved. Also the developers requesting this change are related to the developers of Preston Club. Obviously they cannot be trusted to build a quality property. They should not be rewarded with additional profits when they still are not allowing the appropriate repairs be done to their previous property (Preston Club Estates).

Thank you for your prompt attention and adding our concerns to the Commissions deliberations.

Michael & Charlotte Myers
5013 Mesquite Ridge Trail
Sherman, TX 75092



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 8.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6313

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 21180 West U.S. Highway 82, being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)

Issue:

To consider the request of Christopher Rehmet and Claire Tate Rehmet (Owners), Clay Barnett, P.E. (Representative), TCB Engineering, LLC (Civil Engineer), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 21180 West U.S. Highway 82, being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762, for a zone change from an R-A (Single-Family Agricultural) District to a C-1 (Retail Business) District

Background:

The property is located at 21180 West U.S. Highway 82, between State Highway 289 and Preston Club Drive. The property was annexed into the city limits of Sherman on December 16, 2019 by Ordinance No. 6272 as an R-A (Single-Family Agricultural) District.

The owners are requesting a zone change from an R-A (Single-Family Agricultural) District to a C-1 (Retail Business) District on 5.209 acres. The conceptual site plan is for a 49,400 square foot multi-tenant building (convenience store/restaurant with drive thru). The site plan is conceptual and will require additional site plan approval before construction begins.

Origination:

Christopher Rehmet and Claire Tate Rehmet (Owners)
Clay Barnett, P.E. (Representative)
TCB Engineering, LLC (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter. Several citizens were concerned with egress and ingress into the project and water and sewer capacity.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6313

Aerial Location Map

Zoning Map

Zoning Sign Photo

Survey

Conceptual Site Plan

Conceptual Building Elevations

Staff Review Letter

P&Z Communication

Email from Michael and Charlotte Myers

ORDINANCE NO. 6313

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-1 (RETAIL BUSINESS) DISTRICT AT 21180 WEST U.S. HIGHWAY 82, BEING 5.209 ACRES IN THE J. MCMULLEN AND MCGLOIN SURVEY, ABSTRACT NO. 762 (CHRISTOPHER REHMET AND CLAIRE TATE REHMET, OWNERS; CLAY BARNETT, P.E., REPRESENTATIVE; TCB ENGINEERING, LLC, CIVIL ENGINEER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the C-1 (Retail Business) District at 21180 West U.S. Highway 82, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the County of Grayson, State of Texas, being a part of the J. McMullen and McGloin Survey, Abstract No. 762, being a part of the 102.27 acre tract of land conveyed by General Warranty Deed from Lee Charles Hudgins and Nancy Hudgins to Christopher Rehmet and Claire Tate Rehmet on September 11, 2003 and recorded in Volume 3535, Page 296, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point at the Northwest base of a 2-1/2 inch pipe corner post in the South right-of-way line of U.S. Highway No. 82 and in the West line of the Henry Ritchey Survey, Abstract No. 1025 and the East line of said J. McMullen and McGloin Survey, at the Northwest corner of the 104.109 acre tract of land conveyed to UCD 82 / Hudgins, LP., recorded in Volume 3912, Page 943, said Official Public Records and the Northeast corner of both said Rehmet 102.27 ac. and the herein described tract;

THENCE South 02 deg. 20 min. 20 sec. East, with the West lines of both said Henry Ritchey Survey and UCD 82/Hudgins 104.109 ac. and the East lines of both said J. McMullen and McGloin Survey and Rehmet 102.27 ac., a distance of 325.14 ft. to a 8 inch point at the Southeast corner of the herein described tract;

THENCE Westerly and Northerly, over and across said Rehmet 102.27 ac., the following calls and distances:

- South 88 deg. 23 min. 22 sec. West, a distance of 643.74 ft. to a point at the most Southern Southwest corner of the herein described tract;
- North 08 deg. 10 min. 11 sec. West, a distance of 74.56 ft. to a ½ inch capped rebar found, stamped “RPLS 4709” at the Southeast corner of the Preston Club The Legends, Phase 3, recorded in Volume 17, Page 4, Plat Records, Grayson County, Texas, and an angle point of the herein described tract;

THENCE North 36 deg. 43 min. 24 sec. West, with an East line of said Preston Club The Legends, Phase 3, a distance of 170.73 ft. to a 1/2 inch rebar found in the East line of said Preston Club Drive and a West line of said Rehmet 102.27 ac., at the Northeast corner of said Preston Club The Legends, Phase 3 and the most Western Southwest corner of the herein described tract, at the beginning of a curve;

THENCE Northeasterly, with the West line of said Rehmet 102.27 ac. and the East line of said Preston Club Drive, with a curve to the left having a Central Angle (Delta) of 26 deg. 25 min. 45 sec., a Radius of 250.06 ft. (*Chord bears North 11 deg. 26 min. 05 sec. East, 114.33 ft.*), an arc distance of 115.35 ft. to a 1/2 inch rebar found in the South right-of-way line of said U.S. Highway No. 82, at the Northwest corner of both said Rehmet 102.27 ac. and the herein described tract;

THENCE North 88 deg. 23 min. 22 sec. East, with the South right-of-way line of said U.S. Highway No. 82 and the North line of said Rehmet 102.27 ac., a distance of 720.52 ft. to the **PLACE OF BEGINNING and containing 5.209 ACRES of land.....**

SECTION 2. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

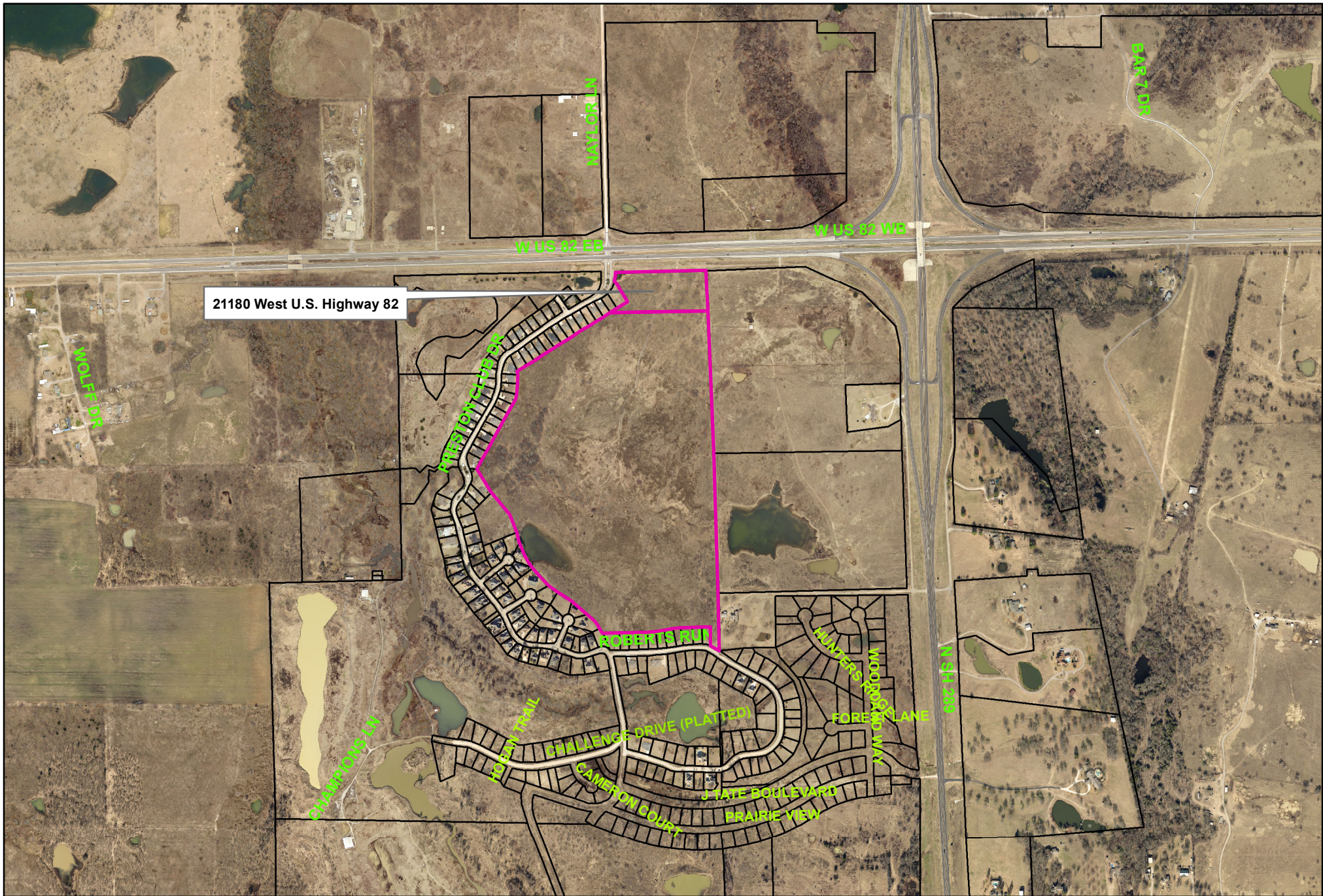
BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



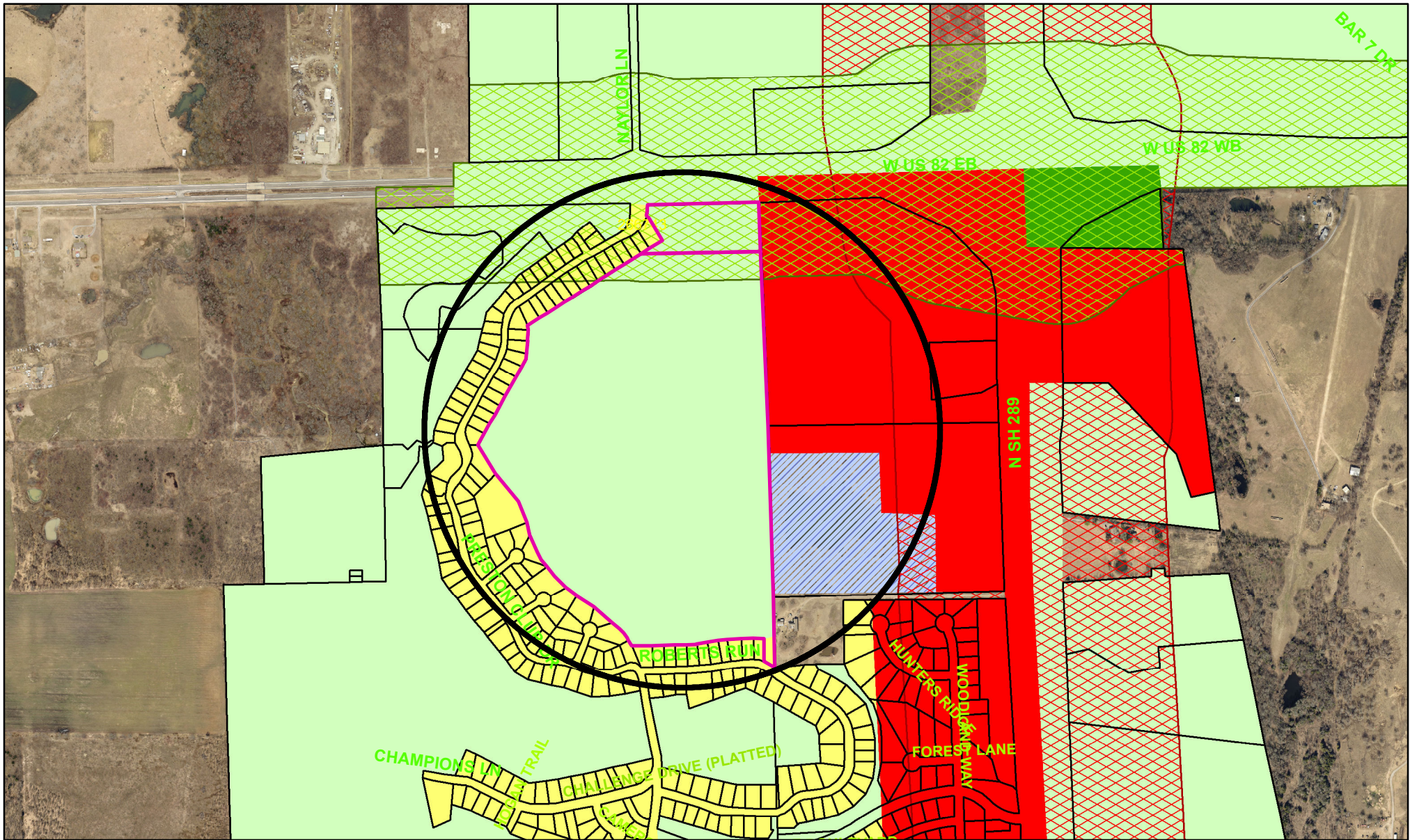
21180 West U.S. Highway 82

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,000 ft



Zoning - 21180 West U.S. Highway 82

Legend

Parcels_Buffer3	Representation: ShermGIS.DBO.TransportationCorridor_Rep_1	CO Office District
Special Districts Overlay	FM 1417	Lakes
DISTRICT_NAME	Sam Rayburn Freeway	M-1 Light Manufacturing District
Arts and Cultural District	US Hwy 82 and 75	M-1.5 Medium Manufacturing District
Blalock Commercial Overlay District	SH 289	M-2 Heavy Manufacturing District
Central Business District	FM 691	MH Manufacturing Housing District
College Park District	Zoning Districts	R-1 One Family Residential District
Downtown Overlay District	Representation: ShermGIS.DBO.ZoningDistrict_Rep	R-2 Multi-Family Residential District
Historic Preservation District	Unknown	R-A Single Family Agricultural District
Transportation Corridor	BIP Blalock Industrial Park	SF-1 Single Family Residential District
	C-1 Retail Business District	PD Planned Development
	C-2 General Commercial District	



City of Sherman, Texas
Developmental Services Department



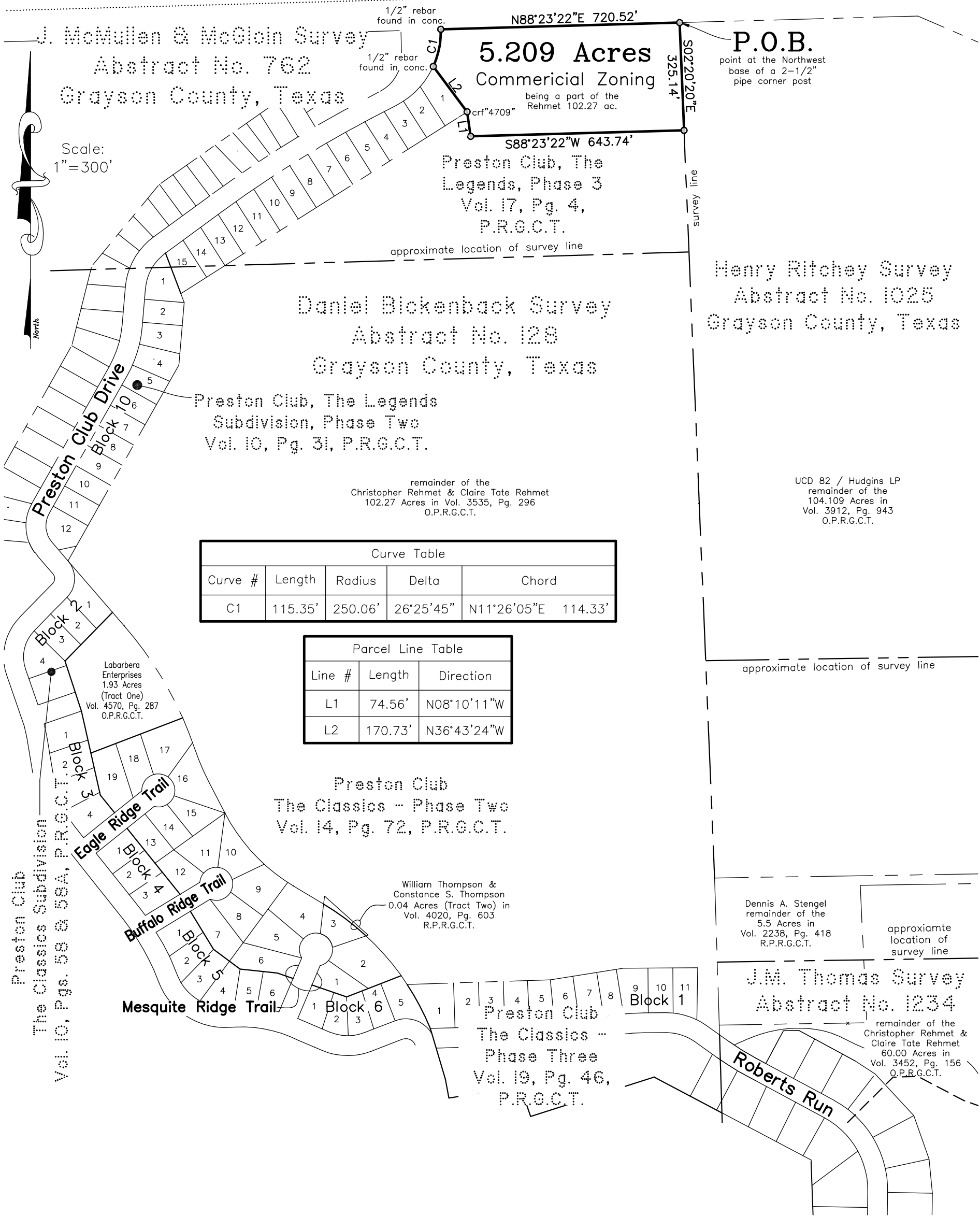
NOT TO SCALE

1 in = 870 ft

21180 West Highway 82



U.S. Highway No. 82



For zoning purposes only.

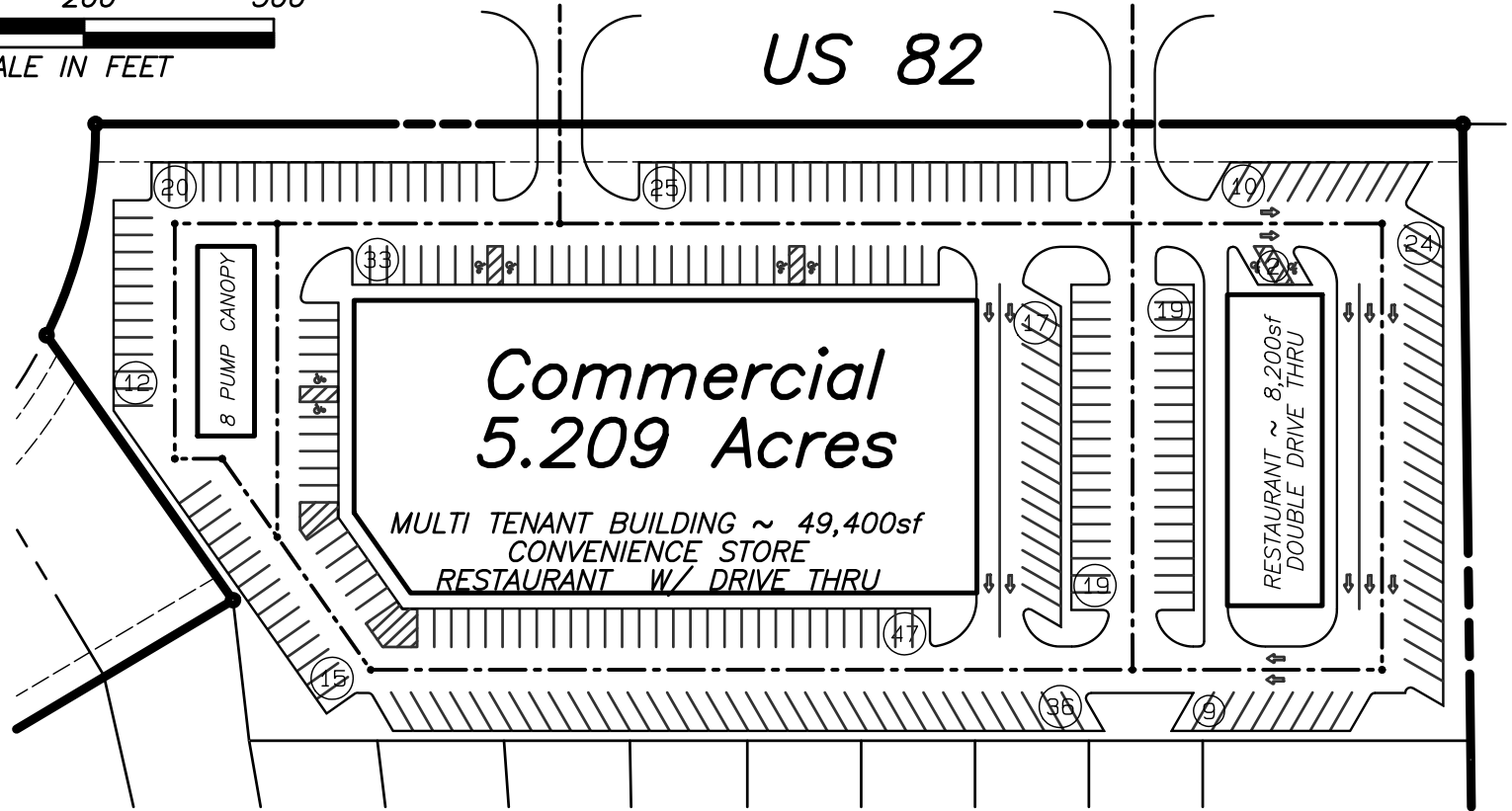
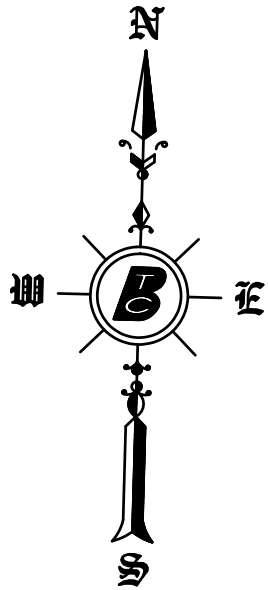
Job No. BGS130620

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: kate@helveywagnersurveying.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

Copyright Date: June 2, 2020



US 82



TCB ENGINEERING, LLC
CIVIL ENGINEERING • LAND PLANNING
P.O. BOX 910012
SHERMAN, TEXAS 75091-0012
(903) 870-6543 FIRM #20110

CONCEPTUAL SITE PLAN



TCB ENGINEERING, LLC
CIVIL ENGINEERING • LAND PLANNING
P.O. BOX 910012
SHERMAN, TEXAS 75091-0012
(903) 870-6543 FIRM #20110

CONCEPTUAL ELEVATION

STAFF REVIEW LETTER

July 9, 2020

Christopher Rehmet
Claire Tate Rehmet
2902 N. U.S. Highway 75
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Clay Barnett, P.E.
PO Box 910012
Sherman, TX 75091

Dear Applicants,

The request for a zone change from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District and C-1 (Retail Business) District at 21180 West U.S. Highway 82 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning: Tract 1- C-1 (Retail Business) District

1. All aspects of the C-1 (Retail Business) District, the O-1 (75 & 82) Overlay District, the fence ordinance, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
5. This site plan is conceptual; detailed site plan approval from the Planning and Zoning Commission will be required before construction begins.
6. Review the zoning and development ordinance for additional requirements.
7. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.
8. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
9. Screening shall be provided abutting residentially zoned property.

Engineering: Tract 1- C-1 (Retail Business) District

10. Platting of the property is required.
11. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit is required from City of Sherman Engineering Department.
12. The location of trash receptors must be approved by the Public Works Department.
13. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.

14. Verify Fire Lane requirements with Fire Marshall.
15. Building permits will not be issued until City project Preston Club Sewer is complete.
16. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
17. Internal water and sewer lines will be privately owned and maintained.
18. Development Agreement required for Public Infrastructures.
19. Entrances/Exits off of U.S. Hwy. 82 will be right-in, right-out only.
20. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
21. Traffic Impact Analysis required by Engineering Department for review.
22. In lieu of two (2) commercial driveway connections to US Hwy 82, the City of Sherman would support a residential street connection for Tract 2, through the far East side of Tract 1, connecting directly to US Hwy 82. This would allow one (1) commercial driveway connection directly onto US Hwy 82 and the 2nd commercial driveway connection being made to the proposed city street.
23. Entrances/Exits off of US Hwy 82 will be Right-in, Right-out only.

Zoning: Tract 2- R-1 (One-Family Residential) District

24. All aspects of the R-1 (One-Family Residential) District, the fence ordinance and the Residential Tree and Landscaping Ordinance shall followed.
25. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
26. All parking shall be on private property and shall not encroach into the right-of-way.
27. Parking shall be provided for one space per bedroom; minimum two per unit.
28. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
29. Review the zoning and development ordinance for additional requirements.
30. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering: Tract 2- R-1 (One-Family Residential) District

31. Platting of the property is required.
32. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
33. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
34. Platting of the property is required.
35. Building permits will not be issued until City project Preston Club Sewer is complete.
36. Water and sewer shall be extended to serve the development. Sewer capacity shall be verified for proposed use.
37. Development Agreement required for Public Infrastructures.
38. The City of Sherman does not review or enforce Deed Restrictions on platted properties, or any other properties with deed restrictions.
39. Traffic Impact Analysis required by Engineering Department for review.
40. Written HOA approval and/or agreement required to connect new proposed streets to Preston Club Drive and Roberts Run as Preston Club Drive and Roberts Run are private streets.
41. Entrances/Exits off of US Hwy 82 will be Right-in, Right-out only.
42. Coordinate with Engineering Department on implementation of traffic calming measures.
43. All requirements of the Floodplain Ordinance shall be followed.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 8.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

21180 WEST U.S. HIGHWAY 82

The request of Christopher Rehmet & Claire Tate Rehmet (Owners), Clay Barnett, P.E. (Representative), TCB Engineering, LLC (Civil Engineer) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 21180 West U.S. Highway 82, as follows;

Planning and Zoning Commission

- **Tract 1** - Being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762 - Zone change and conceptual site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to C-1 (Retail Business) District.
- **Tract 2** - Being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762 - Zone change and site plan approval under Ordinance No. 2280, Section 12, from an R-A (Single-Family Agricultural) District to an R-1 (One-Family Residential) District.

Background:

The property is located at 21180 West U.S. Highway 82 between State Highway 289 and Preston Club Drive. The property was annexed into the City Limits of Sherman December 16, 2019 by Ordinance No. 6272 as an R-A (Single Family Agricultural) District.

The owners are requesting a zone change from an R-A (Single Family Agricultural) District to an R-1 (One Family Residential) District on 86.780 acres and a C-1 (Retail Business) District on 5.209 acres along Highway 82. The conceptual site plan is for a 49,400 square foot multi-tenant building (convenience store/restaurant with drive thru). The site plan is conceptual and will require additional site plan approval before construction begins.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

C-1 (Retail Business) District

Origination:

Claire Tate Rehmet (Owners)
Clay Barnett, P.E. (Representative)
TCB Engineering, LLC (Civil Engineer)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Was not included in the Master Plan

Number of notices mailed:

66

Objections Received:

0

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Survey - C-1
Survey - R-1
Conceptual Site Plan - C-1
Conceptual Building Elevations - C-1
Conceptual Site Plan - R-1
Conceptual Site Plan - R-1
Staff Review Letter

Reeves, Patsy

From: Rae, Rob
Sent: Wednesday, July 22, 2020 3:01 PM
To: Reeves, Patsy
Subject: FW: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2 Objection

RECEIVED

JUL 22 2020

From: Myers, Michael B. <Michael.Myers5@va.gov>
Sent: Wednesday, July 22, 2020 11:18 AM
To: Rae, Rob <RobR@cityofsherman.com>
Subject: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2 Objection

EXTERNAL EMAIL: - Avoid clicking on links or files - Be safe!

July 22, 2020

Rob Rae
Incoming Secretary, Planning and Zoning Board
P.O. Box 1106
Sherman, Texas
75091-1106

RE: 21180 WEST U.S. HIGHWAY 82 Tract 1 & Tract 2

Dear Mr. Rae:

My wife and I would like to express our opposition to the rezoning of the attached parcels. You should be very aware of issues of Preston Club Estates water and sewer systems. Seeing the disturbing stories on TV, my wife and I can only worry about damage being done to our house with no ability to fix it similar to our neighbors. Also, the decrease in our properties value because of this ongoing dilemma that will almost certainly happen. In 2017, the city's staff stated that the whole project should take 18-24 months to replace the sewer system. The project not completed yet. Our neighbors are suffering severe damage to their homes. Until these are addressed the area cannot handle any development as the systems cannot support the additional use of more homes and businesses. We also have heard that all construction or development in our neighborhood has been stopped by the city till the issue is resolved. Also the developers requesting this change are related to the developers of Preston Club. Obviously they cannot be trusted to build a quality property. They should not be rewarded with additional profits when they still are not allowing the appropriate repairs be done to their previous property (Preston Club Estates).

Thank you for your prompt attention and adding our concerns to the Commissions deliberations.

Michael & Charlotte Myers
5013 Mesquite Ridge Trail
Sherman, TX 75092



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 9.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6314

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Indoor Gun Range) in a C-2 (General Commercial) District/O-1.3 (F.M. Highway 691) Overlay District at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085 (Montgomery Living Trust, Owners; Cliff Montgomery, Representative; Best Pawn, Tenant; F2M Construction, Contractor; and Fusion Targets, Shooting Range Designer/Provider); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

Issue:

To consider the request of Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant), F2M Construction (Contractor), and Fusion Targets (Shooting Range Designer/Provider) concerning the property at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, for a Specific Use Permit to allow a commercial amusement center (indoor gun range) in a C-2 (General Commercial) District/O-1.3 (F.M. Highway 691) Overlay District

Background:

The property is located at 6400 Texoma Parkway; the southwest corner of Texoma Parkway and F.M. 691; Best Pawn is the tenant. The property is zoned a C-2 (General Commercial) District and is located in the O-1.3 (F.M. Highway 691) Overlay District.

The following items have been approved for the property:

- Exception - to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior facade - August 22, 2017
- Exception - to not require a 10' buffer strip, landscaped and irrigated, adjacent to the F.M. 691 right-of-way - August 22, 2017
- Exception - to allow an 8' board on board fence in lieu of the required masonry fence - August 22, 2017
- Site Plan - Best Pawn Addition - July 2014
- Site Plan - Best Pawn Addition & Storage Building - August 2017
- Site Plan - Storage Building - June 16, 2020

Best Pawn plans to move their business to the lease space facing F.M. 691 and to demolish the existing location where the pawn shop is located now. They would like to construct an indoor shooting range at their current location on the existing foundation. The exterior of the building will be concrete block wall with stone veneer. The gun range will have ten lanes and will be open seven days a week. The range will feature eight inch (8") thick concrete walls with an armored ceiling. A rubber berm trap on the end of the range will also collect debris and lead fragments, which will act as a noise buffer; the sound of the firing range will not be heard from the outside. They expect the project to be complete in the early part of 2021 if approved.

Origination:

Montgomery Living Trust (Owners)
Cliff Montgomery (Representative)
Best Pawn (Tenant)
F2M Construction (Contractor)
Fusion Targets (Shooting Range Designer/Provider)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6314
Aerial Location Map
Zoning Map
Zoning Sign Photo
Site Plan/Elevations
Existing Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6314

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 COMMERCIAL AMUSEMENT CENTER (INDOOR GUN RANGE) IN A C-2 (GENERAL COMMERCIAL) DISTRICT/O-1.3 (F.M. HIGHWAY 691) OVERLAY DISTRICT AT 6400 TEXOMA PARKWAY, BEING 1.756 ACRES IN THE J.B. SHANNON SURVEY, ABSTRACT NO. 1085 (MONTGOMERY LIVING TRUST, OWNERS; CLIFF MONTGOMERY, REPRESENTATIVE; BEST PAWN, TENANT; F2M CONSTRUCTION, CONTRACTOR; AND FUSION TARGETS, SHOOTING RANGE DESIGNER/PROVIDER); PROVIDING FOR A REPEALER CLAUSE; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS;

SECTION 1. That, from and after the passage of this ordinance, Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant), F2M Construction (Contractor) and Fusion Targets (Shooting Range Designer/Provider) are granted a Specific Use Permit and site plan approval to allow a commercial amusement center (indoor gun range) in a C-2 (General Commercial) District/O-1.3 (F.M. Highway 691) Overlay District at 6400 Texoma Parkway and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

BEING an undivided ½ interest in and to all that certain tract or parcel of land situated in the County of Grayson, State of Texas, being a part of the J.B. Shannon Survey, Abstract No. 1085, and being a part of the 8.485 acre tract of land conveyed by Edward J. Denning

and wife to Denning, Inc. by deed recorded in Volume 1209, Page 85, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a railroad spike in the West right-of-way line of U.S. Highway 75, and the East line of said 8.485 acre tract, said spike being North 29° 38' 00" East, a distance of 124.87 feet from a pipe found maintaining the Southeast corner of said 8.485 acre tract;

THENCE North 57° 45' 08" West with the center line of a 25.00 foot strip of land reserved for a fire lane and utility easement, a distance of 147.72 feet to a steel rod;

THENCE North 76° 19' 23" West, continuing with the centerline of said easement a distance of 68.40 feet to a railroad spike;

THENCE North 01° 16' 52" East with a chain link fence, a distance of 184.45 feet to a chain link fence corner post;

THENCE North 88° 27' 15" West with a chain link fence a distance of 6.47 feet to a steel rod, and ell corner of said 8.485-acre tract;

THENCE 04° 35' 39" East with an old fence maintaining a West line of said 8.485 acre tract, a distance of 177.75 feet to a pipe found in the South right-of-way line of F.M. Highway 691, the most Northerly Northwest corner of said 8.485 acre tract;

THENCE South 62° 35' 00" East with the South right-of-way line of said Highway, and the North line of said 8.485 acre tract, a distance of 184.10 feet to a steel rod;

THENCE South 16° 20' 00" East with the West right-of-way line of said F.M. Highway 691, and the East line of said 8.485 acre tract, a distance of 275.28 feet to a steel rod in the West right-of-way line of U.S. Highway 75;

THENCE South 29° 38' 00" West with the West right-of-way line of U.S. Highway 75, and the East line of said 8.485 acre tract, a distance of 124.03 feet to the **PLACE OF BEGINNING AND CONTAINING 1.756 ACRES OF LAND.....**

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking ratio is 1/200 sq. ft.

5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall comply with current adopted construction codes.
8. Shall comply with all OSHA, EPA, City, Federal and State regulations for this use.
9. Shall abide by the City of Sherman Noise Ordinance (Chapter 8, Article 8.07).
10. Hours of operation shall meet all City Regulations.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 8, Subsection (5)(a), Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



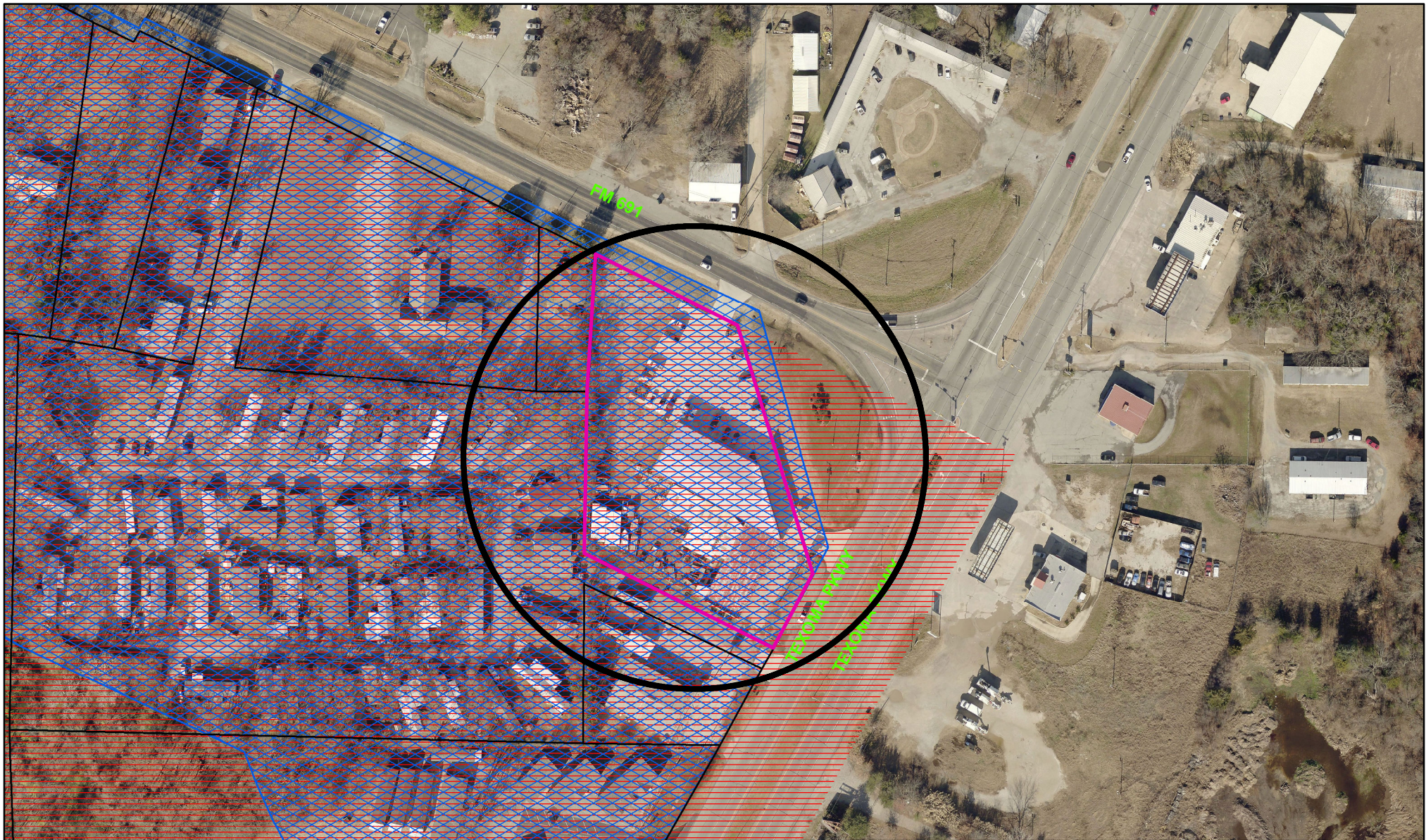
6400 Texoma Parkway

City of Sherman, Texas
Developmental Services Department

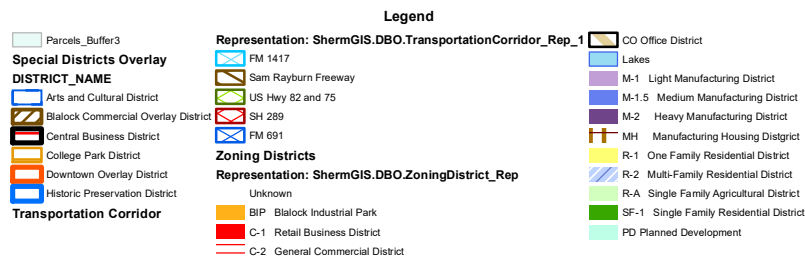


NOT TO SCALE

1 in = 300 ft



Zoning - 6400 Texoma Parkway

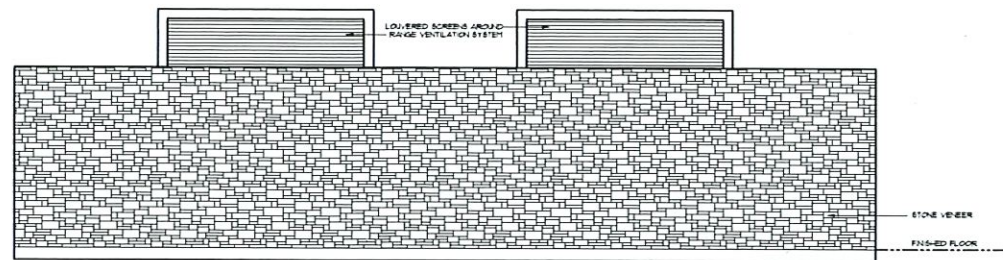


NOT TO SCALE

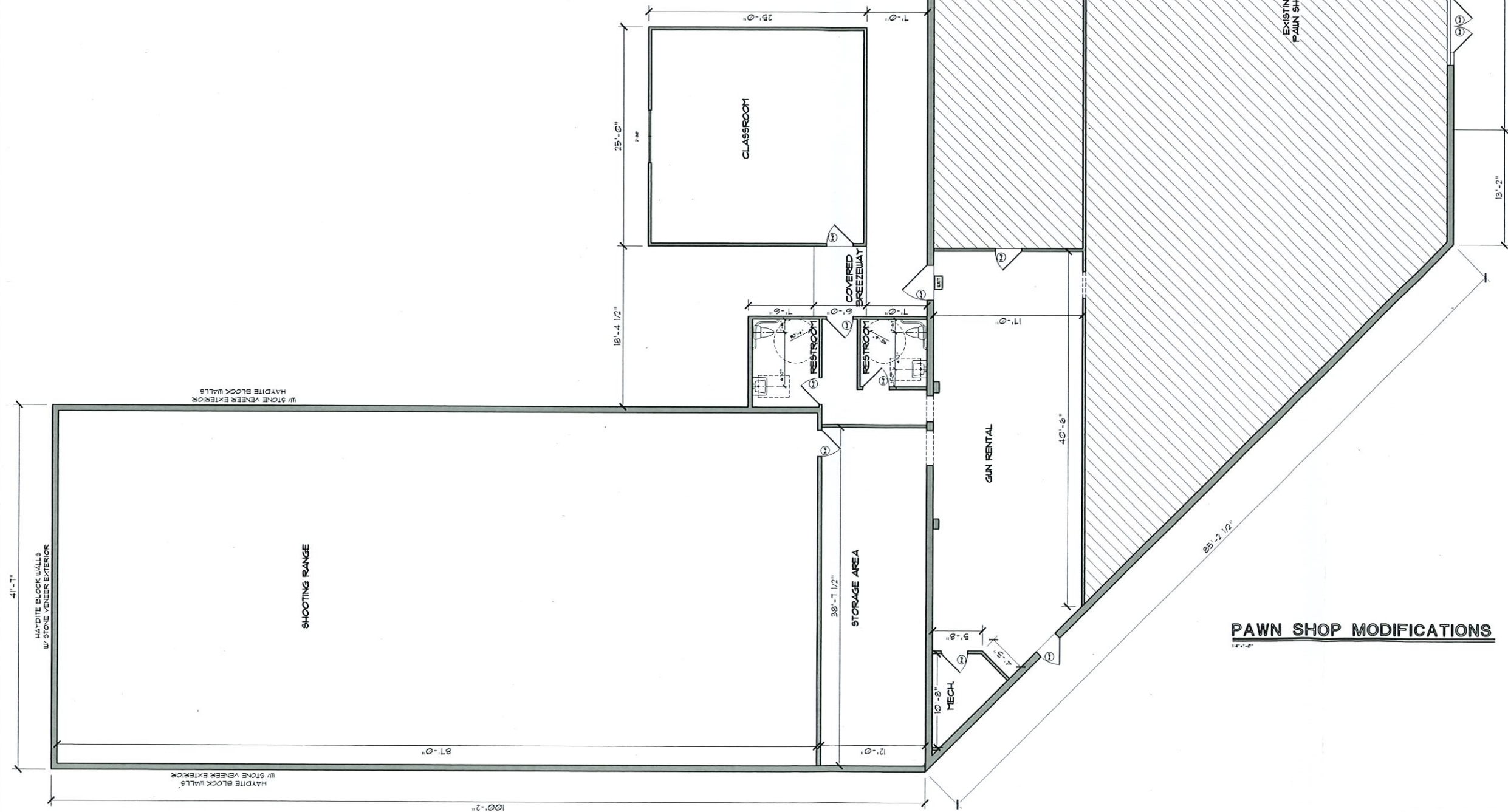
1 in = 153 ft

6400 Texoma Parkway





SHOOTING RANGE SOUTHEAST ELEVATION



CONSTRUCTION OF THIS HOME PLAN IS BASED ON THE ASSUMPTION THAT THE HOME WILL BE BUILT ON A LEVEL LOT. THE HOME IS NOT DESIGNED TO BE BUILT ON A SLOPE. THE HOME IS NOT DESIGNED TO BE BUILT ON A LOT WITH A SLOPE OF MORE THAN 10%. THE HOME IS NOT DESIGNED TO BE BUILT ON A LOT WITH A SLOPE OF MORE THAN 10%.

BPS Storage Bldg.
6400 Texoma Pkwy.
Sherman, TX

DATE:
6-22-20
DRAWN BY:
R45
PLAN NUMBER:
SHEET NUMBER:
1 of 1

DATE:
6-22-20
DRAWN BY:
R45
PLAN NUMBER:
SHEET NUMBER:
1 of 1





STAFF REVIEW LETTER

July 13, 2020

Montgomery Living Trust
282 Sundance Dr.
Van Alstyne, TX 75495

Jake Murphy
165 Hickory Dr.
Pottsboro, TX 75076

Dear Applicants,

The request for a Specific Use Permit and site plan approval to allow a commercial amusement center (indoor gun range) in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District at 6400 Texoma Parkway has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the O-1.3 (FM Highway 691) Overlay District, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All parking shall be on private property and shall not encroach into the right-of-way.
4. Parking ratio is 1/200 sq. ft.
5. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
6. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
7. Shall comply with current adopted construction codes.
8. Shall comply with all OSHA, EPA, City, Federal and State regulations for this use.
9. Shall abide by the City of Sherman Noise Ordinance (Chapter 8, Article 8.07).
10. Hours of operation shall meet all City Regulations.
11. Review the zoning and development ordinance for additional requirements.
12. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,



Rob Rae

Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC:

Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 13.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

6400 TEXOMA PARKWAY

The request of Montgomery Living Trust (Owners), Cliff Montgomery (Representative), Best Pawn (Tenant), F2M Construction (Contractor), Fusion Targets (Shooting Range Designer/Provider) concerning the property at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085, as follows:

Planning and Zoning Commission

Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow a commercial amusement center (indoor shooting range) in a C-2 (General Commercial) District/O-1.3 (FM Highway 691) Overlay District.

Background:

The property is located at 6400 Texoma Parkway; the southwest corner of Texoma Parkway and FM 691; Best Pawn is the tenant. The property is zoned a C-2 (General Commercial) District and located in the O-1.3 (FM Highway 691) Overlay District.

The following items have been approved for the property:

- Exception - to allow a 4,000 square foot, metal storage building in lieu of the required masonry exterior facade - August 22, 2017
- Exception - to not require a 10' buffer strip, landscaped and irrigated adjacent to the F.M. 691 right-of-way - August 22, 2017
- Exception - to allow an 8' board on board fence in lieu of the required masonry fence - August 22, 2017
- Site Plan - Best Pawn Addition - July, 2014
- Site Plan - Best Pawn Addition & Storage Building - August, 2017
- Site Plan - Storage Building - June 16, 2020

Best Pawn plans to move their business to the lease space facing FM 691 and demolish the existing location where the pawn shop is located now. They would like to construct an indoor shooting range at their current location on the existing foundation. The exterior of the building will be concrete block wall

with stone veneer.

Adjacent Zoning:

C-2 (General Commercial) District

Origination:

Montgomery Living Trust (Owners)

Cliff Montgomery (Representative)

Best Pawn (Tenant)

F2M Construction (Contractor)

Fusion Targets (Shooting Range Designer/Provider)

Master Plan Designation:

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

4

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Existing Building Elevations

Site Plan

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

C. 10.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6315

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District and Section 8, Subsection (5)(a), Ordinance No. 2280 so as to Grant a Specific Use Permit to Allow an Office/Warehouse Facility in a C-2 (General Commercial) District at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808 (Shadow Tree Lane, LLC, Owners; Kent Hughlett, Architect; and Helvey-Wagner Surveying, Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00

Issue:

To consider the request of Shadow Tree Lane, LLC (Owners), Kent Hughlett (Architect), and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808, for zone change approval from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District and a Specific Use Permit to allow an Office/Warehouse Facility in a C-2 (General Commercial) District

Background:

The property is located at 2450 North Frisco Road, between James Street and Baker Drive. The owners would like to change the zoning on the property from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District. They would like to construct four (4) 9,600 square foot office/warehouse buildings for a total of 38,400 square feet. Parking will be provided for 162 spaces.

Origination:

Shadow Tree Lane, LLC (Owners)
Kent Hughlett (Architect)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted 7/0 to recommend to the City Council that the zone change and Specific Use Permit be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6315
Aerial Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

ORDINANCE NO. 6315

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTIES WITHIN THE C-2 (GENERAL COMMERCIAL) DISTRICT AND SECTION 8, SUBSECTION (5)(A), ORDINANCE NO. 2280 SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW AN OFFICE/WAREHOUSE FACILITY IN A C-2 (GENERAL COMMERCIAL) DISTRICT AT 2450 NORTH FRISCO ROAD, BEING 2.814 ACRES IN THE G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 827 AND THE S. MCGLOTHLIN SURVEY, ABSTRACT NO. 808 (SHADOW TREE LANE, LLC, OWNERS; KENT HUGHLETT, ARCHITECT; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING FOR A REPEALER; PROVIDING THAT THIS SPECIFIC USE PERMIT SHALL BE GRANTED SUBJECT TO CERTAIN CONDITIONS; PROVIDING A PENALTY NOT TO EXCEED \$2,000.00; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Planning and Zoning Commission and the City Council, in accordance with the state law and the ordinances of the City of Sherman, have given the required notices and have held the required public hearings regarding this Specific Use Permit; and

WHEREAS, the City Council finds that this use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety, or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council finds that it is in the public interest to grant this specific use permit, subject to certain conditions;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, from and after the passage of this ordinance, the following described property shall be in the C-2 (General Commercial) District at 2450 North Frisco Road, and Shadow Tree Lane, LLC (Owners), Kent Hughlett (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) are granted a Specific Use Permit to allow an office/warehouse facility in a C-2 (General Commercial) District and that Section 8, Subsection (5)(a), Ordinance No. 2280 is hereby amended so as to hereafter include the following described property:

SITUATED in the City of Sherman County of Grayson. State of Texas, being a part of the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808, being all of the "called" 0.8908 acre (First and Third Parcels) tract of land and being

apparently all of the Second Parcel (Tracts 1 and 2) conveyed by General Warranty Deed from Orvie L. Cantrell, Jr., to R-Meraz Construction, on May 5, 2018, and recorded in Document No. 2018-11236, Official Public Records, Grayson County, Texas, and being more particularly described as one tract by metes and bounds as follows, to-wit:

BEGINNING at a ½ inch rebar found in the West line of Frisco Road, a public road, at the "monumented" Northeast corner of the Corrected Plat of A.A. Nobles Addition to the City of Sherman, Texas, recorded in Volume 1, Page 78, Plat Records, Grayson County, Texas, and the "monumented" Southeast corner of both said R-Meraz Construction 0.8908 acres and the herein described tract, SAID rebar bears North 20 deg. 06 min. 45 sec. East. 84.88 feet from a ½-inch rebar found at the Southeast corner of Lot "A" said Nobles Addition;

THENCE North 88 deg. 10 min. 25 sec. West, with the general course of a chain link and wood fence, with the North line of said A.A. Nobles Addition and the South line of said R-Meraz Construction 0.8908 acres, passing the fence corner and continuing on for a TOTAL distance of 189.31 feet to a ½ inch rebar found at the West corner of Lot "B", said Nobles Addition;

THENCE North 88 deg. 27 min. 12 sec. West, continuing with the North line of said A.A. Nobles Addition and the South line of said R-Meraz Construction 0.8908 acres, passing the West line of said G. W. McGlothlin Survey and the East line of said S. McGlothlin Survey and continuing on for a TOTAL distance of 230.57 feet to a ½ inch rebar found in the East line of Lot 8, Highland Park 2nd Addition to the City of Sherman, Texas, recorded in Volume 523, Page 447, Deed Records, Grayson County, Texas, at the "monumented" Northwest corner of said Nobles Addition and the "monumented" Southwest corner of both said R-Meraz Construction 0.8908 acres and the herein described tract, SAID rebar bears North 14 deg. 23 min. 18 sec. East, 103.96 feet from a ½ inch rebar found at an angle point in Lot 14, said Nobles Addition;

THENCE North 08 deg. 50 min. 37 sec. East, with the general course of a chain link fence and with the East line of said Highland Park 2nd Addition and the West line of both said R-Meraz Construction 0.8908 acres and the R-Meraz Construction Second Parcel (Tracts 1 & 2), passing a 6 inch bois d'arc post at a distance of 89.4 feet and continuing on for a TOTAL distance of 280.84 feet to a 5/8 inch rebar found at the "monumented" Southwest corner of the "called" 500 feet by 100 feet tract of land conveyed to Sylvester Russell, as recorded in Volume 881, Page 370, said Deed Records, at the Northwest corner of the herein described tract, SAID rebar bears South 08 deg. 40 min. 10 sec. West, 100.53 feet from a ½ inch rebar found next to a 5/8 inch smooth rebar found;

THENCE South 87 deg. 20 min. 39 sec. East, with the South line of said Russell tract, passing the East line of said S. McGlothlin Survey and the West line of said G.W. McGlothlin Survey and continuing on for a TOTAL distance of 471.94 feet to a ½ inch rebar found in the West line of said Frisco Road, at the "monumented" Southeast corner of said Russell tract and the Northeast corner of the herein described tract;

THENCE South 19 deg. 30 min. 33 sec. West, with the West line of said Frisco Road and the East line of both said R-Meraz Construction Second Parcel (Tracts 1 & 2) and R-Meraz Construction 0.8908 acres, a distance of 284.21 feet to the **PLACE OF BEGINNING and containing 2.814 acres of land**.....

SECTION 2. That this specific use permit is granted on the following conditions:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Shall provide one off-street parking space for each 1,000 square feet of warehouse space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into the right-of-way.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
11. The trash dumpster will need to be located inside the main building area and screened.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. Platting of the property is required.
15. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
16. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
17. The location of trash receptors must be approved by the Public Works Department.
18. Water and sewer pro-rata will be due at the time of development.

19. Coordinate with Fire Marshall for on-site fire protection and fire lane requirements.

SECTION 3. That this ordinance shall not become effective until entered upon the official zoning map as provided in Section 12, Ordinance No. 2280.

SECTION 4. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.00.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**



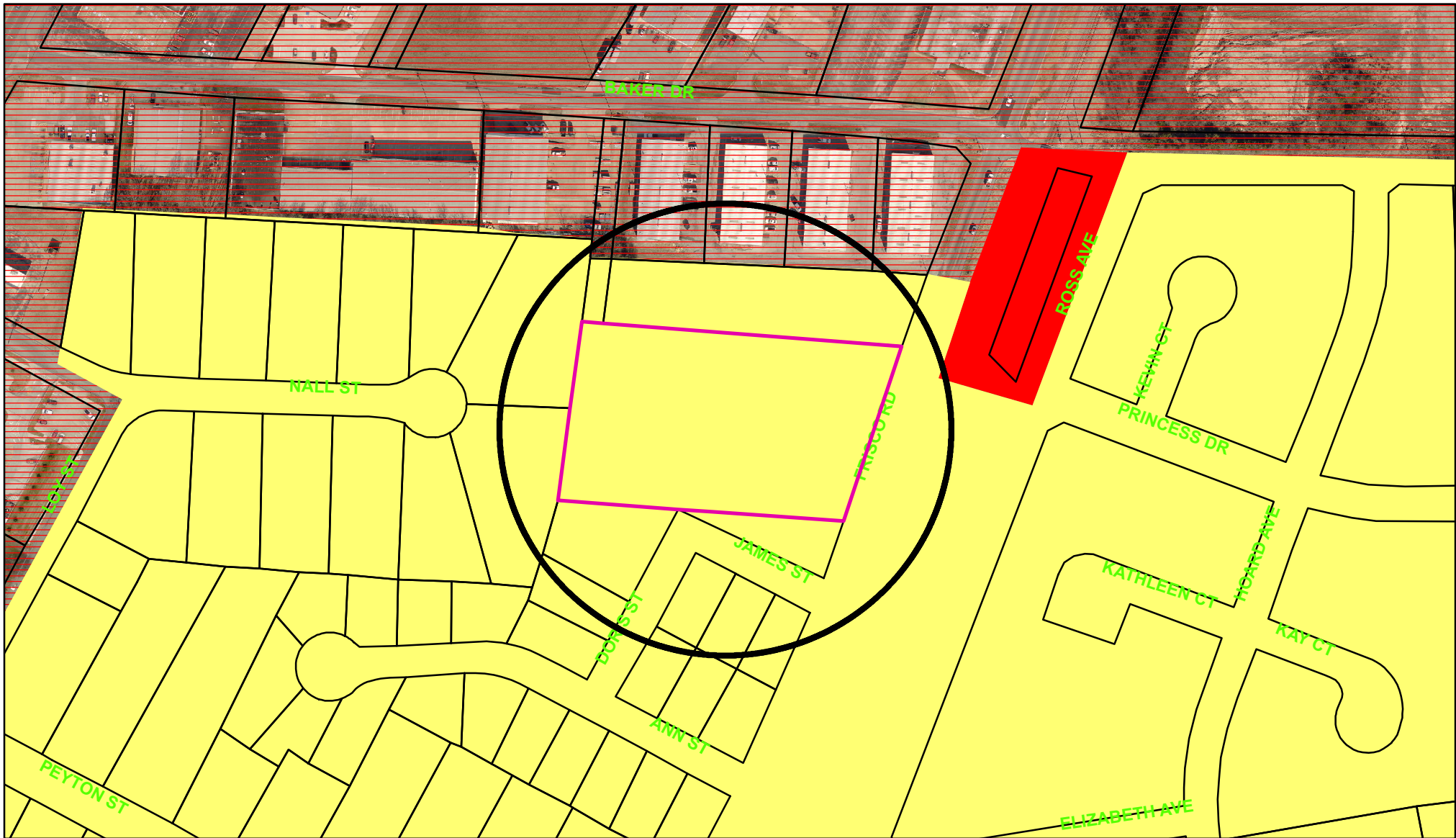
2450 North Frisco Road

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 500 ft



Zoning - 2450 North Frisco Road

Legend

Special Districts Overlay
DISTRICT_NAME
 Arts and Cultural District
 Blalock Commercial Overlay District
 Central Business District
 College Park District
 Downtown Overlay District
 Historic Preservation District
Transportation Corridor

Representation: ShermGIS.DBO.TransportationCorridor_Rep_1
 FM 1417
 Sam Rayburn Freeway
 US Hwy 82 and 75
 SH 289
 FM 691
Zoning Districts
Representation: ShermGIS.DBO.ZoningDistrict_Rep
 Unknown
 BIP Blalock Industrial Park
 C-1 Retail Business District
 C-2 General Commercial District

CO Office District
 Lakes
 M-1 Light Manufacturing District
 M-1.5 Medium Manufacturing District
 M-2 Heavy Manufacturing District
 MH Manufacturing Housing District
 R-1 One Family Residential District
 R-2 Multi-Family Residential District
 R-A Single Family Agricultural District
 SF-1 Single Family Residential District
 PD Planned Development



City of Sherman, Texas
 Developmental Services Department

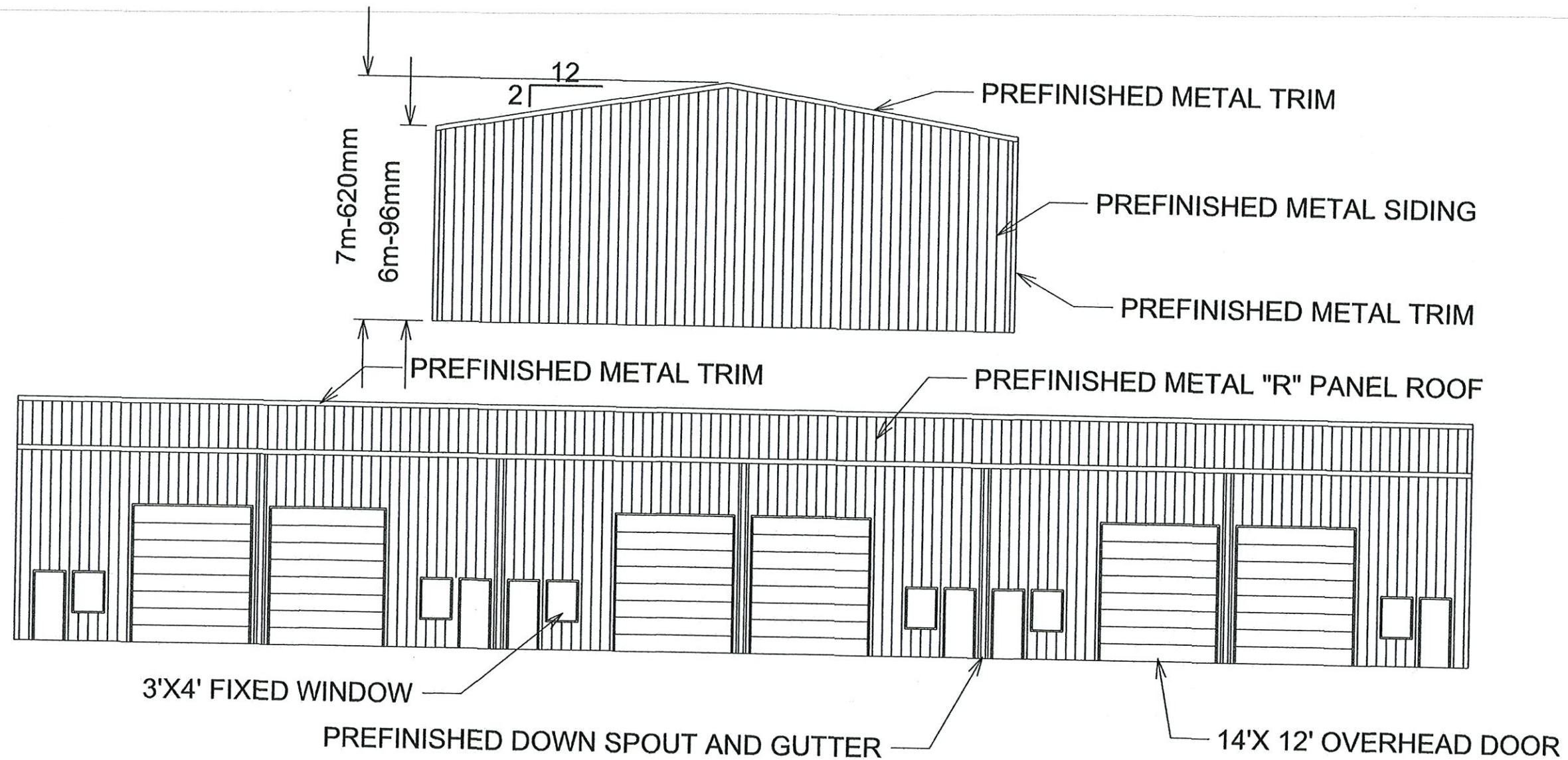


NOT TO SCALE

1 in = 200 ft

2450 North Frisco Road





EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

KENT HUGHLETT, ARCHITECT PLLC
529 SOUTH CROCKETT ST
SHERMAN, TEXAS 75090
RKHUGHLETT@GMAIL.COM 972-743-8398

OFFICE WAREHOUSE SITE STUDY
FRISCO ROAD
SHERMAN, TEXAS

C-1.0

MAY 2, 2020

STAFF REVIEW LETTER

July 9, 2020

Shadow Tree Lane, LLC
PO Box 907
Sherman, TX 75091

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Kent Hughlett
509 S. Crockett St.
Sherman, TX 75090

Dear Applicants,

The request for a zone change and site plan approval from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District and Specific Use Permit and site plan approval to allow an office/warehouse facility in a C-2 (General Commercial) District at 2450 North Frisco Road has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 P.M., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

Zoning:

1. All aspects of the C-2 (General Commercial) District, the fence ordinance, the sign ordinance, and the Commercial Tree and Landscaping Ordinance shall followed.
2. Fire lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Screening shall be provided and maintained abutting residentially zoned property.
4. No outside parking or storage of dismantled, junk or inoperable vehicles, wrecks, tires or parts is allowed.
5. Any structures built over any of the easements on the property will require approval for an encroachment easement from the City Council.
6. Shall provide one off-street parking space for each 1,000 square feet of warehouse space, and one off-street parking space for each 400 square feet of office floor; a parking space is considered to be 9'x20'.
7. All parking shall be on private property and shall not encroach into the right-of-way.
8. Shall comply with all EPA, City, Federal and State regulations for this use.
9. Violation of the conditions of the SUP will terminate the Specific Use Permit.
10. Parking is permitted on paved surfaces only (concrete or asphalt); a parking space is considered to be 9'x20'.
11. The trash dumpster will need to be located inside the main building area and screened.
12. Review the zoning and development ordinance for additional requirements.
13. Site plan approval is valid for a period of one year, if progress has not been made within that time period; resubmission to the Planning & Zoning Commission is required.

Engineering:

14. Platting of the property is required.

15. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
16. Privately owned and maintained detention in accordance with City criteria is required. Engineering plans shall be provided to the City of Sherman Engineering Department for review and approval.
17. The location of trash receptors must be approved by the Public Works Department.
18. Water and sewer pro-rata will be due at the time of development.
19. Coordinate with Fire Marshall for on-site fire protection and fire lane requirements.

Any other changes made to the site plan prior to the final fulfillment of the conditions of the staff review, must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

It is the policy of this Board not to consider a request unless it has representation. You are hereby notified to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Rob Rae at 903-892-7229 prior to the meeting.

Respectfully,



Rob Rae
Incoming Secretary, Planning and Zoning Board and Board of Adjustment

CC: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Christopher Armstrong, Asst. City Engineer
Tom Pruitt, Utility Engineer

Billy Hartsfield, Fire Marshal
Brandon Shelby, City Attorney
Amber Doan, Engineering Coordinator
Scott Shadden, Director of Developmental Services



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 16.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

2450 NORTH FRISCO ROAD

The request of Shadow Tree Lane, LLC (Owners), Kent Hughlett (Architect) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808, as follows;

Planning and Zoning Commission

- Zone change and site plan approval for an office/warehouse facility under Ordinance No. 2280, Section 12, from an R-1 (One-Family Residential) District to a C-2 (General Commercial) District.
- Specific Use Permit and site plan approval under Ordinance No. 2280, Section 8, Subsection (5)(a) to allow an office/warehouse facility in a C-2 (General Commercial) District.

Background:

The property is located at 2450 North Frisco Road between James Street and Baker Drive. The owner would like to change the zoning on the property from an R-1 (One Family Residential) District to a C-2 (General Commercial) District. They would like to construct (4) four, 9,600 square foot office/warehouse buildings for a total of 38,400 square feet. Parking will be provided for 162 spaces.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

C-2 (General Commercial) District

Origination:

Shadow Tree Lane, LLC (Owners)

Kent Hughlett (Architect)

Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

20

Objections Received:

0

Attachments

Location Map

Zoning Map

Zoning Sign Photo

Site Plan

Building Elevations

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

D. 1.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Providing for the Ratification of the Property Tax Increase

Issue:

To ratify the property tax increase in the 2020-2021 Operating Budget

Background:

Texas Local Government Code Section 102.007 requires that a **record vote** separate from both the adoption of the budget and the adoption of the tax rate be made to disclose the amount and percentage increase of the proposed property tax revenue as compared to the prior year budget. The 2020-2021 Operating Budget contains \$1,785,000 and 11% more revenue from property taxes than the prior year, of which \$775,000 is tax revenue from new property.

Origination:

Director of Finance

Financial Consideration:

There is no cost associated with this item.

Staff Recommendation:

The staff recommends the Council, **by motion and order**, ratify the property tax increase.

Alternatives:

This action is required by State law; therefore, no alternatives are recommended by the staff.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 1.

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCE NO. 6309

Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2020 and ending September 30, 2021

Issue:

To consider adoption of the proposed budget for the 2020-2021 fiscal year as required by Local Government Code Chapter 102

Background:

The proposed budget is based on the direction given by the Council at the Budget Workshop held on June 25, 2020 and at the City Council regular meeting on July 20, 2020. The draft budget contains about \$97.0 million in appropriations, which is about \$2.2 million more than the prior year's original budget of \$94.8 million, due to an increase in cost of operations and capital expenses. Staffing levels for full-time positions increased from 467 to 470, with all three added positions being in the Utility Fund; and fund balances for the General, Utility and Solid Waste Funds are within the targeted range of 70 to 90 days. The draft budget proposes funding for improvements to City streets, the Police Department Headquarters design, Utility Fund projects, and for additional police officer compensation and one-time payments for other staff. Expected distributions from the Texoma Area Solid Waste Authority (TASWA) in FY 2020 and FY 2021 will help support the Solid Waste Fund and the General Fund. The property tax rate is unchanged at \$.489/\$100 valuation. There are no increases in Utility rates or Solid Waste rates. Tax Notes will be used to finance about \$1.7 million in fleet and equipment with repayment made from property tax revenues. More detailed information is available on the attachments.

"This budget will raise more total property taxes than last year's budget by \$1,785,000 and 11% and, of that amount, \$775,000 is revenue to be raised from new property to be added to the roll this year."

Origination:

Director of Finance Mary Lawrence, CPA

Financial Consideration:

The proposed budget contains appropriations of \$97.0 million for the 2020-2021 fiscal year.

Staff Recommendation:

Staff recommends the Council adopt the proposed budget.

Alternatives:

Any changes to the proposed budget would have to come through a budget amendment after final adoption of the budget and related tax rate.

Attachments

Ordinance No. 6309

Draft Budget for FY2021

ORDINANCE NO. 6309

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That, pursuant to Article V of the City Charter, there is hereby appropriated for Operating Expenditures the sums of money as established in the approved Operating Budget Document for fiscal year beginning October 1, 2020 and ending September 30, 2021.

SECTION 2. That, pursuant to Article V of the City Charter, there is hereby appropriated for Capital Expenditures the sums of money as established in the approved Capital Budget Document for fiscal year beginning October 1, 2020 and ending September 30, 2021.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

This budget will raise more total property taxes than last year's budget by \$1,785,000 and 11%, and of that amount \$775,000 is tax revenue to be raised from new property added to the tax roll this year.

**PROPOSED BUDGET FOR THE CITY OF SHERMAN
FOR FISCAL YEAR 2021
July 20, 2020**

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2021 is based on the direction provided by the City Council at the June 25, 2020 budget workshop and the City Council regular meeting on July 20, 2020.

The proposed budget of \$97.0 million includes funding for one-time, across-the-board compensation, a 4.5% increase for police officers, planning for a new police headquarters, finishing projects funded with debt in prior years, a Utilities Master Plan, three new utility positions, \$3.1 million in fleet and equipment, \$18.9 million in utility projects, and \$8.2 million in street projects. This budget is about \$2.2 million more than the original FY 2020 budget due to an increase in capital expenses and operations. Fund balance in the General, Solid Waste, and Utility Funds are at targeted levels.

GENERAL FUND

The **General Fund** is not balanced ongoing but is balanced for the year. Property values and property tax revenue are projected to increase about 11%. The property tax rate is unchanged at .489/\$100. A budgeted transfer from the Solid Waste Fund as a result of a distribution from the City's joint venture in a landfill is critical to help support this fund's operations. A transfer from the Utility Fund from expected one-time revenues will be used to add additional cushion fund balance. Sales tax revenue is budgeted at FY2020 levels due to the uncertainty surrounding the current public health emergency. Tax notes will be used to finance equipment purchases of about \$1.7 million. Fund balance is projected to be \$9.3 million or 80 days of operating expenses at the end of FY2021.

UTILITY FUND

The **Utility Fund** is unbalanced for FY2021 and ongoing. The addition of the debt service to fund the Water Treatment Plant expansion and other projects have increased expenses in the past few years. The City will use part of a reimbursement from a special utility district for the construction of a pipeline to help fund operations. Three new positions are budgeted to address operation of the expanded Water Treatment Plant, water

quality, and succession planning in a critical position. Various fleet and equipment critical to operations are budgeted. Fund balance at the end of FY2021 is projected to be about \$4.6 million, or about 66 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis but unbalanced in FY2021. A distribution of \$1.0 million from the City's joint venture in the landfill is expected in FY2020 and in FY2021. This distribution is critical to the operations of this fund in FY2020 and in FY2021 when it will be transferred to support the General Fund. Fund balance is projected to be \$1.0 million, or 88 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about \$9.8 million in the **General Improvement Fund** primarily consists of funding for street projects funded by debt issued in previous years. Three new projects which are not funded include participation with the Texas Department of Transportation (TxDOT) in FM 1417 improvements south of Highway 56, Moore Street, and design for the new police headquarters. The sale of city-owned land near the site of the new Sherman High School will fund projects that are not bonded. Reserves of about \$3.3 million are expected at the end of FY 2021 primarily consisting of unspent debt proceeds.

The **Utility Improvement Fund** proposed budget includes projects that will be funded by debt issued by the Greater Texoma Utility Authority on behalf of the City, existing reserves and a transfer from the Utility Fund. Projects totaling \$18.9 million include the continuation of the construction of the northwest sewer lift station near the intersection of Highway 82 and Highway 289, a waterline to service Legacy Village/Bel Air developments, a waterline that will enable the City to sell to Marilee Special Utility District, a wastewater line for concentrate disposal from the water treatment plant, replacement of the deteriorated southside industrial sewer, various improvements at the water and wastewater treatment plants, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves will be about \$35,000 at the end of FY 2021.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about \$1.8 million over last year due to growth in the value of existing property and new property added to the tax roll. Sales tax

revenue is expected to be about the same as FY2020 after considering the effects of the public health emergency and recovery that is expected in FY2021.

Wage Increase

The proposed budget contains a 4.5% across-the-board increase in salaries for police officers and two one-time payments for all other employees at 1% each. The cost is projected to be about \$270,000 for the police officers and \$490,000 for all others.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include a fire truck (\$610,000), a solid waste collection truck (\$350,000), a fire department brush truck (\$117,000), four Police Tahoes, (\$193,000), and street department fleet including a bucket truck (\$140,000), chipper truck (\$132,000), and dump truck (\$155,000).

Major Projects

New and continuing projects funded this year include Park Avenue extension and repair of bridges at Travis Street, McGee Street and Center Street.

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2021 budget, eliminating double counting for internal service funds and inter-fund transfers. Also included are statements of revenues and expenditures/expenses for each fund and a schedule of transfers, a property tax historical summary, and a debt schedule.

City of Sherman
ALL FUNDS
2020-2021 Annual Budget

	General Fund	Enterprise Funds	Capital Improvement Funds	Special Revenue Funds	Internal Service Funds	Debt Service Funds	Trust Fund	Elim. Interfund Transfers	Totals
Beginning Fund Balance	\$ 7,913,139	\$ 6,301,549	\$ 12,129,139	\$ 1,674,367	\$ 472,915	\$ 501,112	\$ 1,625,039	\$ -	\$ 30,617,260
Revenues:									
Taxes	33,619,080	-	518,457	528,000	-	5,104,023	-	-	39,769,560
Water Sales	-	14,713,000	-	-	-	-	-	-	14,713,000
Sewer Sales	-	7,801,000	-	-	-	-	-	-	7,801,000
Solid Waste Sales	-	6,994,000	-	-	-	-	-	-	6,994,000
Sales & Service	3,786,091	949,500	770,000	1,392,320	11,713,014	-	10,000	(11,713,014)	6,907,911
Intergovernmental	320,263	1,601,350	657,656	-	-	-	-	-	2,579,269
Interest Income	60,000	30,800	308,000	43,825	13,600	5,500	100	-	461,825
Miscellaneous Revenue	757,742	1,088,500	4,000,000	79,400	20,700	-	-	-	5,946,342
Debt Proceeds	-	-	6,000,000	-	1,725,612	-	-	-	7,725,612
Transfers In	4,881,000	158,000	600,000	210,000	-	1,070,490	-	(6,919,490)	-
Total Revenues	43,424,176	33,336,150	12,854,113	2,253,545	13,472,926	6,180,013	10,100	(18,632,504)	92,898,519
Total Funds Available	51,337,315	39,637,699	24,983,252	3,927,912	13,945,841	6,681,125	1,635,139	(18,632,504)	123,515,779
Expenditures:									
Personnel	30,443,395	8,850,855	-	399,130	1,619,761	-	-	-	41,313,142
Supplies	1,987,534	1,739,001	-	637,859	798,530	-	-	-	5,162,924
Repair & Maintenance	1,738,345	2,006,783	-	141,625	1,064,043	-	-	-	4,950,796
Utilities	1,056,090	1,706,810	-	41,510	52,100	-	-	-	2,856,510
Information Technology	700,010	254,930	-	5,220	32,250	-	-	(992,410)	-
Debt Service	-	7,320,862	-	-	758,988	6,157,483	-	-	14,237,333
Services & Charges	2,906,946	3,956,822	-	706,241	6,336,529	7,750	-	(5,997,048)	7,917,241
Vehicle Usage	1,641,430	1,470,090	-	-	-	-	-	(3,111,520)	-
Fleet Services & Charges	1,025,966	586,070	-	-	-	-	-	(1,612,036)	-
Capital Expenses	421,815	409,007	15,784,790	1,230,809	2,692,296	-	-	-	20,538,717
Transfers Out	210,000	5,639,000	693,000	377,490	-	-	-	(6,919,490)	-
Total Expenditures	42,131,532	33,940,230	16,477,790	3,539,883	13,354,497	6,165,233	-	(18,632,504)	96,976,662
Excess Revenues Over Expenditures	1,292,644	(604,080)	(3,623,677)	(1,286,338)	118,429	14,780	10,100	-	(4,078,143)
Ending Fund Balance	\$ 9,205,783	\$ 5,697,469	\$ 8,505,462	\$ 388,029	\$ 591,344	\$ 515,892	\$ 1,635,139	\$ -	\$ 26,539,117

City of Sherman
GENERAL FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 8,701,746	\$ 8,344,554	\$ 8,439,877	\$ 7,913,139
Revenues				
Property Tax	9,484,956	11,591,600	11,058,200	12,254,100
Sales Tax	17,679,235	18,265,000	18,094,000	18,369,000
Franchise Tax	2,883,662	2,975,000	2,834,000	2,834,000
Other Taxes	150,197	161,200	160,940	161,980
Fines & Penalties	588,648	608,150	463,150	567,150
Recreation	278,420	334,000	37,900	256,750
Licenses & Permits	691,323	667,400	665,200	665,200
Rentals	32,922	41,450	31,295	31,500
Cemetery	244,188	216,100	216,000	165,600
Sales & Service	593,033	593,020	718,252	649,891
Ambulance Service	1,555,158	1,602,800	1,450,700	1,450,000
Interest Income	232,302	170,000	120,000	60,000
Grant Revenue	293,901	316,170	287,950	406,522
Intergovernmental	404,055	265,369	301,769	320,263
Miscellaneous Revenue	388,277	304,050	225,418	351,220
Total Revenues	35,500,279	38,111,309	36,664,774	38,543,176
Transfers In	2,877,999	3,019,000	4,157,555	4,881,000
Total Revenues and Transfers In	38,378,278	41,130,309	40,822,329	43,424,176
Total Funds Available	47,080,024	49,474,863	49,262,206	51,337,315
Expenditures				
Personnel	27,100,212	29,130,775	29,494,175	30,443,395
Supplies	1,652,775	1,622,711	1,615,707	1,987,534
Repair & Maintenance	1,497,264	1,814,215	1,676,505	1,738,345
Utilities	1,029,443	1,060,790	1,019,880	1,056,090
Information Technology	595,901	714,170	779,655	700,010
Services & Charges	2,606,290	2,960,614	2,848,573	2,906,946
Vehicle Usage	1,857,708	1,749,710	1,692,307	1,641,430
Capital Expenses	325,816	1,035,984	1,069,083	421,815
Fleet Services & Charges	1,266,258	795,950	921,183	1,025,966
Transfers Out	708,480	132,000	232,000	210,000
Total Expenditures	38,640,147	41,016,919	41,349,067	42,131,532
Excess Revenues over Expenditures	(261,868)	113,390	(526,738)	1,292,644
Ending Fund Balance	\$ 8,439,877	\$ 8,457,944	\$ 7,913,139	\$ 9,205,783

City of Sherman
ENTERPRISE FUNDS
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,347,545	\$ 6,592,762	\$6,318,518	\$6,301,549
Revenues:				
Water Sales	13,663,016	14,185,000	14,326,000	14,713,000
Sewer Sales	7,538,820	7,747,000	7,663,000	7,801,000
Solid Waste Service	6,862,544	7,277,000	6,992,000	6,994,000
Service Charges & Penalties	676,469	620,000	616,000	665,000
Laboratory	144,989	141,500	145,000	140,000
Charges for Services	168,209	159,500	154,600	144,500
Intergovernmental	729,804	427,783	409,783	1,601,350
Interest Income	143,088	75,000	40,800	30,800
Miscellaneous Revenue	116,959	514,000	1,217,100	1,088,500
Transfers In	161,000	214,000	634,000	158,000
Total Revenues	30,204,899	31,360,783	32,198,283	33,336,150
Total Funds Available	36,552,443	37,953,545	38,516,801	39,637,699
Expenditures:				
Personnel	8,045,498	8,593,899	8,572,843	8,850,855
Supplies	1,774,088	2,037,560	1,789,476	1,739,001
Repair & Maintenance	1,943,487	1,909,694	2,608,862	2,006,783
Utilities	1,597,012	1,695,390	1,739,000	1,706,810
Information Technology	241,110	263,840	288,060	254,930
Services & Charges	3,504,939	3,907,164	4,007,841	3,956,822
Vehicle Usage	1,569,589	1,550,210	1,540,512	1,470,090
Debt Service	6,811,811	7,758,867	7,163,239	7,320,862
Fleet Services & Charges	1,333,741	982,553	982,553	586,070
Capital Expenses	373,650	301,975	289,867	409,007
Transfers Out	3,039,000	3,233,000	3,233,000	5,639,000
Total Expenditures	30,233,925	32,234,152	32,215,252	33,940,230
Excess Revenues over Expenditures	(29,026)	(873,369)	(16,969)	(604,080)
Ending Fund Balance	\$6,318,518	\$5,719,393	\$6,301,549	\$5,697,469

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2020-2021 Annual Budget

	222 General CIP	250 Roadway Impact Fee	770 Utility CIP	750 Utility Impact Fee	224 Street Revolving	235 Regional Detention	230 TIRZ #3 Construction	330 TIRZ #2 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	Total
Beginning Fund Balance	\$ 8,322,905	\$ -	\$ 729,610	\$ -	\$ 462,004	\$ 319,236	\$ 35,884	\$ 320,769	\$ 611,815	\$ 1,203,381	\$ 123,535	\$ 12,129,139
Revenues:												
Interest Income	250,000	-	-	-	8,000	4,000	500	4,000	20,000	20,000	1,500	308,000
Taxes	-	-	-	-	-	-	181,278	192,771	67,533	26,232	50,643	518,457
Intergovernmental	500,000	-	-	-	-	-	-	-	72,938	30,131	54,587	657,656
Sales & Service	-	375,000	-	375,000	-	20,000	-	-	-	-	-	770,000
Miscellaneous Revenue	4,000,000	-	-	-	-	-	-	-	-	-	-	4,000,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	6,000,000	6,000,000
Transfers In	-	-	600,000	-	-	-	-	-	-	-	-	600,000
Total Revenues	4,750,000	375,000	600,000	375,000	8,000	24,000	181,778	196,771	160,471	76,363	6,106,730	12,854,113
Total Funds Available	13,072,905	375,000	1,329,610	375,000	470,004	343,236	217,662	517,540	772,286	1,279,744	6,230,265	24,983,252
Expenditures												
Capital Expenses	9,779,790	-	1,295,000	-	50,000	200,000	250,000	510,000	300,000	900,000	2,500,000	15,784,790
Transfers Out	-	-	-	-	-	-	-	-	289,000	226,000	178,000	693,000
Total Expenditures	9,779,790	-	1,295,000	-	50,000	200,000	250,000	510,000	589,000	1,126,000	2,678,000	16,477,790
Excess Revenues over Expenditures	(5,029,790)	375,000	(695,000)	375,000	(42,000)	(176,000)	(68,222)	(313,229)	(428,529)	(1,049,637)	3,428,730	(3,623,677)
Ending Fund Balance	\$ 3,293,115	\$ 375,000	\$ 34,610	\$ 375,000	\$ 420,004	\$ 143,236	\$ (32,338)	\$ 7,540	\$ 183,286	\$ 153,744	\$ 3,552,265	\$ 8,505,462

City of Sherman
SPECIAL REVENUE FUNDS
2020-2021 Annual Budget

	420	440	450	460	470	480	455	456	457	
	Stormwater	E 911	Security & Technology	Hotel/ Motel	Drug Enforcement	Airport	Parks Pride	Police Pride	Donations	Total
Beginning Fund Balance	\$ 1,119,617	\$ 227,702	\$ 60,611	\$ 5,825	\$ 74,787	\$ 145,322	\$ 19,195	\$ 15,363	\$ 5,944	\$ 1,674,367
Revenues										
Taxes	-	-	-	528,000	-	-	-	-	-	528,000
Sales & Service	444,000	300,000	27,120	53,000	200,000	368,200	-	-	-	1,392,320
Interest Income	30,000	6,000	750	-	4,000	2,500	-	500	75	43,825
Miscellaneous Revenue	-	-	-	-	-	50,000	10,000	10,000	9,400	79,400
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	210,000	-	-	-	-	-	210,000
Total Revenues	474,000	306,000	27,870	791,000	204,000	420,700	10,000	10,500	9,475	2,253,545
Total Funds Available	1,593,617	533,702	88,481	796,825	278,787	566,022	29,195	25,863	15,419	3,927,912
Expenditures										
Personnel	97,386	108,461	-	193,283	-	-	-	-	-	399,130
Supplies	7,809	-	5,000	53,600	236,200	325,250	-	-	10,000	637,859
Repair & Maintenance	53,000	-	27,630	25,000	27,000	8,995	-	-	-	141,625
Utilities	-	-	-	30,240	-	11,270	-	-	-	41,510
Information Technology	2,090	-	-	3,130	-	-	-	-	-	5,220
Services & Charges	3,540	180,673	10,600	381,700	5,000	94,728	25,000	5,000	-	706,241
Capital Expenses	1,000,000	107,809	5,000	-	-	100,000	-	18,000	-	1,230,809
Transfers Out	269,000	-	-	108,490	-	-	-	-	-	377,490
Total Expenditures	1,432,825	396,943	48,230	795,443	268,200	540,243	25,000	23,000	10,000	3,539,883
Excess Revenues over Expenditures	(958,825)	(90,943)	(20,360)	(4,443)	(64,200)	(119,543)	(15,000)	(12,500)	(525)	(1,286,338)
Ending Fund Balance	\$ 160,792	\$ 136,760	\$ 40,252	\$ 1,382	\$ 10,587	\$ 25,780	\$ 4,195	\$ 2,863	\$ 5,419	\$ 388,029

City of Sherman
INTERNAL SERVICE FUNDS
2020-2021 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	\$ 214,282	\$ 137,653	\$ 66,982	\$ 53,999	\$ 472,915
Revenue					
Sales & Service	5,997,048	992,410	3,111,520	1,612,036	11,713,014
Interest Income	5,000	2,000	1,600	5,000	13,600
Debt Proceeds	-	-	-	1,725,612	1,725,612
Miscellaneous Revenue	-	700	-	20,000	20,700
Total Revenue	6,002,048	995,110	3,113,120	3,362,648	13,472,926
Total Funds Available	6,216,330	1,132,763	3,180,102	3,416,647	13,945,841
Expenditures					
Personnel	-	593,753	1,026,008	-	1,619,761
Supplies	-	30,663	767,867	-	798,530
Repair & Maintenance	-	162,677	901,366	-	1,064,043
Utilities	-	35,890	16,210	-	52,100
Information Technology	-	-	32,250	-	32,250
Services & Charges	5,887,568	92,367	356,594	-	6,336,529
Debt Service	-	-	-	758,988	758,988
Capital Expenses	-	86,637	27,000	2,578,659	2,692,296
Total Expenditures	5,887,568	1,001,986	3,127,295	3,337,647	13,354,497
Excess Revenues over Expenditures	114,480	(6,876)	(14,175)	25,001	118,429
Ending Fund Balance	\$ 328,761	\$ 130,777	\$ 52,806	\$ 79,000	\$ 591,344

City of Sherman
DEBT SERVICE FUND
2020-2021 Annual Budget

	300 Debt Service	320 TIRZ #1 Debt Service	Total
Beginning Fund Balance	\$ 85,902	\$ 415,210	\$ 501,112
Revenues			
Taxes	4,779,000	325,023	5,104,023
Interest Income	500	5,000	5,500
Intergovernmental	-	-	-
Transfers In	1,070,490	-	1,070,490
Total Revenues	5,849,990	330,023	6,180,013
Total Funds Available	5,935,892	745,233	6,681,125
Expenditures:			
Debt Service	5,843,930	313,553	6,157,483
Services & Charges	7,000	750	7,750
Transfers Out	-	-	-
Total Expenditures	5,850,930	314,303	6,165,233
Excess Revenues over Expenditures	(940)	15,720	14,780
Ending Fund Balance	\$ 84,962	\$ 430,930	\$ 515,892

City of Sherman
PERPETUAL CARE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,583,320	\$ 1,604,939	\$ 1,625,039
Revenues			
Sales & Service	9,800	20,000	10,000
Interest Income	11,819	100	100
Total Revenues	21,619	20,100	10,100
Total Funds Available	1,604,939	1,625,039	1,635,139
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	\$ 1,604,939	\$ 1,625,039	\$ 1,635,139

City of Sherman
UTILITY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Reserve	\$ 5,216,729	\$ 4,984,976	\$ 5,509,055	\$ 4,944,681
Revenues				
Water Sales	13,663,016	14,185,000	14,326,000	14,713,000
Sewer Sales	7,538,820	7,747,000	7,663,000	7,801,000
Laboratory	144,989	141,500	145,000	140,000
Service Charges & Penalties	614,929	550,000	532,000	575,000
Charges for Services	168,209	159,500	154,600	144,500
Interest Income	135,837	65,000	40,000	30,000
Intergovernmental	729,804	427,783	409,783	1,601,350
Miscellaneous Revenue	88,168	92,000	192,600	65,500
Total Revenues	23,083,772	23,367,783	23,462,983	25,070,350
Transfers In	161,000	214,000	494,000	158,000
Total Revenues and Transfers In	23,244,772	23,581,783	23,956,983	25,228,350
Total Funds Available	28,461,501	28,566,759	29,466,038	30,173,031
Expenditures				
Personnel	6,248,689	6,568,963	6,547,042	6,898,987
Supplies	1,526,260	1,763,558	1,483,687	1,456,769
Repair & Maintenance	1,881,013	1,834,282	2,527,958	1,918,709
Utilities	1,569,964	1,667,890	1,709,160	1,675,560
Information Technology	191,407	212,000	231,460	198,750
Debt Service	6,811,811	7,758,867	7,163,239	7,320,862
Services & Charges	1,344,473	1,739,754	1,808,180	1,737,165
Vehicle Usage	424,339	426,620	471,772	403,930
Fleet Services & Charges	483,741	132,553	132,553	236,070
Capital Expenses	348,750	279,415	267,307	383,500
Total Expenditures	20,830,446	22,383,902	22,342,357	22,230,302
Transfers Out	2,122,000	2,179,000	2,179,000	3,300,000
Total Expenditures and Transfers Out	22,952,446	24,562,902	24,521,357	25,530,302
Excess Revenues over Expenditures	292,326	(981,119)	(564,374)	(301,952)
Ending Reserve	\$ 5,509,055	\$ 4,003,857	\$ 4,944,681	\$ 4,642,729

City of Sherman
SOLID WASTE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,130,816	\$ 829,730	\$ 809,463	\$ 1,356,868
Revenues				
Solid Waste Service	6,862,544	7,277,000	6,992,000	6,994,000
Service Charges & Penalties	61,540	70,000	84,000	90,000
Interest Income	7,252	10,000	800	800
Miscellaneous Revenue	28,791	422,000	1,024,500	1,023,000
Transfers In	-	-	140,000	-
Total Revenues	6,960,126	7,779,000	8,241,300	8,107,800
Total Funds Available	8,090,942	8,608,730	9,050,763	9,464,668
Expenditures				
Personnel	1,796,810	2,024,936	2,025,801	1,951,869
Supplies	247,829	274,002	305,789	282,232
Repair & Maintenance	62,475	75,412	80,904	88,074
Utilities	27,048	27,500	29,840	31,250
Information Technology	49,703	51,840	56,600	56,180
Services & Charges	2,160,466	2,167,410	2,199,661	2,219,657
Vehicle Usage	1,145,250	1,123,590	1,068,740	1,066,160
Capital Expenses	24,900	22,560	22,560	25,507
Fleet Services & Charges	850,000	850,000	850,000	350,000
Transfers Out	917,000	1,054,000	1,054,000	2,339,000
Total Expenditures	7,281,479	7,671,250	7,693,895	8,409,929
Excess Revenues over Expenditures	(321,353)	107,750	547,405	(302,129)
Ending Fund Balance	\$ 809,463	\$ 937,480	\$ 1,356,868	\$ 1,054,740

City of Sherman
GENERAL IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 20,359,413	\$ 15,867,436	\$ 19,280,728	\$ 8,322,905
Revenues				
Transfers In	700,000	-	-	-
Grant Revenue	73,237	-	-	-
Interest Income	535,661	750,000	300,000	250,000
Miscellaneous Revenue	100,000	3,000,000	845,000	4,000,000
Debt Proceeds	20,000,000	-	-	-
Intergovernmental	-	-	1,715,500	500,000
Total Revenues	21,408,899	3,750,000	2,860,500	4,750,000
 Total Funds Available	 41,768,312	 19,617,436	 22,141,228	 13,072,905
Expenditures				
(1) Library Remodel	18,725	-	-	-
(1) Taylor St Extension Eng & ROW/McGee St Ext	347,469	700,000	6,000	1,500,000
(1) FM 1417 (82 to 56) Eng, ROW & Match	2,547,922	-	1,963,785	-
(1) Travis St West	3,473,149	7,000,000	4,842,000	-
(1) Lamberth Rd Thoroughfare	1,000	-	2,500	-
(1) Friendship ROW 56 to Lamberth	49,936	-	11,588	-
Lake Street Repair	6,647	-	-	-
(2) Downtown Streetscape	176,182	-	-	-
(1) Swan Ridge	-	1,200,000	-	-
(1) Park Ave Realignment	-	1,200,000	10,000	1,200,000
Remodel at Station 5	149,923	-	12,150	-
(1) Bridge-S. Travis	-	400,000	41,140	300,000
(3) Bridges-Center/McGee	-	-	-	700,000
(1) Fire Station 4 Relocation	399,310	-	-	-
ESC Expand tool room	1,167	-	-	-
ESC Loft & shelving for storage building	4,695	-	-	-
Lamar Green Space	12,683	-	-	-
Senior Center Patio West Side	7,010	-	-	-
Storage & Backup	34,525	-	-	-
Finance Remodel	58,439	-	2,226	-
Library Parking Lot	42,030	-	-	-
ESC Roof Replacement	6,000	-	-	-
Police Dept Repeaters	178,308	-	-	-
Master Plan Parks	38,679	-	-	-
Police Dept Exterior Renovation	112,222	-	229,604	-
(1) TxDOT Ramp at 1417 & 75 (TIRZ #7 N bound exit)	328,633	-	-	-
(1) Pecan Grove Ball Fields	3,347,136	500,000	1,366,263	-
(1) Legacy Blvd	1,592,209	-	-	-
UB Remodel	5,184	-	40,000	-
Police Firing Range	70,374	-	103,522	-
(1) Fire Station #4 Phase II EMS Bldg	13,050	-	-	-
Renovate Cemetery & Maint Bldg	9,047	60,000	150,953	-
Taylor St Gym/Roof	50,210	-	-	-
Pecan Grove Maint Bldg	-	-	50,000	-
Pecan Grove Ph II	10,950	-	-	-
Quail Run Extension Park	-	250,000	-	-
ESC Spray Insulation windows	-	-	50,000	-
(1) TxDOT 1417 & W. Travis Intersection	148,914	700,000	1,804,990	-

City of Sherman
GENERAL IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Adjusted Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Pecan Grove Basketball Courts	40,501	-	99,499	-
Library Park	82,664	-	17,691	-
(1) Flanary Rd and Progress Dr Ext/Imp	95,408	2,000,000	100,000	-
Station #3 Remodel	28,993	-	-	-
(1) TxDOT - Hwy 75 Gap Project	8,190,138	-	-	-
(1) Moore St - Travis to Park	285,266	1,000,000	1,000,000	-
(1) Fallon Drive	105,330	-	727,674	-
Fire Station #1 Repairs	4,790	-	-	-
(1) Steeplechase Dr Extension	17,651	-	400,000	-
EMS Building - Frisco Rd	377,538	-	377,538	-
Munson Planned Development	17,578	-	-	-
(1) Hilre Drive Extension	-	-	300,000	-
Fire Station #4 Shower Repair	-	-	9,200	-
Self check-out stations RFID	-	-	-	40,000
Watchguard video evidence platform	-	-	-	100,790
(Necessity) Station No. 1 roof replacement	-	-	-	85,000
(3) FM 1417 design/ROW - SH 56 to W. Travis	-	-	100,000	2,000,000
(3) Moore Street - phase II	-	-	-	2,500,000
(3) New police station - site and design	-	-	-	1,354,000
Total Expenditures	22,487,585	15,010,000	13,818,323	9,779,790
Excess Revenues over Expenditures	(1,078,686)	(11,260,000)	(10,957,823)	(5,029,790)
Ending Fund Balance	\$ 19,280,728	\$ 4,607,436	\$ 8,322,905	\$ 3,293,115

(1) Debt Funded

(2) Partial Grant Funding

City of Sherman
UTILITY IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,756,911	\$ 256,497	\$ 1,272,631	\$ 729,610
Revenues				
Intergovernmental	800,612	400,000	400,000	-
Interest Income	30,085	25,000	25,000	-
Miscellaneous Revenue	-	-	-	-
Transfers In	-	-	-	600,000
Total Revenues	830,697	425,000	425,000	600,000
Total Funds Available	2,587,608	681,497	1,697,631	1,329,610
(1) North west Sewer	15,000	-	200,000	3,600,000
(2) Preston Club Water Line	33,105	-	5,000	-
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	229,473	-	500,000	-
Rehab two sludge thickeners	388,823	-	-	-
(1) Water Treatment Plant Expansion	37,829	-	-	-
Hwy 75 S Water	-	-	4,295	-
(2) Travis St West Water	91,838	-	-	-
Blalock Industrial Sewer-City portion	40,055	-	-	-
(2) Lamberth Water	20,906	-	-	-
(2) High Country Estates Water	122,009	-	-	-
(1) WWTP Control Building Expansion Engineering	4,495	88,750	-	-
Dos Lagos	-	-	75,000	-
(1) Equalization Basin Prop Mixer Replacement	-	400,000	-	-
Fencing/Gate Repairs	-	-	75,000	-
(1) Storm Water lift station/Force main upgrade	50,916	625,000	933,334	-
Water Distribution system improvements	8,274	-	91,726	-
(1) Fairview Tank-Repair & Painting	32,782	-	-	-
(1) Flanary Rd Wastewater Extension	70,875	-	432,874	-
Planning w/NTMWD Upgrade/Exp Texoma Pump	59,074	-	-	-
Utility relocates-2 bores under 75	1,039	-	-	-
(1) Moore St Sewer (through Munson Dev) (SISD \$400m)	10,650	1,100,000	645,217	-
(1) Utility relocates-FM 1417	97,834	400,000	2,518,878	-
Primary Clarifier #1 Rehab Engineering	-	-	83,000	-
Center St. Utility Relocation on Hwy 75	-	-	450,000	-
BNSF move utilities	-	-	134,000	-
(1) Legacy Waterline - Engineering	-	-	94,000	213,000
(1) Legacy Waterline - Construction	-	-	-	2,400,000
(1) Aeration Basin Upgrade	-	4,210,000	-	-
(1) Biological Clarifier Rehab	-	2,340,000	-	-
(1) Brine Line Engineering, Bores, ROW & Construction	-	3,250,000	-	-
Fine Screen Rehab	-	50,000	50,000	-
(1) Marilee SUD (Marilee \$1.2mm)	-	-	-	1,200,000
(1) Marilee SUD Oversizing	-	-	-	800,000
(1) NTMWD Cathodic Improvements	-	760,000	-	-
(1) Primary Clarifier #1 Rehab	-	840,000	-	-
(1) Primary Digester #1 & Digester Complex Piping Rehab	-	-	-	-
(1) Sewer between Rosedale & First	-	1,000,000	1,000,000	-
(1) Water crossing under 75 at Choctaw	-	425,000	-	425,000
(1) N. Travis waterline replacement	-	-	-	575,000
(1) WWTP Control Building Expansion-Construction	-	798,714	-	-
Utility oversizing/annual replacements	-	-	-	150,000
Improve system lines to address water quality	-	-	-	50,000
Upgrade High Country Estates water system	-	-	-	60,000
Abandon old wells/pumps at High Country and Preston Club	-	-	-	70,000
Re-route Center Street sewer line	-	-	-	80,000
Loop Lamberth Road water line	-	-	-	135,000
WTP Flow Meter Improvement	-	-	-	100,000
Fairview 6" water line	-	-	-	150,000
Implement SSO initiatives	-	-	-	150,000

City of Sherman
UTILITY IMPROVEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
WTP Facilities Improvement	-	-	-	150,000
⁽¹⁾ Texoma Pkwy sewer overflow relief	-	-	-	200,000
⁽¹⁾ Wastewater system study	-	-	-	200,000
⁽¹⁾ Water hydraulic study	-	-	-	200,000
AWIA Security Upgrades @ WTP	-	-	-	200,000
⁽¹⁾ Laboratory facility expansion - design and engineering	-	-	-	250,000
⁽¹⁾ Gate actuator upgrades WWTP	-	-	-	300,000
⁽¹⁾ Replace Texoma Pkwy 12" water line	-	-	-	1,050,000
⁽¹⁾ Concentrate Disposal Phase II Yr 1	-	-	-	1,700,000
⁽¹⁾ Ida Road ground storage tank repair	-	-	-	2,050,000
⁽¹⁾ Replace deteriorated southside industrial sewer	-	-	-	2,400,000
GTUA Funding	-	(15,837,464)	(6,324,303)	(17,563,000)
Total Expenditures	1,314,977	450,000	968,021	1,295,000
Excess Revenues over Expenditures	(484,280)	(25,000)	(543,021)	(695,000)
Ending Fund Balance	\$ 1,272,631	\$ 231,497	\$ 729,610	\$ 34,610

⁽¹⁾ GTUA Funding

⁽²⁾ GTUA Funding of in-house project

⁽³⁾ Marilee SUD partial funding

City of Sherman
STREET REVOLVING FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 437,105	\$ 450,004	\$ 462,004
Revenues			
Sales & Service	-	-	-
Interest Income	12,899	12,000	8,000
Total Revenues	12,899	12,000	8,000
Total Funds Available	450,004	462,004	470,004
Expenditures			
Capital Expenses	-	-	50,000
	-	-	50,000
Ending Fund Balance	\$ 450,004	\$ 462,004	\$ 420,004

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 148,055	\$ 217,260	\$ 320,769
Revenues			
Property Tax	119,076	149,509	192,771
Interest Income	4,942	4,000	4,000
Total Revenues	<u>124,018</u>	<u>153,509</u>	<u>196,771</u>
Total Funds Available	272,073	370,769	517,540
Expenditures:			
Capital Expenses	54,813	50,000	510,000
Transfers Out	-	-	-
Total Expenditures	<u>54,813</u>	<u>50,000</u>	<u>510,000</u>
Excess Revenues over Expenditures	<u>69,205</u>	<u>103,509</u>	<u>(313,229)</u>
Ending Fund Balance	<u>\$ 217,260</u>	<u>\$ 320,769</u>	<u>\$ 7,540</u>

City of Sherman
TIRZ #3 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 56,223	\$ 57,327	\$ 35,884
Revenues			
Property Tax	189,234	178,207	181,278
Interest Income	1,870	350	500
Total Revenues	<u>191,104</u>	<u>178,557</u>	<u>181,778</u>
Total Funds Available	247,327	235,884	217,662
Expenditures			
Capital Expenses	-	-	250,000
Transfers Out	190,000	200,000	-
Total Expenditures	<u>190,000</u>	<u>200,000</u>	<u>250,000</u>
Excess Revenues over Expenditures	<u>1,104</u>	<u>(21,443)</u>	<u>(68,222)</u>
Ending Fund Balance	<u>\$ 57,327</u>	<u>\$ 35,884</u>	<u>\$ (32,338)</u>

City of Sherman
REGIONAL DETENTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 194,456	\$ 319,236	\$ 319,236
Revenues			
Sales & Service	119,000	-	20,000
Interest Income	5,780	-	4,000
Total Revenues	124,780	-	24,000
Total Funds Available	319,236	319,236	343,236
Expenditures			
Capital Expenses	-	-	200,000
Total Expenditures	-	-	200,000
Excess Revenues over Expenditures	124,780	-	(176,000)
Ending Fund Balance	\$ 319,236	\$ 319,236	\$ 143,236

City of Sherman
TIRZ #5 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 1,076,855	\$ 778,602	\$ 611,815
Revenues			
Property Tax	15,134	52,666	67,533
Intergovernmental	17,441	53,481	72,938
Interest Income	26,818	13,000	20,000
Debt Proceeds	-	-	-
Total Revenues	<u>59,393</u>	<u>119,147</u>	<u>160,471</u>
Total Funds Available	1,136,248	897,749	772,286
Expenditures			
Capital Expenses	67,646	-	300,000
Services & Charges	-	-	-
Transfers Out	290,000	285,934	289,000
Total Expenditures	<u>357,646</u>	<u>285,934</u>	<u>589,000</u>
Excess Revenues over Expenditures	<u>(298,253)</u>	<u>(166,787)</u>	<u>(428,529)</u>
Ending Fund Balance	<u>\$ 778,602</u>	<u>\$ 611,815</u>	<u>\$ 183,286</u>

City of Sherman
TIRZ #6 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,675,286	\$ 1,363,453	\$ 1,203,381
Revenues			
Property Tax	8,896	21,987	26,232
Intergovernmental	10,253	23,458	30,131
Interest Income	46,897	18,000	20,000
Total Revenues	<u>66,046</u>	<u>63,445</u>	<u>76,363</u>
Total Funds Available	2,741,332	1,426,898	1,279,744
Expenditures			
Capital Expenses	1,150,879	-	900,000
Services & Charges	-	-	-
Transfers Out	227,000	223,517	226,000
Total Expenditures	<u>1,377,879</u>	<u>223,517</u>	<u>1,126,000</u>
Excess Revenues over Expenditures	<u>(1,311,833)</u>	<u>(160,072)</u>	<u>(1,049,637)</u>
Ending Fund Balance	<u>\$ 1,363,453</u>	<u>\$ 1,203,381</u>	<u>\$ 153,744</u>

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 491,365	\$ 104,613	\$ 123,535
Revenues			
Property Tax	-	21,589	50,643
Intergovernmental	-	23,033	54,587
Interest Income	7,124	1,500	1,500
Debt Proceeds	-	-	6,000,000
Transfers In	-	132,000	-
Total Revenues	<u>7,124</u>	<u>178,122</u>	<u>6,106,730</u>
Total Funds Available	498,489	282,735	6,230,265
Expenditures			
Capital Expenses	214,025	-	2,500,000
Services & Charges	-	-	-
Transfers Out	179,851	159,200	178,000
Total Expenditures	<u>393,876</u>	<u>159,200</u>	<u>2,678,000</u>
Excess Revenues over Expenditures	<u>(386,752)</u>	<u>18,922</u>	<u>3,428,730</u>
Ending Fund Balance	<u>\$ 104,613</u>	<u>\$ 123,535</u>	<u>\$ 3,552,265</u>

City of Sherman
ROADWAY IMPACT FEES
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	375,000
Total Revenues	-	-	375,000
Total Funds Available	-	-	375,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	-	375,000
Ending Fund Balance	-	-	375,000

City of Sherman
UTILITY IMPACT FEES
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	375,000
Total Revenues	-	-	375,000
Total Funds Available	-	-	375,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	-
Total Expenditures	-	-	-
Excess Revenues over Expenditures	-	-	375,000
Ending Fund Balance	-	-	375,000

City of Sherman
DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ -	\$ 85,902
Revenues			
Property Tax	-	4,371,000	4,779,000
Sales Tax	-	269,440	-
Transfers In	-	1,254,520	1,070,490
Interest Income	-	500	500
Miscellaneous Revenue	-	422	-
Total Revenues	-	5,895,882	5,849,990
Total Funds Available	-	5,895,882	5,935,892
Expenditures			
Debt Service	-	5,804,480	5,843,930
Services & Charges	-	5,500	7,000
Total Expenditures	-	5,809,980	5,850,930
Excess Revenues over Expenditures	-	85,902	(940)
Ending Fund Balance	\$ -	\$ 85,902	\$ 84,962

City of Sherman
AUDITORIUM DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 166,841	\$ 68,599	\$ -
Revenues			
Transfers In	-	36,922	-
Interest Income	4,217	-	-
Total Revenues	<u>4,217</u>	<u>36,922</u>	<u>-</u>
Total Funds Available	171,058	105,521	-
Expenditures			
Debt Service	102,459	105,521	-
Services & Charges	-	-	-
Transfers Out	-	-	-
Total Expenditures	<u>102,459</u>	<u>105,521</u>	<u>-</u>
Excess Revenues over Expenditures	<u>(98,242)</u>	<u>(68,599)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 68,599</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #1 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 376,214	\$ 354,944	\$ 415,210
Revenues			
Property Tax	276,324	314,347	325,023
Interest Income	12,267	6,000	5,000
Total Revenues	<u>288,591</u>	<u>320,347</u>	<u>330,023</u>
Total Funds Available	664,805	675,291	745,233
Expenditures			
Debt Service	309,661	259,881	313,553
Services & Charges	200	200	750
Total Expenditures	<u>309,861</u>	<u>260,081</u>	<u>314,303</u>
Excess Revenues over Expenditures	<u>(21,270)</u>	<u>60,266</u>	<u>15,720</u>
Ending Fund Balance	<u>\$ 354,944</u>	<u>\$ 415,210</u>	<u>\$ 430,930</u>

City of Sherman
TIRZ #5 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 865	\$ 4,210	\$ -
Revenues			
Transfers In	290,000	-	-
Interest Income	1,541	-	-
Total Revenues	<u>291,541</u>	<u>-</u>	<u>-</u>
Total Funds Available	292,406	4,210	-
Expenditures			
Debt Service	288,196	-	-
Transfers Out	-	4,210	-
Total Expenditures	<u>288,196</u>	<u>4,210</u>	<u>-</u>
Excess Revenues over Expenditures	<u>3,346</u>	<u>(4,210)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 4,211</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #6 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 882	\$ 3,711	\$ -
Revenues			
Debt Proceeds	-	-	-
Transfers In	227,000	-	-
Interest Income	1,212	-	-
Total Revenues	<u>228,212</u>	<u>-</u>	<u>-</u>
Total Funds Available	229,094	3,711	-
Expenditures			
Debt Service	225,384	-	-
Transfers Out	-	3,711	-
Total Expenditures	<u>225,384</u>	<u>3,711</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,829</u>	<u>(3,711)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 3,711</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
TIRZ #7 DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 2,895	\$ -
Revenues			
Transfers In	179,851	-	-
Interest Income	395	-	-
Total Revenues	180,246	-	-
Total Funds Available	180,246	2,895	-
Expenditures			
Debt Service	177,351	-	-
Services & Charges	-	-	-
Transfers Out	-	2,895	-
Total Expenditures	177,351	2,895	-
Excess Revenues over Expenditures	2,895	(2,895)	-
Ending Fund Balance	\$ 2,895	\$ -	\$ -

City of Sherman
2008 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 20,032	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	20,032	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	20,033	-	-
Total Expenditures	20,033	-	-
Excess Revenues over Expenditures	(20,033)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2009 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 18,610	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	18,610	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	18,610	-	-
Total Expenditures	18,610	-	-
Excess Revenues over Expenditures	(18,610)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2009A CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,686	\$ -	\$ -
Revenues			
Property Tax	-	-	-
Interest Income	-	-	-
Total Revenues	-	-	-
Total Funds Available	6,686	-	-
Expenditures			
Debt Service	-	-	-
Services & Charges	-	-	-
Transfers Out	6,686	-	-
Total Expenditures	6,686	-	-
Excess Revenues over Expenditures	(6,686)	-	-
Ending Fund Balance	\$ -	\$ -	\$ -

City of Sherman
2016 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,940	\$ 10,709	\$ -
Revenues			
Property Tax	470,000	-	-
Interest Income	3,981	-	-
Total Revenues	473,981	-	-
Total Funds Available	478,921	10,709	-
Expenditures			
Debt Service	468,213	-	-
Services & Charges	-	-	-
Transfers Out	-	10,709	-
Total Expenditures	468,213	10,709	-
Excess Revenues over Expenditures	5,769	(10,709)	-
Ending Fund Balance	\$ 10,709	\$ -	\$ -

City of Sherman
2016 TAX NOTES DEBT SERVICE
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 5,850	\$ 12,884	\$ -
Revenues			
Sales Tax	290,000	-	-
Transfers In	190,000	-	-
Interest Income	7,468	-	-
Total Revenues	<u>487,468</u>	<u>-</u>	<u>-</u>
Total Funds Available	493,318	12,884	-
Expenditures			
Debt Service	479,684	-	-
Services & Charges	750	-	-
Transfers Out	-	12,884	-
Total Expenditures	<u>480,434</u>	<u>12,884</u>	<u>-</u>
Excess Revenues over Expenditures	<u>7,034</u>	<u>(12,884)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 12,884</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2017 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,650	\$ 9,735	\$ -
Revenues			
Property Tax	648,649	-	-
Interest Income	6,567	-	-
Total Revenues	655,216	-	-
Total Funds Available	657,866	9,735	-
Expenditures			
Debt Service	647,332	-	-
Services & Charges	800	-	-
Transfers Out	-	9,735	-
Total Expenditures	648,132	9,735	-
Excess Revenues over Expenditures	7,085	(9,735)	-
Ending Fund Balance	\$ 9,735	\$ -	\$ -

City of Sherman
2017 Refunding Bonds
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,465	\$ 59,265	\$ -
Revenues			
Property Tax	890,000	-	-
Miscellaneous Revenue	-	-	-
Interest Income	8,925	-	-
Transfers In	45,329	-	-
Total Revenues	944,254	-	-
Total Funds Available	948,719	59,265	-
Expenditures			
Debt Service	888,654	-	-
Services & Charges	800	-	-
Transfers Out	-	59,265	-
Total Expenditures	889,454	59,265	-
Excess Revenues over Expenditures	54,800	(59,265)	-
Ending Fund Balance	\$ 59,265	\$ -	\$ -

City of Sherman
2017A CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,968	\$ 7,749	\$ -
Revenues			
Miscellaneous Revenue	-	-	-
Interest Income	1,656	-	-
Transfers In	274,000	-	-
Total Revenues	<u>275,656</u>	<u>-</u>	<u>-</u>
Total Funds Available	280,624	7,749	-
Expenditures			
Debt Service	272,075	-	-
Services & Charges	800	-	-
Transfers Out	-	7,749	-
Total Expenditures	<u>272,875</u>	<u>7,749</u>	<u>-</u>
Excess Revenues over Expenditures	<u>2,781</u>	<u>(7,749)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 7,749</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
2018 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 4,941	\$ 9,377	\$ -
Revenues			
Property Tax	684,008	-	-
Miscellaneous Revenue	852	-	-
Interest Income	2,384	-	-
Transfers In	-	-	-
Total Revenues	687,244	-	-
Total Funds Available	692,185	9,377	-
Expenditures			
Debt Service	682,008	-	-
Services & Charges	800	-	-
Transfers Out	-	9,377	-
Total Expenditures	682,808	9,377	-
Excess Revenues over Expenditures	4,436	(9,377)	-
Ending Fund Balance	\$ 9,377	\$ -	\$ -

City of Sherman
2019 CO DEBT SERVICE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 3,751	\$ -
Revenues			
Property Tax	184,000	-	-
Miscellaneous Revenue	3,739	-	-
Transfers In	-	-	-
Total Revenues	187,739	-	-
Total Funds Available	187,739	3,751	-
Expenditures			
Debt Service	183,987	-	-
Services & Charges	-	-	-
Transfers Out	-	3,751	-
Total Expenditures	183,987	3,751	-
Excess Revenues over Expenditures	3,751	(3,751)	-
Ending Fund Balance	\$ 3,751	\$ -	\$ -

City of Sherman
STORMWATER FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 2,520,019	\$ 1,912,476	\$ 1,119,617
Revenues			
Sales & Service	436,105	443,000	444,000
Interest Income	58,418	30,000	30,000
Total Revenues	494,523	473,000	474,000
Total Funds Available	3,014,542	2,385,476	1,593,617
Expenditures			
Personnel	46,833	91,108	97,386
Supplies	-	4,109	7,809
Repair & Maintenance	-	53,000	53,000
Information Technology	-	1,260	2,090
Services & Charges	300	1,500	3,540
Capital Expenses	648,433	700,000	1,000,000
Transfers Out	274,000	261,582	269,000
Fleet Services & Charges	132,500	153,300	-
Total Expenditures	1,102,066	1,265,859	1,432,825
Excess Revenues over Expenditures	(607,543)	(792,859)	(958,825)
Ending Fund Balance	1,912,476	1,119,617	160,792

City of Sherman
EMERGENCY 9-1-1 FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 222,091	\$ 272,459	\$ 227,702
Revenues			
Sales & Service	297,438	300,000	300,000
Interest Income	7,021	7,000	6,000
Total Revenues	<u>304,459</u>	<u>307,000</u>	<u>306,000</u>
Total Funds Available	526,550	579,459	533,702
Expenditures			
Personnel	108,040	108,430	108,461
Supplies	6,597	2,250	-
Repair & Maintenance	61,800	1,850	-
Services & Charges	77,654	114,181	180,673
Capital Expenses	-	125,045	107,809
Total Expenditures	<u>254,091</u>	<u>351,756</u>	<u>396,943</u>
Excess Revenues over Expenditures	<u>50,368</u>	<u>(44,756)</u>	<u>(90,943)</u>
Ending Fund Balance	<u>\$ 272,459</u>	<u>\$ 227,702</u>	<u>\$ 136,760</u>

City of Sherman
RED RIVER LAW ENFORCEMENT ACADEMY
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ -	\$ 8,555	\$ -
Revenues			
Sales & Service	75	-	-
Transfers In	8,480	-	-
Total Revenues	<u>8,555</u>	<u>-</u>	<u>-</u>
Total Funds Available	8,555	8,555	-
Expenditures			
Transfers Out	-	8,555	-
Total Expenditures	<u>-</u>	<u>8,555</u>	<u>-</u>
Excess Revenues over Expenditures	<u>8,555</u>	<u>(8,555)</u>	<u>-</u>
Ending Fund Balance	<u>\$ 8,555</u>	<u>\$ -</u>	<u>\$ -</u>

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 38,582	\$ 50,963	\$ 60,611
Revenues			
Fines & Penalties	30,273	34,100	27,120
Interest Income	1,266	1,000	750
Total Revenues	<u>31,539</u>	<u>35,100</u>	<u>27,870</u>
Total Funds Available	70,121	86,063	88,481
Expenditures			
Supplies	465	500	5,000
Repair & Maintenance	-	21,952	27,630
Services & Charges	3,000	3,000	10,600
Capital Expenses	15,692	-	5,000
Total Expenditures	<u>19,157</u>	<u>25,452</u>	<u>48,230</u>
Excess Revenues over Expenditures	<u>12,381</u>	<u>9,648</u>	<u>(20,360)</u>
Ending Fund Balance	<u>\$ 50,963</u>	<u>\$ 60,611</u>	<u>\$ 40,252</u>

City of Sherman
PARKS PRIDE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 34,072	\$ 17,532	\$ 19,195
Revenues			
Miscellaneous Revenue	21,931	21,263	10,000
Interest Income	800	400	-
Total Revenues	<u>22,731</u>	<u>21,663</u>	<u>10,000</u>
Total Funds Available	56,803	39,195	29,195
Expenditures			
Services & Charges	<u>39,271</u>	<u>20,000</u>	<u>25,000</u>
Excess Revenues over Expenditures	<u>(16,540)</u>	<u>1,663</u>	<u>(15,000)</u>
Ending Fund Balance	<u>\$ 17,532</u>	<u>\$ 19,195</u>	<u>\$ 4,195</u>

City of Sherman
POLICE PRIDE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 17,547	\$ 15,113	\$ 15,363
Revenues			
Miscellaneous Revenue	18,456	10,000	10,000
Interest Income	253	250	500
Total Revenues	<u>18,709</u>	<u>10,250</u>	<u>10,500</u>
Total Funds Available	36,256	25,363	25,863
Expenditures			
Supplies	2,001	-	-
Services & Charges	4,142	10,000	5,000
Capital Expenses	15,000	-	18,000
Total Expenditures	<u>21,143</u>	<u>10,000</u>	<u>23,000</u>
Excess Revenues over Expenditures	<u>(2,434)</u>	<u>250</u>	<u>(12,500)</u>
Ending Fund Balance	<u>\$ 15,113</u>	<u>\$ 15,363</u>	<u>\$ 2,863</u>

City of Sherman
DONATIONS FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 6,372	\$ 6,424	\$ 5,944
Revenues			
Miscellaneous Revenue	9,260	9,400	9,400
Interest Income	72	120	75
Total Revenues	<u>9,333</u>	<u>9,520</u>	<u>9,475</u>
Total Funds Available	15,705	15,944	15,419
Expenditures			
Supplies	<u>9,281</u>	<u>10,000</u>	<u>10,000</u>
Excess Revenues over Expenditures	<u>52</u>	<u>(480)</u>	<u>(525)</u>
Ending Fund Balance	<u>\$ 6,424</u>	<u>\$ 5,944</u>	<u>\$ 5,419</u>

City of Sherman
HOTEL/MOTEL TAX FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ (19,603)	\$ (28,642)	\$ 5,825
Revenues			
Hotel-Motel Taxes	532,216	471,000	528,000
Fines & Penalties	90	-	-
Miscellaneous Revenue	7,586	-	-
Interest Income	777	50	-
Sales & Service	120,317	102,000	35,000
Rentals	27,240	23,000	18,000
Transfers In	-	100,000	210,000
Total Revenues	<u>688,226</u>	<u>696,050</u>	<u>791,000</u>
Total Funds Available	668,623	667,408	796,825
Expenditures			
Personnel	186,398	191,838	193,283
Supplies	19,904	12,575	53,600
Repair & Maintenance	13,930	63,400	25,000
Utilities	27,379	28,590	30,240
Information Technology	5,288	3,780	3,130
Services & Charges	444,366	315,478	381,700
Capital Expenses	-	9,000	-
Transfers Out	-	36,922	108,490
Total Expenditures	<u>697,265</u>	<u>661,583</u>	<u>795,443</u>
Excess Revenues over Expenditures	<u>(9,039)</u>	<u>34,467</u>	<u>(4,443)</u>
Ending Fund Balance	<u>\$ (28,642)</u>	<u>\$ 5,825</u>	<u>\$ 1,382</u>

City of Sherman
DRUG ENFORCEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 150,805	\$ 206,136	\$ 74,787
Revenues			
Fines & Penalties	83,857	50,000	200,000
Interest Income	3,758	4,000	4,000
Total Revenues	<u>87,615</u>	<u>54,000</u>	<u>204,000</u>
Total Funds Available	238,420	260,136	278,787
Expenditures			
Supplies	12,853	175,000	236,200
Repair & Maintenance	-	-	27,000
Services & Charges	7,036	10,349	5,000
Capital Expenses	12,395	-	-
Total Expenditures	<u>32,284</u>	<u>185,349</u>	<u>268,200</u>
Excess Revenues over Expenditures	55,331	(131,349)	(64,200)
Ending Fund Balance	<u>\$ 206,136</u>	<u>\$ 74,787</u>	<u>\$ 10,587</u>

City of Sherman
MUNICIPAL AIRPORT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 134,551	\$ 227,152	\$ 145,322
Revenues			
Interest Income	3,642	3,500	2,500
Rentals	50,002	50,700	68,200
Sales & Service	339,254	340,000	300,000
Grant Revenue	-	50,000	50,000
Miscellaneous Revenue	106,920	59,600	-
Total Revenues	<u>499,818</u>	<u>503,800</u>	<u>420,700</u>
Total Funds Available	634,369	730,952 -	566,022
Expenditures			
Supplies	289,208	306,200	325,250
Repair & Maintenance	8,811	9,787	8,995
Services & Charges	64,439	150,412	94,728
Utilities	11,232	9,630	11,270
Vehicle Usage	(2,267)	-	-
Capital Expenses	35,795	109,600	100,000
Total Expenditures	<u>407,217</u>	<u>585,629</u>	<u>540,243</u>
Excess Revenues over Expenditures	<u>92,601</u>	<u>(81,829)</u>	<u>(119,543)</u>
Ending Fund Balance	<u>\$ 227,152</u>	<u>\$ 145,322</u>	<u>\$ 25,780</u>

City of Sherman
EMPLOYEE INSURANCE FUND
2020-2021 Annual Budget

	Actual 2018-2019	Budget 2019-2020	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 604,376	\$ 256,261	\$ 691,865	\$ 214,282
Revenues				
Employer Contributions	4,032,766	4,783,471	5,278,983	4,817,920
Employee Contributions	944,407	930,000	980,000	972,000
Retiree Contributions	195,994	180,000	215,000	213,000
COBRA Contributions	9,201	10,000	-	-
Interest Income	21,146	20,000	12,000	5,000
Total Revenues	5,203,515	5,923,471	6,485,983	6,007,920
Total Funds Available	5,807,891	6,179,732	7,177,848	6,222,202
Expenditures				
Health Insurance Claims	4,167,272	5,200,000	4,330,000	4,800,000
Administration & Premiums	909,616	908,000	1,040,000	1,040,000
Life Insurance Premiums	39,137	37,989	43,566	47,568
Transfers Out	-	-	1,550,000	-
Total Expenditures	5,116,026	6,145,989	6,963,566	5,887,568
Excess Revenues over Expenditures	87,489	(222,518)	(477,583)	120,352
Ending Fund Balance	\$ 691,865	\$ 33,743	\$ 214,282	\$ 334,633

City of Sherman
INFORMATION TECHNOLOGY FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 114,317	\$ 109,948	\$ 137,653
Revenues			
Technology Services:			
General Fund	595,901	779,655	700,010
Stormwater	-	1,260	2,090
Tourism	5,288	3,780	3,130
Equipment Services Fund	22,208	27,670	32,250
Utility Fund	191,407	231,460	198,750
Solid Waste Fund	49,703	56,600	56,180
Interest Income	2,286	2,200	2,000
Miscellaneous Revenue	668	700	700
Total Revenues	<u>867,460</u>	<u>1,103,325</u>	<u>995,110</u>
Total Funds Available	981,777	1,213,273	1,132,763
Expenditures			
Personnel	543,651	587,210	593,753
Supplies	54,898	43,618	30,663
Repair & Maintenance	154,868	153,682	162,677
Utilities	34,977	35,090	35,890
Services & Charges	36,878	98,666	92,367
Capital Expenses	46,556	157,354	86,637
Total Expenditures	<u>871,829</u>	<u>1,075,620</u>	<u>1,001,986</u>
Excess Revenues over Expenditures	<u>(4,369)</u>	<u>27,705</u>	<u>(6,876)</u>
Ending Fund Balance	<u>\$ 109,948</u>	<u>\$ 137,653</u>	<u>\$ 130,777</u>

City of Sherman
EQUIPMENT SERVICES FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 107,533	\$ 53,049	\$ 66,982
Revenues			
Internal Service Revenue	3,403,227	3,232,819	3,111,520
Interest Income	2,378	1,600	1,600
Miscellaneous Revenue	2,761	-	-
Total Revenues	<u>3,408,367</u>	<u>3,234,419</u>	<u>3,113,120</u>
Total Funds Available	3,515,900	3,287,468	3,180,102
Expenditures			
Personnel	807,580	954,441	1,026,008
Supplies	834,514	686,275	767,867
Repair & Maintenance	1,349,049	1,109,094	901,366
Utilities	14,624	14,610	16,210
Information Technology	22,208	27,670	32,250
Services & Charges	291,340	340,896	356,594
Capital Expenses	143,508	87,500	27,000
Vehicle Usage	30	-	-
Total Expenditures	<u>3,462,851</u>	<u>3,220,486</u>	<u>3,127,295</u>
Excess Revenues over Expenditures	<u>(54,485)</u>	<u>13,933</u>	<u>(14,175)</u>
Ending Fund Balance	<u>\$ 53,049</u>	<u>\$ 66,982</u>	<u>\$ 52,806</u>

City of Sherman
FLEET REPLACEMENT FUND
2020-2021 Annual Budget

	Actual 2018-2019	Projected 2019-2020	Requested 2020-2021
Beginning Fund Balance	\$ 533,223	\$ 307,828	\$ 53,999
Revenues			
Fleet Replacement Revenue	2,732,499	2,057,036	1,612,036
Interest Income	15,728	5,500	5,000
Debt Proceeds	1,009,988	931,453	1,725,612
Miscellaneous Revenue	20,753	153,000	20,000
Total Revenues	3,778,969	3,146,989	3,362,648
Total Funds Available	4,312,192	3,454,817	3,416,647
Expenditures			
Debt Service	501,717	675,751	758,988
Capital Expenses	3,502,646	2,725,067	2,578,659
Total Expenditures	4,004,364	3,400,818	3,337,647
Excess Revenues over Expenditures	(225,395)	(253,829)	25,001
Ending Fund Balance	\$ 307,828	\$ 53,999	\$ 79,000

TRANSFERS SCHEDULE

FUND DETAILS

100 From fund 700 5% franchise, admin cost
 From fund 790, dept 243, 244
 From 790, fund balance
 To fund 460, concerts
 From fund 700, Marilee

222 From fund 100, capital projects

241 To fund 300, debt service

242 To fund 300, debt service

243 To fund 300, debt service

300 From fund 420, debt service
 From fund 241, debt service
 From fund 242, debt service
 From fund 243, debt service
 From fund 460, debt service

420 To fund 300, debt service

460 From fund 100, concerts
 To fund 300, debt service

700 To fund 100 5% franchise, admin cost
 From fund 790, admin cost
 To fund 770, capital projects
 To fund 100, Marilee

770 From fun 700, capital projects

790 To fund 100 8% franchise, admin cost RSW
790 To fund 100 8% franchise, admin cost CSW
790 To fund 700 admin cost
790 To fund 100, fund balance

TOTALS

BUDGETED FY20/21	
<i>Expense</i> TRANSFER FROM <u>Debit</u>	<i>Revenue</i> TRANSFER TO <u>Credit</u>
	\$ 2,300,000.00
	\$ 869,000.00
	\$ 1,312,000.00
\$ 210,000.00	\$ 400,000.00
\$ 289,000.00	
\$ 226,000.00	
\$ 178,000.00	
	\$ 269,000.00
	\$ 289,000.00
	\$ 226,000.00
	\$ 178,000.00
	\$ 108,490.00
\$ 269,000.00	
	\$ 210,000.00
\$ 108,490.00	
\$ 2,300,000.00	
	\$ 158,000.00
\$ 600,000.00	
\$ 400,000.00	
	\$ 600,000.00
\$ 869,000.00	
\$ 158,000.00	
\$ 1,312,000.00	
<u>\$ 6,919,490.00</u>	<u>\$ 6,919,490.00</u>

City of Sherman
Property Tax Historical Summary

Fiscal Year	Estimated Taxable Value (in 000)	Tax Levy (in 000)	Total Collections (in 000)	Property Tax Rate (per \$100)
2004	\$ 1,515,989	\$ 6,064	\$ 6,059	\$ 0.400
2005	\$ 1,590,950	\$ 6,364	\$ 6,359	\$ 0.400
2006	\$ 1,735,457	\$ 6,942	\$ 6,938	\$ 0.400
2007	\$ 1,886,876	\$ 7,548	\$ 7,543	\$ 0.400
2008	\$ 1,979,001	\$ 7,921	\$ 7,916	\$ 0.400
2009	\$ 2,077,074	\$ 6,647	\$ 6,642	\$ 0.320
2010	\$ 2,201,611	\$ 7,045	\$ 7,038	\$ 0.320
2011	\$ 2,268,236	\$ 7,258	\$ 7,241	\$ 0.320
2012	\$ 2,201,611	\$ 7,045	\$ 7,032	\$ 0.320
2013	\$ 2,268,236	\$ 7,258	\$ 7,246	\$ 0.320
2014	\$ 2,257,117	\$ 7,855	\$ 7,840	\$ 0.348
2015	\$ 2,383,049	\$ 8,865	\$ 8,848	\$ 0.372
2016	\$ 2,530,048	\$ 9,412	\$ 9,392	\$ 0.372
2017	\$ 2,781,252	\$ 10,966	\$ 10,939	\$ 0.394
2018	\$ 2,898,248	\$ 12,384	\$ 12,337	\$ 0.427
2019	\$ 3,129,411	\$ 12,924	\$ 12,798	\$ 0.427
2020	\$ 3,481,853	\$ 16,273	\$ 15,864	\$ 0.489

Total Collections as of 6/30/2020

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(1) \$2,840,000 <i>Combination Tax & Tax Increment Revenue 2004 Series TIF Zone#1, Certificates of Obligation</i>				(2) \$6,970,000 <i>Tax & Waterworks & Sewer System (Limited Pledge) Revenue Certificates of Obligation Series 2016</i>			
	Coupon	Principal	Interest	TOTAL	Coupon	Principal	Interest	
2021	4.44%	215,000.00	30,414.00	245,414.00	3.000%	310,000.00	158,312.50	468,312.50
2022	4.44%	230,000.00	20,868.00	250,868.00	3.000%	320,000.00	149,012.50	469,012.50
2023	4.44%	240,000.00	10,656.00	250,656.00	3.000%	330,000.00	139,412.50	469,412.50
2024		-	-	-	3.000%	340,000.00	129,512.50	469,512.50
2025		-	-	-	3.000%	350,000.00	119,312.50	469,312.50
2026		-	-	-	2.000%	360,000.00	108,812.50	468,812.50
2027		-	-	-	2.000%	370,000.00	101,612.50	471,612.50
2028		-	-	-	2.250%	375,000.00	94,212.50	469,212.50
2029		-	-	-	2.250%	385,000.00	85,775.00	470,775.00
2030		-	-	-	2.375%	390,000.00	77,112.50	467,112.50
2031		-	-	-	2.375%	400,000.00	67,850.00	467,850.00
2032		-	-	-	2.500%	410,000.00	58,350.00	468,350.00
2033		-	-	-	2.500%	420,000.00	48,100.00	468,100.00
2034		-	-	-	2.500%	430,000.00	37,600.00	467,600.00
2035		-	-	-	3.000%	440,000.00	26,850.00	466,850.00
2036		-	-	-	3.000%	455,000.00	13,650.00	468,650.00
2037		-	-	-		-	-	-
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
		685,000.00	61,938.00	746,938.00		6,085,000.00	1,415,487.50	7,500,487.50

(1) These bonds were issued in 2004 to provide funding for infrastructure development for Sherman Town Center. Debt service is financed through tax increment property tax revenues.

(2) These bonds were issued to fund street improvements, library renovation and a new fire station.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(3) \$7,776,530 General Obligation Refunding Bonds Series 2017			
	Coupon	Principal	Interest	
2021	2.00%	677,640.30	217,230.16	894,870.46
2022	2.50%	694,412.34	203,772.69	898,185.03
2023	3.00%	716,341.97	186,535.50	902,877.47
2024	3.00%	736,341.97	165,103.23	901,445.20
2025	4.00%	758,113.05	143,172.53	901,285.58
2026	4.00%	795,200.26	113,100.90	908,301.16
2027	4.00%	793,151.70	86,333.97	879,485.67
2028	4.00%	828,151.70	54,955.83	883,107.53
2029	4.00%	436,933.75	22,343.71	459,277.46
2030	3.00%		1,718.75	1,718.75
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		6,436,287.04	1,194,267.27	7,630,554.31

(3) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

Fiscal Yr	(4) \$474,557 TIF #1 Refunding Bonds Series 2017			
	Coupon	Principal	Interest	
2021	2.00%	54,881.06	13,258.19	68,139.25
2022	2.50%	58,109.02	12,436.84	70,545.86
2023	3.00%	61,336.98	11,384.80	72,721.78
2024	3.00%	61,336.98	10,076.73	71,413.71
2025	4.00%	64,565.90	8,738.24	73,304.14
2026	4.00%	67,793.86	6,902.88	74,696.74
2027		-	-	-
2028		-	-	-
2029		-	-	-
2030		-	-	-
2031		-	-	-
2032		-	-	-
2033		-	-	-
2034		-	-	-
2035		-	-	-
2036		-	-	-
2037		-	-	-
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		368,023.80	62,797.68	430,821.48

(4) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(5) \$1,108,913 Auditorium Refunding Bonds Series 2017				(6) \$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017			
	Coupon	Principal	Interest		Coupon	Principal	Interest	
2021	2.00%	77,478.64	31,011.65	108,490.29	5.00%	333,760.35	313,934.26	647,694.62
2022	2.50%	77,478.64	29,090.47	106,569.11	5.00%	350,690.23	297,246.25	647,936.47
2023	3.00%	82,321.05	26,629.70	108,950.75	5.00%	367,620.10	279,711.73	647,331.83
2024	3.00%	82,321.05	23,570.04	105,891.09	5.00%	386,968.53	261,330.73	648,299.25
2025	4.00%	82,321.05	20,439.23	102,760.28	5.00%	406,316.95	241,982.30	648,299.25
2026	4.00%	92,005.88	16,146.22	108,152.10	5.00%	425,665.38	221,666.45	647,331.83
2027	4.00%	96,848.30	11,616.03	108,464.33	4.00%	447,432.36	200,383.19	647,815.54
2028	4.00%	96,848.30	7,394.17	104,242.47	4.00%	466,780.78	182,485.89	649,266.68
2029	4.00%	101,690.71	3,006.29	104,697.00	3.00%	483,710.66	163,814.66	647,525.32
2030	3.00%	111,375.54	231.25	111,606.79	3.00%	498,221.98	149,303.34	647,525.32
2031		-	-	-	3.13%	512,733.30	134,356.68	647,089.98
2032		-	-	-	3.25%	529,663.17	118,333.77	647,996.94
2033		-	-	-	3.38%	546,593.04	101,119.71	647,712.76
2034		-	-	-	3.38%	565,941.47	82,672.20	648,613.67
2035		-	-	-	3.58%	585,289.90	63,571.67	648,861.57
2036		-	-	-	3.50%	604,638.32	43,086.53	647,724.85
2037		-	-	-	3.50%	626,405.30	21,924.19	648,329.49
2038		-	-	-		-	-	-
2039		-	-	-		-	-	-
2040		-	-	-		-	-	-
2041		-	-	-		-	-	-
2042		-	-	-		-	-	-
2043		-	-	-		-	-	-
2044		-	-	-		-	-	-
		900,689.16	169,135.05	1,069,824.21		8,138,431.81	2,876,923.55	11,015,355.36

(5) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(6) These certificates were issued to fund new street development and construction and improvements to city facilities.

City of Sherman, Texas
Bonded Debt as of 7/31/20

(7) \$3,900,000 TIRZ #5 Certificates of Obligation Series 2017					(8) \$3,050,000 TIRZ #6 Certificates of Obligation Series 2017				
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest		
2021	5.00%	148,591.94	139,765.25	288,357.19	5.00%	116,206.52	109,303.60	225,510.11	
2022	5.00%	156,129.21	132,335.66	288,464.87	5.00%	122,101.05	103,493.27	225,594.32	
2023	5.00%	163,666.48	124,529.20	288,195.68	5.00%	127,995.58	97,388.22	225,383.80	
2024	5.00%	172,280.51	116,345.87	288,626.38	5.00%	134,732.19	90,988.44	225,720.63	
2025	5.00%	180,894.53	107,731.85	288,626.38	5.00%	141,468.80	84,251.83	225,720.63	
2026	5.00%	189,508.56	98,687.12	288,195.68	5.00%	148,205.41	77,178.39	225,383.80	
2027	4.00%	199,199.34	89,211.69	288,411.03	4.00%	155,784.10	69,768.12	225,552.22	
2028	4.00%	207,813.36	81,243.72	289,057.08	4.00%	162,520.71	63,536.75	226,057.46	
2029	3.00%	215,350.64	72,931.18	288,281.82	3.00%	168,415.24	57,035.93	225,451.17	
2030	3.00%	221,811.15	66,470.67	288,281.82	3.00%	173,467.70	51,983.47	225,451.17	
2031	3.13%	228,271.67	59,816.33	288,088.00	3.13%	178,520.15	46,779.44	225,299.59	
2032	3.25%	235,808.95	52,682.84	288,491.79	3.25%	184,414.69	41,200.68	225,615.37	
2033	3.38%	243,346.22	45,019.05	288,365.27	3.38%	190,309.22	35,207.21	225,516.43	
2034	3.38%	251,960.24	36,806.12	288,766.36	3.38%	197,045.83	28,784.27	225,830.10	
2035	3.58%	260,574.27	28,302.46	288,876.73	3.58%	203,782.44	22,133.97	225,916.41	
2036	3.50%	269,188.29	19,182.36	288,370.65	3.50%	210,519.05	15,001.59	225,520.64	
2037	3.50%	278,879.07	9,760.77	288,639.84	3.50%	218,097.74	7,633.42	225,731.16	
2038	-	-	-	-	-	-	-	-	
2039	-	-	-	-	-	-	-	-	
2040	-	-	-	-	-	-	-	-	
2041	-	-	-	-	-	-	-	-	
2042	-	-	-	-	-	-	-	-	
2043	-	-	-	-	-	-	-	-	
2044	-	-	-	-	-	-	-	-	
		3,623,274.43	1,280,822.13	4,904,096.56			2,833,586.42	1,001,668.59	3,835,255.00

(7) These certificates were issued to fund infrastructure improvements in Sherman Crossroads (TIRZ #5) development. Debt service is paid from property tax increment generated by the zone.

(8) These certificates were issued to fund infrastructure improvements in Sherman Landing on the south side of the Hwy 75 and Hwy 691 intersection (TIRZ #6). Debt service is paid from the property tax increment generated by the zone.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	(9) \$2,400,000 TIRZ #7 Certificates of Obligation Series 2017			
	Coupon	Principal	Interest	
2021	5.00%	91,441.19	86,009.39	177,450.58
2022	5.00%	96,079.51	81,437.33	177,516.84
2023	5.00%	100,717.84	76,633.35	177,351.19
2024	5.00%	106,018.77	71,597.46	177,616.23
2025	5.00%	111,319.71	66,296.52	177,616.23
2026	5.00%	116,620.65	60,730.54	177,351.19
2027	5.00%	122,584.21	54,899.50	177,483.71
2028	5.00%	127,885.15	49,996.13	177,881.28
2029	3.00%	132,523.47	44,880.73	177,404.20
2030	3.00%	136,499.17	40,905.02	177,404.20
2031	3.00%	140,474.88	36,810.05	177,284.93
2032	3.13%	145,113.20	32,420.21	177,533.41
2033	3.25%	149,751.52	27,704.03	177,455.55
2034	3.25%	155,052.46	22,649.92	177,702.37
2035	3.38%	160,353.40	17,416.90	177,770.29
2036	3.38%	165,654.33	11,804.53	177,458.86
2037	3.50%	171,617.89	6,006.63	177,624.52
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		2,229,707.34	788,198.23	3,017,905.58

(9) These certificates were issued to fund infrastructure improvements on the south east corner of the Hwy 75 and Hwy 1417 intersection (TIRZ #7). Debt service is paid from the property tax increment generated by the zone.

Fiscal Yr	(10) \$3,900,000 Stormwater Certificates of Obligation Series 2017A			
	Coupon	Principal	Interest	
2021	3.00%	150,000.00	118,375.00	268,375.00
2022	4.00%	155,000.00	113,875.00	268,875.00
2023	4.00%	165,000.00	107,675.00	272,675.00
2024	4.00%	170,000.00	101,075.00	271,075.00
2025	4.00%	175,000.00	94,275.00	269,275.00
2026	4.00%	185,000.00	87,275.00	272,275.00
2027	4.00%	190,000.00	79,875.00	269,875.00
2028	4.00%	200,000.00	72,275.00	272,275.00
2029	3.00%	205,000.00	64,275.00	269,275.00
2030	3.00%	210,000.00	58,125.00	268,125.00
2031	3.00%	220,000.00	51,825.00	271,825.00
2032	3.00%	225,000.00	45,225.00	270,225.00
2033	3.00%	230,000.00	38,475.00	268,475.00
2034	3.13%	240,000.00	31,575.00	271,575.00
2035	3.13%	245,000.00	24,075.00	269,075.00
2036	3.13%	255,000.00	16,418.76	271,418.76
2037	3.25%	260,000.00	8,450.00	268,450.00
2038		-	-	-
2039		-	-	-
2040		-	-	-
2041		-	-	-
2042		-	-	-
2043		-	-	-
2044		-	-	-
		3,480,000.00	1,113,143.76	4,593,143.76

(10) These certificates were issued to fund projects from the City's Stormwater Management Plan. Debt service is paid from the stormwater utility fee added to utility bills.

City of Sherman, Texas
Bonded Debt as of 7/31/20

(11) \$18,980,000 General Obligation Certificates of Obligation Series 2018					(12) \$19,130,000 General Obligation Certificates of Obligation Series 2019				
Fiscal Yr	Coupon	Principal	Interest		Coupon	Principal	Interest		
2021	5.00%	495,000.00	700,756.26	1,195,756.26	5.00%	455,000.00	706,112.50	1,161,112.50	
2022	5.00%	520,000.00	676,006.26	1,196,006.26	5.00%	480,000.00	683,362.50	1,163,362.50	
2023	5.00%	545,000.00	650,006.26	1,195,006.26	5.00%	505,000.00	659,362.50	1,164,362.50	
2024	5.00%	570,000.00	622,756.26	1,192,756.26	5.00%	530,000.00	634,112.50	1,164,112.50	
2025	5.00%	600,000.00	594,256.26	1,194,256.26	5.00%	555,000.00	607,612.50	1,162,612.50	
2026	5.00%	630,000.00	564,256.26	1,194,256.26	5.00%	585,000.00	579,862.50	1,164,862.50	
2027	5.00%	660,000.00	532,756.26	1,192,756.26	5.00%	610,000.00	550,612.50	1,160,612.50	
2028	5.00%	695,000.00	499,756.26	1,194,756.26	5.00%	645,000.00	520,112.50	1,165,112.50	
2029	3.00%	730,000.00	465,006.26	1,195,006.26	3.00%	675,000.00	487,862.50	1,162,862.50	
2030	3.00%	750,000.00	443,106.26	1,193,106.26	4.00%	710,000.00	454,112.50	1,164,112.50	
2031	3.00%	775,000.00	420,606.26	1,195,606.26	4.00%	735,000.00	425,712.50	1,160,712.50	
2032	3.13%	795,000.00	397,356.26	1,192,356.26	4.00%	765,000.00	396,312.50	1,161,312.50	
2033	3.25%	820,000.00	372,512.50	1,192,512.50	4.00%	795,000.00	365,712.50	1,160,712.50	
2034	3.25%	850,000.00	345,862.50	1,195,862.50	3.00%	830,000.00	333,912.50	1,163,912.50	
2035	3.38%	875,000.00	318,237.50	1,193,237.50	3.00%	855,000.00	309,012.50	1,164,012.50	
2036	3.38%	905,000.00	288,706.26	1,193,706.26	3.00%	880,000.00	283,362.50	1,163,362.50	
2037	3.50%	935,000.00	258,162.50	1,193,162.50	3.00%	905,000.00	256,962.50	1,161,962.50	
2038	3.50%	970,000.00	225,437.50	1,195,437.50	3.00%	935,000.00	229,812.50	1,164,812.50	
2039	3.50%	1,005,000.00	191,487.50	1,196,487.50	3.13%	960,000.00	201,762.50	1,161,762.50	
2040	3.50%	1,040,000.00	156,312.50	1,196,312.50	3.25%	990,000.00	171,762.50	1,161,762.50	
2041	3.50%	1,075,000.00	119,912.50	1,194,912.50	3.25%	1,025,000.00	139,587.50	1,164,587.50	
2042	3.63%	1,115,000.00	82,287.50	1,197,287.50	3.25%	1,055,000.00	106,275.00	1,161,275.00	
2043	3.63%	1,155,000.00	41,868.86	1,196,868.86	3.25%	1,090,000.00	71,987.50	1,161,987.50	
2044		-	-	-	3.25%	1,125,000.00	36,562.50	1,161,562.50	
		18,510,000.00	8,967,412.74	27,477,412.74			18,695,000.00	9,248,425.00	27,906,862.50

(11) These certificates were issued to fund new street and park development, and construction and improvements to city facilities.

(12) These certificates were issued to fund new streets and improvements to existing streets.

City of Sherman, Texas
Bonded Debt as of 7/31/20

Fiscal Yr	TOTALS		
	Principal	Interest	TOTAL
2021	3,125,000.00	2,624,482.76	5,749,482.76
2022	3,260,000.00	2,502,936.76	5,762,936.76
2023	3,405,000.00	2,369,924.76	5,774,924.76
2024	3,290,000.00	2,226,468.76	5,516,468.76
2025	3,425,000.00	2,088,068.76	5,513,068.76
2026	3,595,000.00	1,934,618.76	5,529,618.76
2027	3,645,000.00	1,777,068.76	5,422,068.76
2028	3,805,000.00	1,625,968.76	5,430,968.76
2029	3,533,624.46	1,466,931.26	5,000,555.72
2030	3,201,375.54	1,343,068.76	4,544,444.30
2031	3,190,000.00	1,243,756.26	4,433,756.26
2032	3,290,000.00	1,141,881.26	4,431,881.26
2033	3,395,000.00	1,033,850.00	4,428,850.00
2034	3,520,000.00	919,862.50	4,439,862.50
2035	3,625,000.00	809,600.00	4,434,600.00
2036	3,745,000.00	691,212.52	4,436,212.52
2037	3,395,000.00	568,900.00	3,963,900.00
2038	1,905,000.00	455,250.00	2,360,250.00
2039	1,965,000.00	393,250.00	2,358,250.00
2040	2,030,000.00	328,075.00	2,358,075.00
2041	2,100,000.00	259,500.00	2,359,500.00
2042	2,170,000.00	188,562.50	2,358,562.50
2043	2,245,000.00	113,856.36	2,358,856.36
2044	1,125,000.00	36,562.50	1,161,562.50
	71,985,000.00	28,143,657.00	100,128,657.00

CITY OF SHERMAN
ITEMIZATION OF CERTAIN EXPENDITURES REQUIRED BY LGC SECTION
140.0045

Expenditures for:	FY 2020	FY 2021
(1) Notices required by law to be published in a newspaper by the City or a representative of the City	34,312.90	43,816.00
(2) directly or indirectly influencing or attempting to influence the outcome of legislation of administrative action, as those terms are defined in Section 305.002, Government Code	-	-



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 2.

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCE NO. 6310

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2020; Distributing the Same Among the Various Funds; Providing for a Penalty and Interest for Failure to Pay the Taxes Levied within the Time Provided by Law

Issue:

To consider adoption of the Ad Valorem Tax Rate proposed for the upcoming fiscal year, as required by the Texas Tax Code and the Local Government Code

Background:

The "no-new-revenue" tax rate is the rate that yields the same amount of revenue as the prior year on property that is taxed in both years. This year's "no-new-revenue" tax rate is \$0.462362/\$100, with a "voter-approval" rate of \$0.511445/\$100 (with sales tax-in-lieu-of property tax adjustment). The actual total tax rate of \$0.489000/\$100 is the same as last year's actual tax rate. The tax rate is split between a debt service component called Interest and Sinking (I&S) and a Maintenance & Operations (M&O) component. The debt rate is \$0.151431/\$100; and the M&O rate is \$0.337569/\$100.

Origination:

Director of Finance Mary Lawrence, CPA

Financial Consideration:

The proposed tax rate will generate approximately \$18.1 million in property tax revenues.

Staff Recommendation:

Based on the Budget Workshop and discussion of the draft budget, the staff recommends adoption, **by motion and order**, of the tax rates as indicated above.

Must be a record vote in the following form:

"I move that the property tax rate be increased by the adoption of a tax rate of \$0.489000/\$100 of valuation, which is effectively a 6% increase in the tax rate."

Alternatives:

Sine notice has already been published, changing the proposed rates would require re-publication of the notice and setting an additional public hearing.

Attachments

Ordinance No. 6310

Notice of PH on Tax Rate FY2021

ORDINANCE NO. 6310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, PROVIDING FOR THE LEVY OF AD VALOREM TAXES FOR THE CITY OF SHERMAN, TEXAS, FOR THE TAX YEAR 2020; DISTRIBUTING THE SAME AMONG THE VARIOUS FUNDS; PROVIDING FOR A PENALTY AND INTEREST FOR FAILURE TO PAY THE TAXES LEVIED WITHIN THE TIME PROVIDED BY LAW; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That there be, and there is hereby, levied and shall be collected a Maintenance and Operations (M&O) ad valorem tax of \$0.337569/\$100 Dollars (\$0.3377569) and a debt service ad valorem tax of \$0.151431/\$100 Dollars (\$0.151431) on all taxable property situated within the corporate limits of the City of Sherman on the first day of January, A.D., 2020, and not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, to-wit:

FOR GENERAL FUND EXPENDITURES, \$0.337569 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, \$0.151431 on each One Hundred Dollars (\$100.00) assessed valuation of such property.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 44.9 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$26.64.

SECTION 2. That a penalty shall be charged and collected from all persons who do not pay their taxes prior to the first day of February, 2021. Penalty charges shall be in accordance with the following schedule.

If paid in February, 2021	6%
If paid in March, 2021	7%
If paid in April, 2021	8%
If paid in May, 2021	9%
If paid in June, 2021	10%
If paid on or after July 1, 2021	12%

All delinquent taxes shall accrue interest from the date of delinquency at the rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Pursuant to Section 33.07 of the Texas Property Tax Code, an additional penalty of 15% of the amount of taxes, penalty and interest that remain due after July 1, 2021, shall be assessed to defray the cost of collection.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the _____ day of _____, 2020.

ADOPTED on this the _____ day of _____, 2020.

EFFECTIVE DATE on this the _____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

Notice of Public Hearing on Tax Increase

A tax rate of \$.489 per \$100 valuation has been proposed by the governing body of the City of Sherman.

PROPOSED TAX RATE	\$0.48900	per \$100
NO-NEW REVENUE TAX RATE	\$0.46236	per \$100
VOTER-APPROVAL TAX RATE	\$0.51145	per \$100

The no-new revenue tax rate is the tax rate for the 2020 tax year that will raise the same amount of property tax revenue for the City of Sherman from the same properties in both the 2019 tax year and the 2020 tax year.

The voter-approval rate is the highest tax rate that the City of Sherman may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new revenue tax rate. This means that the City of Sherman is proposing to increase property taxes for the 2020 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD AT 5:00 P.M. ON AUGUST 17, 2020 at 220 W. Mulberry, Sherman, Texas.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Sherman is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Sherman City Council of the City of Sherman at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount = (tax rate) x (taxable value of your property) / 100

The 86th Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following tables compares the taxes imposed on the average residence homestead by the City of Sherman last year to the taxes proposed to be imposed on the average residence homestead by the City of Sherman this year.

	2019	2020	Change
Total tax rate (per \$100 of value	\$0.48900/\$100	\$0.48900/\$100	-
Average homestead taxable value	\$146,669	\$158,419	\$11,750
Tax on average homestead	\$717	\$775	\$58
Total tax levy on all properties	\$16,272,657	\$18,058,051	\$1,785,394

For assistance with tax calculations, please contact the tax assessor for the City of Sherman at 903-892-8297, or visit www.co.grayson.tx.us for more information.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 3.

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers: 6311, 6312, 6313, 6314 and 6315

Issue:

C. 6. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6311

Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 3rd day of November, 2020, for the Purpose of Electing Two (2) District City Council Members for Said City; Providing That Said Election Shall be Held Jointly with Grayson County, Texas; Designating Election Precincts; Appointing Election Officials; Providing for Notice of Said Election; Providing for the Use of Direct Recording Electronic Voting Equipment; Providing for Early Voting

C. 7. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6312

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the R-1 (One-Family Residential) District at 21180 West U.S. Highway 82, being 86.780 acres in the Daniel Bickenback Survey, Abstract No. 128 and the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)

C. 8. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6313

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-1 (Retail Business) District at 21180 West U.S. Highway 82, being 5.209 acres in the J. McMullen and McGloin Survey, Abstract No. 762 (Christopher Rehmet and Claire Tate Rehmet, Owners; Clay Barnett, P.E, Representative; TCB Engineering, LLC, Civil Engineer; and Helvey-Wagner Surveying, Inc., Surveyor)

C. 9. INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6314

Amending Section 8, Subsection (5)(A), Ordinance No. 2280, so as to Grant a Specific Use Permit to Allow a Commercial Amusement Center (Indoor Gun Range) in a C-2 (General Commercial) District/O-1.3 (F.M. Highway 691) Overlay District at 6400 Texoma Parkway, being 1.756 acres in the J.B. Shannon Survey, Abstract No. 1085 (Montgomery Living Trust, Owners; Cliff Montgomery, Representative; Best Pawn, Tenant; F2M Construction, Contractor; and Fusion Targets, Shooting Range Designer/Provider); Providing that this Specific Use Permit shall be Granted Subject to Certain Conditions; Providing a Penalty not to Exceed \$2,000.00

C. 10 INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6315

Amending Section 12, Ordinance No. 2280, so as to Include Certain Properties within the C-2 (General Commercial) District and Section 8, Subsection (5)(a), Ordinance No. 2280 so as to Grant a Specific Use Permit to Allow an Office/Warehouse Facility in a C-2 (General Commercial) District at 2450 North Frisco Road, being 2.814 acres in the G.W. McGlothlin Survey, Abstract No. 827 and the S. McGlothlin Survey, Abstract No. 808 (Shadow Tree Lane, LLC, Owners; Kent Hughlett, Architect; and Helvey-Wagner Surveying, Inc., Surveyor); Providing that this Specific Use Permit Shall be Granted Subject to Certain Conditions; Providing a Penalty Not to Exceed \$2,000.00



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

E. 4.

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

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

Issue:

F. 5. * RESOLUTION NO. 6640

Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 3, 2020

F. 6. * RESOLUTION NO. 6641

Authorizing Execution of an Encroachment Easement to Lennie Lundervold for the Encroachment of a Detached Shed within the Platted Public Utility Easement running along the North Side of Lot 7, Block C of the Amended Plat of Magnolia Village, as shown in Instrument Number 2017-3272, Plat Records, Grayson County, Texas, locally known as 413 Carneros Drive in the City of Sherman, Texas

G. 3. * OTHER BUSINESS

Consider Request of Downtown Sherman NOW to Temporarily Close Certain Streets for the "Stroll on the Square & Texoma's Best Bites" on Saturday, October 3, 2020

G. 4. * OTHER BUSINESS

Final Plat Approval of Schmitz Addition, being 27.418 acres in the William Martin Survey, Abstract No. 765; Jeremy Schmitz, Owner; Underwood Drafting and Surveying, Surveyor (5311 Farmington Road)

G. 5. * OTHER BUSINESS

Replat Approval of Jackson Walker Addition, a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition, being 14.189 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition; MPT of Sherman Aleco LLC, Owners; Covenant Development, LLC, Developer; and Underwood Drafting and Surveying, Surveyor (1111 Gallagher Drive)

G. 6. * *OTHER BUSINESS*

Final Plat Approval of Reynoso Bethany Road Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 11.978 acres in the Aaron Burleson Survey, Abstract No. 161; Rodolfo V. Reynoso, Owner; Preston Trail Land Surveying, LLC, Surveyor (2420 Bethany Road)

G. 7. * *OTHER BUSINESS*

Final Plat Approval of Frog Knot Pond Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.297 acres in the J.W. Bradley Survey, Abstract No. 124; Phyllis A. Barrow Living Trust, Owner; Preston Trail Land Surveying, LLC, Surveyor (100 and 122 Trails End Circle)



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 1.

Meeting Date: 08/17/2020

Prepared By: Brandon Shelby, City Attorney

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6636

Adopting the Texas Coalition For Affordable Power, Inc.'s Professional Services Agreement and Gexa Energy's Commercial Electricity Service Agreement for Power to be Provided on and after January 1, 2023

Issue:

This resolution gives the Texas Coalition For Affordable Power, Inc. (TCAP) the authority to function as a procurer of energy in addition to serving as an agent in negotiating contracts for very favorable electrical rates for the City of Sherman's consumption beyond December 31, 2022.

Background:

The City is a member of TCAP, which has procured electricity for its members since the beginning of retail electric deregulation in Texas in 2002. In the recent past, it has become evident that the electric market and the mix of available sources and supplies have changed dramatically. While the current electric fixed price/fixed term contract has worked well, TCAP believes that a more optimum program - called the Strategic Hedging Program (SHP) - should now be offered to its members. In recent years, the United States has become the world's largest supplier of oil and natural gas, particularly with the development of fracking technology. The DOE production estimate through 2050 shows a well-supplied market and stable price outlook. There has also been tremendous growth in renewable energy sources such as wind and solar power.

Instead of buying electricity through a fixed price longer term contract, SHP will procure one twelfth of the annual supply each month, two years forward, year-to-year. This provides the lowest market pricing to reduce carrying charges and risk premiums that longer term contracts must charge. Pricing will never be out of the market. SHP features an ultra-competitive RFP process of 20+ vetted creditworthy suppliers. At least four suppliers will be in each TCAP portfolio at all times. Prices will be known to members well prior to fiscal year budgeting needs. It avoids the "all-in" guess of a single fixed price multi-year deal. It also provides members with twice a year periodic off ramps if a member desires to revert to a traditional fixed price/fixed term contract.

In order to prepare for an electric supply contract beyond 2022, it is necessary for members to have their governmental bodies pass the attached resolution to approve the Professional Services Agreement and the Commercial Electricity Service Agreement. It is important that members intending to participate in SHP do so by September 30, 2020 in order to be included in the monthly auctions beginning in January 2021.

Origination:

Margaret Somereve, Executive Director of the Texas Coalition For Affordable Power, Inc.

Financial Consideration:

There is no financial consideration to approving this resolution. Participating in these contracts will provide the City with savings on electricity on and after January 1, 2023.

Staff Recommendation:

The staff recommends approval of this resolution.

Alternatives:

While not recommended, the City Council could reject the resolution. Cities that do not like the SHP program or don't pass the resolution and agreements before the end of September will be given the opportunity in the Spring of 2021 to enter into a traditional fixed price/fixed term contract for post-2022.

Attachments

Resolution No. 6636

Exhibit A - TCAP's Professional Services Agreement

Exhibit B - Gexa's Commercial Electricity Service Agreement

RESOLUTION NO. 6636

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, ADOPTING THE TEXAS COALITION FOR AFFORDABLE POWER, INC.'S PROFESSIONAL SERVICES AGREEMENT AND GEXA ENERGY'S COMMERCIAL ELECTRICITY SERVICE AGREEMENT FOR POWER TO BE PROVIDED ON AND AFTER JANUARY 1, 2023; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Sherman, Texas (City) is a member of the Texas Coalition For Affordable Power, Inc. ("TCAP"), a non-profit, political subdivision corporation of the State of Texas; and

WHEREAS, TCAP has previously arranged for the City to purchase power through Gexa Energy, LP with a contract set to expire on December 31, 2022; and

WHEREAS, TCAP has designed a new procurement strategy that will involve TCAP initially committing to purchase power two years in advance of delivery on behalf of its members who desire participation in a Strategic Hedging Program ("SHP") that will involve a series of monthly competitive auctions; and

WHEREAS, TCAP has prepared a Professional Services Agreement ("PSA"), attached as **Exhibit A**, that, in addition to enumerating services and benefits to members of TCAP, provides TCAP with specific authority to procure power in the wholesale market on behalf of members who choose to participate in the SHP; and

WHEREAS, approval of the PSA is a necessary, but not sufficient, prerequisite to participation in the SHP; and

WHEREAS, the PSA is a relational contract that defines services provided by TCAP to members regardless of whether a member desires to commit to the SHP; and

WHEREAS, the industry-standard retail contract is a Commercial Electricity Service Agreement ("CESA") offered by a Retail Electric Provider ("REP"); and

WHEREAS, TCAP has negotiated modifications to the current CESA between the City and Gexa Energy to reflect participation in the SHP; and

WHEREAS, the CESA that will facilitate participation in the SHP effective for power deliveries in and beyond 2023 (attached as **Exhibit B**) will need to be approved and signed prior to October 1, 2020; and

WHEREAS, the City desires to participate in the SHP;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized to sign **Exhibit A**, Professional Services Agreement between the City of Sherman, Texas and Texas Coalition For Affordable Power, Inc., and **Exhibit B**, Commercial Electricity Service Agreement between Gexa Energy, LP and the City of Sherman, Texas, and to send the agreements to TCAP, 15455 Dallas Parkway, Suite 600, Addison, Texas 75001.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

Exhibit A

PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF SHERMAN, TEXAS AND TEXAS COALITION FOR AFFORDABLE
POWER, INC.

This Professional Services Agreement (“AGREEMENT”) is made and entered by and between Texas Coalition for Affordable Power, Inc. (“TCAP”), a non-profit, political subdivision corporation, and the City of Sherman, Texas (“MEMBER”), a TCAP member.

SECTION 1 DURATION:

This AGREEMENT becomes effective as of signing by MEMBER and shall remain effective as long as MEMBER is being served by TCAP and MEMBER’s electric load included in a current TCAP procurement.

SECTION 2 PURPOSE OF AGREEMENT:

The purpose of this AGREEMENT is to define services and obligations of TCAP to MEMBER and obligations of MEMBER to TCAP and other members. In furtherance of this AGREEMENT, MEMBER will enter into a Commercial Electric Service Agreement (“CESA”) with a retail electric provider (“REP”) selected by TCAP pursuant to the terms set forth herein; provided that nothing in this AGREEMENT is intended to alter the price or other terms of MEMBER’s current CESA in effect through December 31, 2022.

SECTION 3 OBLIGATIONS OF TCAP TO MEMBER:

MEMBER authorizes TCAP to contract for the purchase of energy for MEMBER in the wholesale market from an energy manager selected by TCAP (“Energy Manager”) and to select an acceptable, cost-beneficial REP to serve MEMBER’s electric accounts. TCAP shall provide procurement services, which services shall consist of securing wholesale power for MEMBER through an alternative procurement strategy, such as TCAP’s Strategic Hedging Program (“SHP”), as may be authorized and defined by TCAP’s Board of Directors. MEMBER may elect to consider fixed-price, fixed-term offers for wholesale power supply, such election to be communicated to TCAP separately in writing by providing an Authorized Election Form to TCAP, the form of which has been attached to this AGREEMENT as Exhibit A. If MEMBER has provided to TCAP an Authorized Election Form, TCAP’s procurement services to MEMBER shall also consist of arranging fixed-price, fixed-term offers to MEMBER following solicitation of competitive offers. TCAP consultants and attorneys will negotiate terms and conditions of all contracts, monitor performance of Energy Managers and REPs, work to avoid and remedy problems that may be encountered by MEMBER where possible, assist MEMBER with wires company issues, and represent MEMBER in energy related matters before State agencies, the courts or legislature. TCAP will provide additional customer services to MEMBER that are defined in SECTION 5.

SECTION 4 OBLIGATIONS AND RIGHTS OF MEMBER:

MEMBER will honor the terms of its CESA and promptly pay or promptly dispute invoices from its REP. MEMBER will comply with the confidentiality and non-disclosure obligations contained in its CESA and Section 7 of this AGREEMENT. MEMBER will designate one or more individuals to receive notices and updates from TCAP and will promptly update contact information. MEMBER will pay aggregation fees to support the non-profit functions of TCAP assessed annually by the TCAP Board of Directors and recovered as part of the energy charges paid to REP. Also, MEMBER will pay or receive refunds equal to the Quarterly Adjustment and the Annual Adjustment mutually agreed upon by TCAP and the Energy Manager to address certain variable costs and charges, including costs imposed by ERCOT, such payment or receipt of funds subject to the reserve account as further described herein. TCAP members will fund, and TCAP will maintain and administer, a reserve account to facilitate the reconciliation of any Quarterly Adjustments or Annual Adjustments by collecting any excess amounts paid and/or paying any deficient amounts incurred (as possible). The reserve account balance will be maintained at a minimum level to cover anticipated future needs for up to two (2) years. The TCAP Board may vote to refund to members amounts in excess of future anticipated needs. Any monies remaining in the reserve account at the dissolution of TCAP will be refunded to current membership at the time of dissolution. TCAP is owned and controlled by its members and is governed by a Board of Directors consisting of employees or elected officials of members. Consistent with TCAP's Bylaws, each MEMBER has a right to nominate its representative to serve on the Board of Directors and has a right to vote in annual elections of Board members. MEMBER has a right to attend or monitor each Board meeting. TCAP has a financial audit performed each year and MEMBER has a right to a copy of the annual audit upon request.

SECTION 5 TCAP SERVICES TO MEMBER:

A. Procurement of Energy Supplies and REP Services

1. TCAP Procurement Services and Capabilities

TCAP will assist prospective members in reviewing market conditions and in estimating the most price opportune time to contract for energy supplies. TCAP will work with MEMBER to achieve a competitive price that balances supply security and risk tolerance while maintaining superior billing and customer services. As a political subdivision corporation, offering electricity procurement to political subdivisions, TCAP has the ability to procure wholesale energy supplies and REP services separately to secure the most effective combination of competitively priced energy supplies and superior billing and customer services. TCAP may utilize either wholesale or retail sources of power, or some combination of both. TCAP may utilize multiple suppliers with different generation resources. TCAP will solicit bids from multiple sources for energy supplies. TCAP aggregates the load of all members to maximize clout in negotiating contract terms. TCAP's objective in negotiations with suppliers is to continue obtaining favorable terms

regarding band widths for annual usage based on total load of all members (rather than based on MEMBER's individual load) and to minimize fees for adding or deleting accounts. TCAP will monitor the wholesale and retail markets for favorable hedging opportunities. TCAP will also monitor, evaluate and issue requests for proposals for power development opportunities beneficial to its MEMBERS, including renewable projects (each, a "Power Project").

2. MEMBER Procurement Options

If MEMBER elects a fixed-price contract for a fixed period by submitting an Authorized Election Form, TCAP will function as MEMBER'S agent in the wholesale energy marketplace in soliciting, evaluating and negotiating each such fixed-price contract. Absent an election, MEMBER shall participate in other procurement strategy options offered by TCAP, such as TCAP's SHP, and TCAP will function as MEMBER's electric energy procurer. As such, TCAP will (i) oversee the Energy Manager, (ii) will direct the Energy Manager to solicit wholesale energy market quotes, (iii) will cause the Energy Manager to transact at the most favorable executable market quotes and (iv) will negotiate and develop the Energy Price in MEMBER'S CESA (the "CESA Energy Price"). The CESA Energy Price shall be developed and agreed upon by TCAP, the Energy Manager and the REP and shall include the wholesale energy market transactions as well as Energy Manager's estimate of any non-fixed charges, including zonal congestion charges, ancillaries service charges, and other charges in connection with MEMBER'S load. If MEMBER elects to purchase power from a Power Project solicited and chosen by TCAP via a competitive RFP process (or other similar process), TCAP will function as MEMBER'S electric energy procurer, and will direct the Energy Manager to include the value of the power procured from such projects in the development of MEMBER'S CESA price.

B. Customer and Billing Services Provided by TCAP

1. REP Portal

TCAP consultants oversee the development and presentation of the REP's portal for TCAP members; the REP will be responsible for operation of the portal. TCAP provides training and assistance regarding portal use.

2. REP Customer Service

TCAP negotiates with the REP regarding service standards and annually reviews REP performance. TCAP maintains a right to replace a REP for unsatisfactory performance without affecting the price of wholesale power, so long as the replacement REP has a credit rating acceptable to the Energy Manager. TCAP continuously monitors customer billings and will alert both the REP and MEMBER, when appropriate, of any billing errors and the adjustments needed to ensure accurate and reliable billings to MEMBER. TCAP will advocate on behalf of MEMBER when needed to resolve billing or customer service issues.

TCAP will review customer billings and make MEMBER aware of inactive accounts that MEMBER may be able to disconnect to save monthly charges.

3. TCAP Assistance with Budgets and Required Filings and Assistance with TDSP Issues

TCAP monitors Public Utility Commission (“PUC”) and ERCOT activity and will provide MEMBER a forecast of changes in non-bypassable charges that may impact MEMBER’s annual budget estimates. TCAP will prepare an annual electricity cost estimate for MEMBER. TCAP will assist MEMBER in preparation of energy related reports that may be necessary for MEMBER to file in response to legislative or agency mandates. TCAP will assist MEMBER in understanding non-bypassable charges included in REP invoices, and assist in resolving issues caused by errors of MEMBER’S Transmission and Distribution Service Provider (“TDSP” aka “wires company”).

4. Information Services

TCAP maintains a member web site, www.tcaptx.com. In addition to regular blog postings on energy news relevant to MEMBER, TCAP has prepared and posted major reports on the history of deregulation in Texas and a history of ERCOT. TCAP consultants continuously monitor the Nymex gas market, ERCOT energy market, and economic conditions that may affect MEMBER, as well as activities at the PUC and ERCOT. Important trends are noted in consultant reports to the Board of Directors and are attached to Board Minutes. TCAP’s Executive Director prepares and distributes a monthly newsletter and coordinates TCAP activities with various city coalitions and Texas Municipal League (“TML”). The Executive Director monthly newsletters will also include important or trending issues in the energy markets.

5. Demand Response, Distributed Generation and Cost Savings Strategy

TCAP will work with relevant service providers to make available to MEMBER competitive demand reduction programs that facilitate MEMBER’s participation in TDSP and ERCOT cost reduction strategies approved by the PUC. Upon request, TCAP will monitor and evaluate demand reduction program performance metrics. TCAP will assist MEMBER in reviewing, analyzing and developing distributed generation programs that can reduce wires and energy costs and/or provide backup power to specific facilities. TCAP will assist MEMBER in meeting renewable energy goals established by MEMBER, including behind-the-meter solar projects and local wind projects.

6. Regulatory and Legislative Representation

TCAP will provide representation and advocacy services on energy issues relevant to MEMBER in regulatory and legislative areas including, but not limited to, ERCOT stakeholder meetings, PUC projects and dockets, and legislative actions.

7. Strategic Hedging

To the extent that there is sufficient interest and commitment of load of TCAP members within an ERCOT zone, and to the extent MEMBER has not elected a fixed-price contract for a fixed period, MEMBER will perpetually (subject to potential charter or ordinance constraints on length of contracts) commit to two-year participation obligations. MEMBER may terminate participation in the SHP, without energy price penalties and with minimal other termination fees, by providing sufficient notice as set forth herein (Section 6). A SHP price will be determined at least 9 months prior to the effective date of the price by averaging the winning bids from periodic competitive auctions that occur throughout the 24 months preceding the effective date. TCAP will direct Energy Manager to conduct the periodic competitive auctions. TCAP will have the right to audit the auction results. The auction process will be designed to identify competitively priced energy supplies from a variety of creditworthy suppliers, resulting in prices that are rarely, if ever, significantly above prevailing market prices and that should generally be less than pricing for long-term fixed priced contracts (when evaluated from a common contract start date and term). Designed to take advantage of the characteristics of the nation's well supplied energy markets, the SHP will also be flexible enough to respond to market changes when and if they occur in the future. Participation in the SHP may be viewed as a series of 24 -month forward year-to-year contracts for as long as desired by MEMBER. If MEMBER participates in the SHP, MEMBER agrees that TCAP is authorized to direct Energy Manager to procure electric energy in the wholesale market on MEMBER's behalf and that TCAP is authorized to commit MEMBER's load to periodic competitive auctions.

SECTION 6 MEMBER RIGHT OF TERMINATION:

A. Fixed-Term, Fixed-Price Contract

MEMBER may terminate a CESA prior to the end-of-term specified in a contract subject to payment of "Liquidated Damages" prescribed in MEMBER's CESA. If MEMBER commits to a fixed multi-year term, fixed-price contract and wants to terminate the agreement prior to the end of the fixed multi-year term, liquidated damages will be based on the differential in the price of electric energy futures contracts used to support the fixed-price agreement and the price of comparable electric energy contracts at time of termination and shall also include damages prescribed herein and in the CESA, as applicable. If electric energy prices are lower at the point of termination than they were at time of contracting, MEMBER should expect to pay energy price damages upon early termination. In any event, any termination payment will be calculated and assessed in accordance with MEMBER's CESA.

B. Strategic Hedging Program

Since the SHP is based on a series of one-year term contracts, MEMBER is entitled to exit the program so long as notice of termination can be given prior to inclusion of MEMBER's load in the competitive auction process for a future year's price. TCAP will periodically notify MEMBER of expected procurement schedules and provide no less than 90 days

prior notice of any upcoming solicitation, and MEMBER may notify TCAP that it wants to exclude its load from the competitive auction process by giving notice at least 60 days prior to the next procurement date. Termination of involvement in SHP without appropriate notice will require calculation of damages as prescribed by CESA under Edison Electric Institute ("EEI") principles with the intent of making the REP and Energy Manager whole for the termination. Liquidated damages will be based on the differential in the price of electric energy futures contracts used to support the SHP price and the price of comparable electric energy contracts at time of termination and shall also include damages prescribed herein and in the CESA, as applicable. If electric energy prices are lower at the point of termination than they were at time of contracting, MEMBER should expect to pay energy price damages upon early termination. In any event, any termination payment will be calculated and assessed in accordance with MEMBER's CESA.

C. Participation in Power Projects

If MEMBER has chosen to purchase power from a Power Project through TCAP, in accordance with a signed Project Addendum attached to MEMBER'S CESA, MEMBER's termination rights with respect to its commitment to purchase power from the Power Project shall be contained in the Project Addendum.

SECTION 7 CONFIDENTIALITY:

MEMBER is a governmental body subject to public information laws, including Chapter 552 of the Texas Government Code. If MEMBER receives a valid request under applicable public information laws for information related to this AGREEMENT or its CESA, it shall provide TCAP notice of the request including a description the information sought prior to MEMBER's release of information so that TCAP has the opportunity to determine whether such information is subject to an exception as trade secret, competitive, commercial, or financial information. With the exception of the preceding disclosures pursuant to public information laws, a Party (that party, the "Receiving Party") shall keep confidential and not disclose to third parties any information related this AGREEMENT, except for disclosures to Authorized Parties or as otherwise required by law; and provided that MEMBER authorizes TCAP to provide Energy Manager and REP with any relevant information concerning MEMBER's account, usage and billings. The provisions of this Section 7 apply regardless of fault and survive termination, cancellation, suspension, completion or expiration of this AGREEMENT for a period of two (2) years. "Authorized Parties" means those respective officers, directors, employees, agents, representatives and professional consultants of MEMBER and TCAP and each of their respective affiliates that have a need to know the confidential information for the purpose of evaluating, performing or administering this AGREEMENT.

SECTION 8 PARAGRAPH HEADINGS:

The paragraph headings contained in this AGREEMENT are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs.

SECTION 9 COUNTERPARTS:

This AGREEMENT may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

SECTION 10 DEFINITIONS:

“Annual Adjustment” shall mean either a credit to MEMBER for the over-collection of funds, or a charge to MEMBER for under-collection of funds, related to Power Project settlements, if applicable. For those MEMBERS that participate in SHP, the Annual Adjustment shall also include (i) adjustments related to the loss factor for each specific ERCOT zone and (ii) adjustments related to load reconciliation as determined by TCAP, the Energy Manager and the REP.

“Energy Manager” means the wholesale market participant selected by TCAP to conduct SHP procurements at TCAP’s direction, in accordance with Section 5A and Section 7 of this Agreement. The Energy Manager may sell all or a portion of the required wholesale energy to TCAP or TCAP’s REP.

“Power Project” means a power generation project identified by TCAP to supply electric energy to one or more TCAP Members.

“Project Addendum” means the Addendum for a Power Project, if any, signed and attached as an Exhibit to MEMBER’S CESA.

“QSE Services Fee” means the QSE Services Fee in affect during the Delivery Term, as agreed between TCAP and Energy Manager.

“Quarterly Adjustment” shall mean either a credit to MEMBER for the over-collection of funds, or a charge to MEMBER for under-collection of funds, related to (i) ERCOT zonal congestion charges and (ii) ancillary services charges and other charges imposed by governmental agencies or ERCOT upon wholesale suppliers or REPs under statutes, regulations or courts for services within ERCOT zones. Said charges or refunds will be proportional to MEMBER’s relative contribution to TCAP load within specific ERCOT zones.

“Retail Electric Provider” or “REP” means the Retail Electric Provider that is party to (i) the REP Services Agreement with TCAP and (ii) the CESA between itself and MEMBER for the provision of retail electric service.

“Strategic Hedging Program” or “SHP” means an energy procurement strategy approved by TCAP’s Board of Directors, overseen by TCAP’s designated consultants, and administered by TCAP’s appointed Energy Manager, whereby wholesale energy is solicited and procured at agreed upon intervals, as directed by TCAP.

EXECUTED on this the ____ day of _____, 20____.

MEMBER:
CITY OF SHERMAN, TEXAS

By: _____

Printed Name: _____

Title: _____

TCAP:

By: _____

Printed Name: _____

Title: _____

COMMERCIAL ELECTRICITY SERVICE AGREEMENT

This Commercial Electricity Service Agreement, including all of the Attachments, Schedules, and Exhibits, which are attached and incorporated (collectively, the **"Agreement"**), is entered into between Gexa Energy, LP (**"Gexa"**), a Texas limited partnership, and **the City of Sherman, Texas** (**"Customer"**). Gexa and Customer may be referred to individually as a **"Party"** or collectively as the **"Parties"**.

SECTION 1: RETAIL ELECTRIC SALES AND SERVICES

1.1 Appointment and Scope. Customer appoints Gexa as its Retail Electric Provider (**"REP"**) for the ESI ID(s) served under this Agreement. Customer authorizes Gexa to: (i) act as Customer's REP for all purposes; and (ii) provide the services required of a REP including, without limitation, the procurement, scheduling and delivery of electricity throughout the Term to each of the ESI ID(s) in accordance with the terms set forth in this Agreement, including the Terms and Conditions of Service set forth in Attachment A. Customer's appointment imposes no other duties on Gexa other than those specified in this Agreement and the REP Services Agreement.

1.2 Agreement to Purchase. Customer shall purchase its electricity requirements from Gexa throughout the Term for each of the ESI ID(s) except as otherwise provided. The electricity and services Customer receives from Gexa is for Customer's exclusive proprietary use. Customer alone shall pay for electricity and services provided and for electricity and services Customer fails to take pursuant to its contractual obligations. If Gexa fails to deliver sufficient quantities of electricity to the TDSP for delivery to Customer or fails to schedule the delivery of sufficient quantities of electricity (collectively, a **"Scheduling Failure"**) the TDSP is obligated by law and by its tariff to deliver sufficient electricity to satisfy Customer's needs. If a Scheduling Failure occurs, Gexa shall financially settle, at no additional cost or expense to Customer, with its Qualified Scheduling Entity (as defined by ERCOT) for the purchase of electricity necessary to cover the Scheduling Failure.

1.3 Membership in TCAP. Customer is a current member of the Texas Coalition for Affordable Power, Inc. (**"TCAP"**), and has entered into the Professional Services Agreement (the **"PSA"**) authorizing the purchase of wholesale energy on behalf of the Customer by TCAP and/or TCAP's Energy Manager. Such wholesale energy purchases will affect the calculation of the Energy Price throughout the Term of this Agreement as described in Section 2. If, at any time during the Term, Customer elects to participate in a Power Purchase Agreement with a project to be developed for TCAP's members, and executes the Project Addendum for such project, then the Project Addendum will be attached hereto as Schedule I. Notwithstanding Customer's TCAP membership status, Customer agrees to fulfill all of its obligations under this Agreement, the PSA and, if applicable, the Project Addendum throughout the Term of this Agreement.

1.4 Term.

(a) Effective Date and Termination Date. Gexa shall provide retail electric service under this Agreement to each ESI ID beginning on the Effective Date and Terminating on the Termination Date, as further defined in this Section 1.4(a) (such period, the **"Term"**). The Effective Date will occur either (i) on the date occurring on or after the Expected Start Date stated in Attachment B on which each such ESI ID is enrolled with Gexa's service for any new customer, or (ii) if Customer is an existing customer then the Expected Start Date is the meter read date following the expiration of the Customer's prior Agreement with Gexa. Gexa shall continue to provide retail electric service to each ESI ID unless or until the Customer gives notice to TCAP and Gexa of its intent to terminate its membership with TCAP (**"Termination Notice"**). The Termination Date will occur on each respective ESI ID meter read date during the last month of the calendar year for which electricity has been purchased on Customer's behalf by either TCAP or the Energy Manager in accordance with the PSA prior to the Termination Notice, except that in no event will the Term exceed beyond December 31, 2037. For avoidance of doubt, the Termination Date for each respective ESI ID shall be the sooner to occur of (i) the meter read date occurring in the last month of the calendar year for which electricity has been purchased by either TCAP or the Energy Manager on behalf of the Customer prior to the Termination Notice or (ii) the meter read date occurring in December 2037. As a result of variations in the timing of the Effective Date described in this Section 1.3 the Term may include a partial calendar month in addition to the number of months set forth in Attachment B, if any.

(b) Delayed Effective Date. Gexa shall use commercially reasonable efforts to cause the Effective Date for each ESI ID to occur on the Expected Start Date. If the Effective Date for an ESI ID occurs more than 20 days after the Expected Start Date, Customer may provide Gexa with evidence of the amount of electricity purchased by Customer from its current REP in connection with that ESI ID during the period on and after the 21st day after the Expected Start Date until the Effective Date (the **"Delayed Effective Date Period"**), and the total amount paid by Customer to its current REP for the electricity it purchased during the Delayed Effective Date Period (the **"Delayed Effective Date Electricity Amount"**). Upon receipt of evidence from Customer Gexa shall calculate and provide Customer a credit against future purchases under this Agreement equal to the positive amount resulting from the following calculation: (a) the Delayed Effective Date Electricity Amount minus (b) the amount that Customer would have paid to Gexa pursuant to this

Agreement during the Delayed Effective Date Period for the same amount of electricity purchased by Customer from its current REP during that period in connection with the affected ESI ID(s); provided, that Gexa shall not be required to provide a credit with respect to any period during a Delayed Effective Date Period where the delay was caused by an event outside of Gexa's control.

(c) Service After Term. If, for any reason, service continues beyond the Term, it will be on a month-to-month basis, and the Agreement will continue in effect for the ESI ID(s) except that the Energy Price will be the greater of: (i) the Energy Price as set forth in Section 2.1 below, or (ii) the aggregate weighted average of the Market Rate (as defined herein) as determined for all of the ESI ID(s), for as long as service continues. If Customer has not switched from Gexa to another supplier at the expiration of the Term, Gexa shall serve Customer at the rate set forth in this Section for a minimum of 60 days. After those 60 days, Gexa may continue to serve Customer or terminate the Agreement and disconnect Customer.

1.5 Modifications to ESI IDs. Gexa shall work with Customer in good faith during the Term to reasonably accommodate and assist Customer with the management of its electricity needs. If at any time during the Term, Customer wants to i) add or delete one or more ESI IDs, ii) otherwise modify the ESI ID information as a result of a decision by Customer to open, close or sell a facility owned or leased by Customer, iii) expand an existing facility, or iv) increase an existing facility's metered load, then Customer shall provide written notice to Gexa of such change ("ESI ID Change Notice"). If such change to the ESI ID is expected to occur prior to the first month of any calendar year for which the Energy Price has been established as of the date of the ESI ID Change Notice, in accordance with Section 2.1 (a) of this Agreement, such notice shall include Customer's election of the "Special Load Threshold," as defined below, which will apply to such change in load. If, in Gexa's reasonable judgment, i) the addition is a separately metered load which does not exceed the applicable Special Load Threshold; or ii) does not result in a net increase in excess of the applicable Special Load Threshold for an existing facility, Gexa shall use commercially reasonable efforts to promptly implement such changes, including providing required notices to ERCOT. If the addition is a separately metered load which exceeds the applicable Special Load Threshold, or results in a net increase in excess of the applicable Special Load Threshold after consideration of any contemporaneous offsetting load decreases, Gexa shall provide service to that ESI ID and shall determine any incremental charge or credit to provide service to any changed ESI IDs. Gexa shall apply such charge or credit to the affected ESI IDs, after such charges have been reviewed by TCAP. "Special Load Threshold" shall mean additional peak demand that is reasonably expected during the first twelve months following commercial operations to exceed, at Customer's election, either (i) 0.25 MW at any time or an annual average load of 0.125 MW or (ii) 1.0 MW at any time or an annual average load of 0.5 MW. Gexa shall make periodic reports regarding changes to the billing status of any ESI ID(s) available to Customer and TCAP. Amendments that add or remove ESI ID(s) as a result of changes made pursuant to this section are incorporated into this Agreement, and are effective on the Effective Date for each ESI ID(s) added to this Agreement or the date that retail electric service for any removed ESI ID(s) ceases or is transferred to another REP.

SECTION 2: RETAIL ELECTRIC ENERGY SERVICE CHARGES

2.1 Energy Price.

(a) If Customer has elected to fix all or a portion of the Energy Price for a fixed term by providing an Authorized Election Form to TCAP in accordance with the PSA, the Energy Price shall equal the fixed price as determined by TCAP in accordance with the PSA, and the Authorized Election Form. Any portion of the Energy Price that is not fixed shall be noted in the Authorized Election Form, and shall be settled with Customer in accordance with Section 2.2 of this Agreement. If Customer has not made such an election, the Energy Price shall be determined in accordance with the PSA, as follows:

- (i) TCAP shall periodically solicit, or direct its designated Energy Manager to solicit, wholesale energy market quotes, and may direct the Energy Manager to transact at the lowest of the market quotes obtained for the purpose of serving customer's load, in accordance with the PSA (each such transacted quote, a "**Wholesale Transaction**").
- (ii) Once TCAP has directed its Energy Manager to enter into Wholesale Transactions sufficient to serve Customer's load for a given calendar year, Energy Manager and TCAP shall establish the Energy Price for that Calendar Year in accordance with those procedures outlined in the PSA, which Customer hereby acknowledges it has reviewed and accepted. TCAP shall set the Energy Price for a given Calendar Year no later than nine (9) months prior to the start of such Calendar Year. If Customer elects to participate in a project and executes the Project Addendum, the Energy Price shall include an estimate of the Project Settlement for each month of the Calendar Year in accordance with the Project Addendum.

(b) For the purposes of Section 3 the Energy Price shall be converted to dollars per kWh.

2.2 Energy Price Adjustments.

- (a) Energy Manager shall have the right to reconcile the revenues received from the Customer with Energy Manager's Supplier Cost on (i) a quarterly basis, by determining the Quarterly Adjustment in the manner specified in the PSA and (ii) on an annual basis, by determining the Annual Adjustment in the manner specified in the PSA. The Quarterly Adjustment and Annual Adjustment may be either a charge or a credit, and shall be collected from or remitted to Customer, as appropriate, in the manner specified in the PSA.
- (b) TCAP and Energy Manager may mutually agree to fix certain component charges comprising Customer's Energy Price for a given Calendar Year, if TCAP determines that fixing these charges is likely to benefit Customer. Charges that are fixed by TCAP and Energy Manager for a given Calendar Year shall not be included in the calculation of either the Quarterly Adjustment or the Annual Adjustment for such Calendar Year, in accordance with the PSA.

2.3 Additional Pass-Through Charges. Gexa shall pass through and identify separately on Customer's bill with no mark-up Delivery Charges, Non-Recurring Charges, or Taxes that are not included in the Energy Price(s). All charges are exclusive of Taxes. Pass-Through charges may include charges related to amounts owed to Gexa and/or Wholesale Supplier in accordance with Section 1.3.

2.4 Tax Exempt Status. Customer shall provide Gexa with all required exemption certificates if Customer is exempt from paying any Taxes. Gexa shall not recognize an exemption without the exemption certificates and shall not be required to refund or credit previously paid Taxes unless the taxing entity sends the refund to Gexa. Gexa shall, however, assign to Customer any applicable claims for refund.

SECTION 3: BILLING AND PAYMENT

3.1 Billing and Payment. Gexa shall invoice Customer's accounts on a monthly basis and shall bill Customer on a consolidated basis for all ESI IDs upon Customer's request. Gexa shall provide a summary bill for all accounts and detailed information for each account. Customer shall remit payment within 30 days of receiving the invoice. Gexa shall base the invoice amount on actual data provided by ERCOT and the TDSP. If ERCOT or the TDSP does not provide actual data in a timely manner, Gexa shall use estimated data to calculate the invoice and, upon receipt of actual data, reconcile the charges and adjust them as needed in subsequent invoices.

3.2 Project Settlement Agent Services. Gexa shall remit the total Project Settlement to the Project on a monthly basis, in accordance with the REP Services Agreement.

3.3 Late Penalties, Interest on Overdue Payments, Invoice Disputes. If Customer fails to remit all undisputed amounts on or before the due date, interest will accrue on any due and unpaid amounts from the due date at a rate of one percent per month, or the highest rate permitted by law, whichever is less. If Customer disputes a portion of an invoice it shall provide Gexa a written explanation specifying the amount in dispute and the reason for the dispute within 20 days of the invoice date. If Customer does not provide timely notice, Customer shall owe all amounts by the due date. Notwithstanding the above, if Customer notifies Gexa of a disputed invoice, regardless of whether Customer has already paid the invoice, Gexa shall make records in its possession that are reasonably necessary for Customer to determine the accuracy of the invoice available to Customer during normal business hours; provided, however that neither party may request an adjustment or correction of an invoice unless written notice of such dispute is given within twelve months after the due date of such invoice; provided further, that such twelve month limit does not apply in the case of TDSP meter tampering charges first billed to Gexa that prevent Gexa from reasonably adjusting invoices prior to the twelve month period. In all cases, Gexa and Customer shall use good faith efforts to resolve disputes. In the event the Parties are unable to resolve a dispute within ten days of the notice date, either Party may begin legal proceedings to seek resolution. Any amounts determined owed shall be paid within three days after a decision.

3.4 Aggregator Fees. Pursuant to the REP Services Agreement between Gexa and TCAP, Gexa is obligated to pay TCAP an amount determined by multiplying a TCAP Aggregation Fee by the volume consumed in association with the ESI IDs (the "Aggregator Fee"). Customer shall pay the Aggregator Fee. The initial TCAP Aggregation Fee is \$0.001 per kWh, however, it may be changed by the TCAP Board of Directors at any time. Gexa shall state the Aggregator Fee as a separate line item on the Customer's bill.

3.5 Billing Guarantee. Gexa shall issue an invoice based on actual or estimated usage to Customer for every ESI ID at least one time per month. If, for reasons other than Force Majeure, Gexa fails to invoice an ESI ID within 120 days of any scheduled meter read, Gexa irrevocably waives its right to invoice Customer for any energy consumed at that ESI ID for the meter read cycle that should have been invoiced, unless not less than 10 days prior to the expiration of such 120 day period, Gexa provides Customer with a written explanation of the circumstances that prevent Gexa from issuing that invoice and the expected time by which an invoice can be issued. In such event, Customer and Gexa shall determine a reasonable extension period, not to exceed 30 days, within which an invoice will be issued. Gexa shall adjust or true-up each invoice no more than twice and Gexa shall issue such adjustments within 210 days of the initial issue date. Notwithstanding the foregoing, Gexa may issue an invoice or partial invoice arising from meter tampering charges without limitation and within a reasonable time after first billed to Gexa by the TDSP.

SECTION 4: CUSTOMER INFORMATION, CREDIT AND DEPOSITS

4.1 Customer Information. By entering into this Agreement and appointing Gexa as Customer's agent for electricity service, Customer authorizes Gexa to obtain certain information that Gexa may need to provide Customer's

electric service, including Customer's address, telephone number, account numbers, historical usage information, and historical payment information from Customer's TDSP, and Customer further authorizes its TDSP to release that information to Gexa.

4.2 Deposits and Other Security. A Party (the "**Requesting Party**") may require the other Party (the "**Providing Party**") to provide a deposit (or additional deposit if an initial deposit was also required), letter of credit, or other form of credit assurance reasonably acceptable to the Requesting Party (collectively, "**Performance Assurance**") during the Term of this Agreement if: (i) the Requesting Party determines in its reasonable discretion that there has been a material adverse change in the Providing Party's or its guarantor's (if applicable) credit status or financial condition (which, if applicable, will mean that its credit or bond rating has dropped lower than BBB- by Standard & Poor's Rating Group or Baa3 by Moody's Investor Services or ceases to be rated by either of these agencies); or (ii) Customer has been delinquent in paying the electric bill by more than seven days more than twice during the past twelve months. Any Performance Assurance, less any outstanding balance owed by Providing Party to the Requesting Party, will be returned to the Providing Party once the Providing Party's or its guarantor's (if applicable) credit or financial condition becomes satisfactory or, if applicable, to a credit or bond rating of BBB- or Baa3 or higher, whichever occurs earlier; or, if the Performance Assurance relates to delinquent payments, the Providing Party has paid all outstanding balances and has made all payments within the dates set forth in this Agreement for a period of six consecutive months.

SECTION 5: EARLY TERMINATION; DAMAGES

5.1 Cancellation by Customer for Insufficient Appropriations. If, during Customer's annual appropriations determination, the applicable governmental authorities do not allocate sufficient funds to allow Customer to continue to perform its obligations under this Agreement (an "**Appropriations Failure**"), then Customer or Gexa shall have the right to terminate this Agreement in full or as to any affected ESI ID upon 30 days advance written notice effective at the end of the period for which appropriations are made; provided, that if appropriations are subsequently allocated for electricity for the ESI IDs covered by this Agreement, then the termination may be revoked at Gexa's option and those appropriations shall continue to apply to this Agreement and shall not be used for an electricity supply agreement with another REP. Upon a termination of this Agreement for Appropriations Failure, in full or as to any ESI ID(s), Customer shall pay all amounts due Gexa under this Agreement, including the Customer Early Termination Damages.

5.2 Customer Early Termination Damages. Except in connection with the closure of a facility associated with an ESI ID pursuant to Section 1.4, in connection with a Force Majeure Event, or as otherwise provided or excused in this Agreement, if Customer cancels this Agreement before the end of the Term and refuses to accept electric supply delivery from Gexa for any ESI ID(s), Gexa may charge Customer early termination damages equal to the sum of (a) the Retail Termination Payment, (b) the QSE Services Termination Payment, (c) the Quarterly and Annual Adjustment Payment, and (d) the Wholesale Transaction Termination Payment, as each of these terms are defined below (the sum total of these, the "**Customer Early Termination Damages**"). The "**Retail Termination Payment**" shall equal the product of (a) the Expected Usage for each ESI ID subject to Customer's cancellation or refusal of electric supply delivery ("**Customer Terminated Usage**") multiplied by (b) the sum of (i) the Aggregator Fee and (ii) the REP Services Fee specified in the REP Services Agreement. The "**QSE Services Termination Payment**" shall equal the product of (a) the Customer Terminated Usage grossed up for losses multiplied by (b) the QSE Services Fee, as defined in the PSA. The "**Quarterly and Annual Adjustment Payment**" shall be calculated by the Energy Manager in accordance with the PSA, and shall include any Quarterly and Annual Adjustment amounts for electricity provided to the Customer under this Agreement prior to the termination of this Agreement, which have not yet been charged or credited to Customer, as appropriate. For avoidance of doubt, the Quarterly and Annual Adjustment Payment may be either a charge or a credit to Customer, as calculated in accordance with the PSA. If the Customer Early Termination Damages are charged due to an Event of Default by Customer, then the Customer Early Termination Damages will also include Gexa's reasonable costs relating to the determination and collection of Customer Early Termination Damages, including attorney and consultant fees incurred. The provisions in Section 3 related to Billing and Payment apply to the billing, due date, and collection of Customer Early Termination Damages. Customer agrees that Customer Early Termination Damages are a reasonable estimate of the damages due Gexa for failure to accept electric supply, and are not punitive in nature.

5.3 Termination for Wholesale Supply Failure. If, during the Term, the Wholesale Transactions are terminated as a result of a default by the Energy Manager ("**Wholesale Supply Failure**"), then this Agreement will also terminate effective on the date the Wholesale Agreement terminates. In the event of a termination for Wholesale Supply Failure, Gexa shall pay Customer a Wholesale Termination Payment if required by Section 5.5.

5.4 Gexa Early Termination Damages. Except for a Wholesale Supply Failure, a Force Majeure Event, or as otherwise provided or excused in this Agreement, if Gexa cancels this Agreement and refuses to provide electric supply delivery to Customer for any or all ESI ID(s), Customer shall have the right to charge Gexa an early termination penalty equal to the amount determined as follows: the product of (i) the Expected Usage for each ESI ID subject to Gexa's cancellation or refusal of electric supply delivery ("**Gexa Terminated Usage**") multiplied by (ii) the REP Services Fee specified in the REP Services Agreement (that result the "**Gexa Early Termination Damages**"). If the Gexa Early Termination Damages are charged due to an Event of Default by Gexa, then the Gexa Early Termination Damages will also include Customer's reasonable costs relating to the determination and collection of Gexa Early Termination

Damages, including attorney and consultant fees incurred. Gexa agrees the Gexa Early Termination Damages are a reasonable estimate of the damages due Customer for failure to deliver electric supply, and are not punitive in nature.

5.5 Wholesale Transaction Termination Payment. If the Wholesale Transactions are terminated then Gexa shall calculate the portion of the termination payment paid under each Wholesale Transaction attributable to Customer's load. The termination payment under each Wholesale Transaction shall be calculated by subtracting the Wholesale Supplier's actual cost for the portion of the Wholesale Transaction still outstanding for the remainder of the Term from the current market value of comparable electric energy futures contracts. Energy Manager, in its sole discretion, shall determine the current market value of a comparable electricity futures contract within three (3) business days of the termination of a Wholesale Transaction, and shall be either (i) the value of the Wholesale Transaction actually sold to a third-party market participant or (ii) a third-party market quote for a comparable electricity energy future contracts. Energy Manager shall sum Customer's prorata share of each termination payment for each Wholesale Transaction attributable to Customer's Load to determine a total Wholesale Transaction Termination Payment under this Agreement (the "**Wholesale Transaction Termination Payment**"). Customer or Gexa shall pay the Wholesale Transaction Termination Payment to the other, as appropriate, in the manner described below and without regard to who is a defaulting party. If the Wholesale Transaction Termination Payment is negative, Customer shall pay Gexa the Wholesale Transaction Termination Payment. If the Wholesale Transaction Termination Payment is positive, Gexa shall pay Customer the Wholesale Transaction Termination Payment. To the extent a termination payment due from Gexa to the Energy Manager is adjusted in Gexa's account to reflect the full benefit of TCAP transacting with a replacement REP, Gexa shall make corresponding adjustments to the Wholesale Transaction Termination Payment on a pro-rata basis. Gexa shall remit a Wholesale Transaction Termination Payment due Customer, within 30 days of Gexa receiving the payment from the Energy Manager. Customer shall remit a Wholesale Transaction Termination Payment due Gexa within 30 days of Gexa's invoice. Gexa shall use commercially reasonable efforts to collect Termination Payments from the Energy Manager that include amounts due Customer.

SECTION 6: NOTICES AND PAYMENT

6.1 General Notice. Except as otherwise required by Applicable Law, all notices are deemed duly delivered if hand delivered or sent by United States, prepaid first class mail, facsimile, or by overnight delivery service. Notice by facsimile or hand delivery is effective on the day actually received, notice by overnight United States mail or courier is effective on the next business day after it is sent, and notice by U.S. Mail is effective on the second day after it is sent. The Parties shall send notices to the addresses below or any other address one Party provides to the other in writing:

- a. **If to Customer (type customer address below):**

**City of Sherman
P. O. Box 1106
Sherman, Texas 75091-1106**

- b. If to Gexa:
Gexa Energy, LP
20455 State Highway 249, Suite 200
Houston, Texas 77070

6.2 Payments. The Parties shall send payments to the addresses below or any other address one Party provides to the other in writing:

- a. **If to Customer (type customer address below):**

**City of Sherman
P. O. Box 1106
Sherman, Texas 75091-1106**

- b. If to Gexa:
Gexa Energy, LP
20455 State Highway 249, Suite 200
Houston, Texas 77070

SECTION 7: DEFINITIONS

7.1 Definitions. In addition to terms defined elsewhere in this Agreement, when used with initial capitalization, whether singular or plural, capitalized terms have the meanings set forth in this Section 7.1. All other capitalized terms not otherwise defined shall have the meanings given them in the following documents, with any conflicting definitions contained in those documents applied in the following order: PURA, the PUCT Substantive Rules, and the ERCOT Protocols.

1. **“Actual Usage”** means the actual amount of electric energy (in kWh) used at the ESI ID(s) as determined by the TDSP.

2. **“Delivery Charges”** means those charges or credits from the TDSP pursuant to its tariff, including, but not limited to: Transmission and Distribution Charges, System Benefit Fund Charge, Nuclear Decommissioning Charge, Competitive Transition Charge, Standard Customer Metering Charge, Customer Charge, Merger Savings and Rate Reduction Credit, Excess Mitigation Credit and Utility Imposed Reactive Power Charges.

3. **“EEI Master Agreement”** mean an EEI Master Agreement between Gexa and the Energy Manager governing the Wholesale Transactions entered into by the Energy Manager in accordance with Section 2.1 and transferred by the Energy Manager to Gexa.

4. **“Effective Date”** means the date of the first meter reading of an ESI ID provided to Gexa by the TDSP after the TDSP and ERCOT shall have timely performed any required enrollment and cancellation procedures necessary to switch Customer's REP to such ESI ID to Gexa.

5. **“Electricity Related Charges”** means, unless noted otherwise: Ancillary Services Charge, Congestion, ERCOT Administrative Fee, Delivery Loss Charge, Transmission Loss Charge, Renewable Energy Credit Charge, Residential Energy Credit Charge, Unaccounted For Energy Charge, Qualified Scheduling Entity Charge, Imbalance Settlement Charge.

6. **“Energy Manager”** means the wholesale market participant designated by TCAP to perform the services described in the PSA.

7. **“Energy Price(s)”** means the rates per unit of measure specified in Section 2.1 and includes all Electricity Related Charges.

8. **“ERCOT”** means the Electric Reliability Council of Texas.

9. **“ERCOT Protocols”** means the document adopted, published, and amended from time to time by ERCOT, and initially approved by the PUCT, to govern electric transactions in the ERCOT Region, including any attachments or exhibits referenced in the document, that contains the scheduling, operating, planning, reliability, and settlement policies, rules, guidelines, procedures, standards, and criteria of ERCOT, or any successor document thereto.

10. **“ESI ID(s)”** means the Electric Service Identifiers for the property service addresses identified on Attachment B to this Agreement or if Customer is an existing Gexa customer then the list of service addresses currently served by Gexa, as such list may be modified from time to time as provided in Section 1.4.

11. **“Expected Usage”** means either the amount stated in Attachment B calculated for the remaining Term, or if no amounts are stated or Customer is an existing Gexa customer then the average actual monthly Customer energy usage from the comparable month from the previous year (or if an average cannot be computed due to limited service by Gexa or other circumstances, an average monthly usage as is reasonably determined by Gexa) times the number of months remaining in the Term as outlined in Section 1.4.

12. **“kWh”** means kilowatt hour.

13. **“LMP” or “Locational Marginal Price”** means the price calculated for the applicable trading hub pursuant to the ERCOT Protocols.

14. **“Market Rate”** means 135% of the load-weighted average of the hourly LMPs at the corresponding load zone, as determined for any delivery period.

15. **“Nodal Market”** means the implementation of wholesale market design by ERCOT with locational marginal pricing for resources.

16. **“Nodal Congestion”** means the positive difference in price between the real-time settlement point price as determined by ERCOT for the trading hub and the real-time settlement point price as determined by ERCOT for the load zone associated with the customer Facilities.

17. **“Non-Recurring Charges”** means any charges imposed by the TDSP or other third parties on a non-recurring basis for services, repairs or additional equipment needed for Customer's electric service.

18. **“PUCT”** means Public Utility Commission of Texas.

19. **“Project Settlement Payment”** means the Project Settlement Payment as defined in the Project Addendum, attached as Schedule I to this Agreement.

20. **“QSE Services Fee”** means the fee owed from Customer to Gexa, and remitted from Gexa to Energy Manager, for QSE Services performed by Energy Manager for the Term, as mutually agreed between TCAP and Energy Manager, the Customer having authorized TCAP to negotiate such fee on behalf of Customer in the PSA. The QSE Services Fee shall be included in the Energy Price for the Term.

21. **“REP Services Agreement”** means the REP Services Agreement currently in effect during the Term, as amended from time to time, between Gexa and TCAP.

22. **“REP Services Fee”** means the fee owed from Customer to Gexa, for REP services rendered during the Term, as mutually agreed between TCAP and Gexa, the Customer having authorized TCAP to negotiate such fee on behalf of Customer in the PSA. The REP Services Fee shall be included in the Energy Price for the Term.

23. **“Taxes”** means all taxes, assessments, levies, duties, charges, fees and withholdings of any kind levied by a duly-constituted taxing authority and all penalties, fines, and additions to tax, and interest thereon that are directly related to the services provided under this Agreement, but does not include the System Benefit Fund fee and fees and charges imposed by ERCOT. By way of example only, Taxes includes: Sales Tax, Miscellaneous Gross Receipts Tax, PUCT Assessment Fees and Franchise Fees.

24. **“TCAP”** means Texas Coalition for Affordable Power, an aggregation pool of governmental and other entities organized and administered by TCAP of which Customer is a member for the ESI IDs.

25. **“TDSP”** or **“Transmission and Distribution Service Provider”** means an entity regulated by the State of Texas, which transmits or distributes electric energy.

“

Attachments:

Attachment A

Attachment B (for new TCAP Customers only)

Terms and Conditions of Service

Offer Sheet (ESI ID list and Expected Start Date)

CUSTOMER (type Customer name in field below): City of Sherman, Texas	GEXA: Gexa Energy, LP, By its General Partner Gexa Energy GP, LLC
By:	By:
Printed:	Printed:
Title:	Title:
Date:	Date:

Terms and Conditions of Service Attachment A

These Terms and Conditions of Service form an integral part of the Commercial Electricity Service Agreement between Customer and Gexa. In addition to the terms defined elsewhere in this Agreement, when used with initial capitalization, whether singular or plural, capitalized terms have the meanings set forth in Section 7.1 of this Agreement. Customer should thoroughly review the entire Agreement, including these Terms and Conditions of Service, before executing this Agreement.

A. REPRESENTATIONS AND WARRANTIES

A.1 Customer's Representations and Warranties. As a material inducement to entering into this Agreement, Customer represents and warrants to Gexa as follows: (a) it is a duly organized entity and is in good standing under the laws of Texas; (b) the execution and delivery of the Agreement are within its powers, have been duly authorized by all necessary action, and do not violate the terms or conditions of contracts it is party to or laws applicable to it; (c) performance of this Agreement will be duly authorized by all necessary action and will not violate the terms or conditions of contracts it is party to; (d) as of the date sales of electricity by Gexa to Customer under the Agreement start, Customer will have all regulatory authorizations necessary for it to legally perform its operations and such performance will not violate the terms or conditions of contracts it is party to or laws applicable to it; (e) this Agreement is a legal, valid, and binding obligation of Customer enforceable against it in accordance with its terms, subject to bankruptcy, insolvency, reorganization, and other laws affecting creditor's rights generally, and with regard to equitable remedies, subject to the discretion of the court before which proceedings to obtain the same may be pending; (f) there are no bankruptcy, insolvency, reorganization, receivership, or other similar proceedings pending or being contemplated by it, or to its knowledge threatened against it; (g) there are no suits, proceedings, judgments, rulings, or orders by or before any court or any government authority that could materially adversely affect its ability to perform the Agreement; and (h) as of the Effective Date and throughout the Term, there is no other contract for the purchase of electricity by Customer for the ESI ID(s), or, if such a contract presently exists, that it will terminate prior to delivery under this Agreement.

A.2 Gexa's Representations and Warranties. As a material inducement to entering into this Agreement, Gexa represents and warrants to Customer as follows: (a) it is duly organized, validly existing, and in good standing under the laws of the jurisdiction of its formation and is qualified to conduct its business in those jurisdictions necessary to perform the Agreement; (b) the execution and delivery of the Agreement are within its powers, have been duly authorized by all necessary action, and do not violate the terms or conditions of its governing documents or contracts it is party to or any laws applicable to it; (c) performance of the Agreement will be duly authorized by all necessary action and will not violate the terms or conditions of its governing documents or contracts it is party to; (d) as of the date sales of electricity by Gexa to Customer under the Agreement start, Gexa will have all regulatory authorizations necessary for it to legally perform its operations and such performance will not violate the terms or conditions of its governing documents, contracts it is party to, or laws applicable to it; and (e) the Agreement constitutes a legal, valid, and binding obligation of Gexa enforceable against it in accordance with its terms, subject to bankruptcy, insolvency, reorganization, and other laws affecting creditor's rights generally, and with regard to equitable remedies, subject to the discretion of the court before which proceedings to obtain the same may be pending.

A.3 Forward Contract. (i) This Agreement constitutes a forward contract within the meaning of the United States Bankruptcy Code ("Code"); (ii) Gexa is a forward contract merchant; and (iii) either Party is entitled to the rights under, and protections afforded by, the Code.

B. DISCLAIMERS OF WARRANTIES; LIMITATION OF LIABILITIES

B.1 LIMITATIONS OF LIABILITY. LIABILITIES NOT EXCUSED BY REASON OF FORCE MAJEURE OR AS OTHERWISE PROVIDED, ARE LIMITED TO DIRECT ACTUAL DAMAGES. GEXA IS NOT LIABLE TO CUSTOMER FOR CONSEQUENTIAL, INCIDENTAL, PUNITIVE, EXEMPLARY OR INDIRECT DAMAGES OR LOSS OF REVENUES OR PROFIT. THESE LIMITATIONS APPLY WITHOUT REGARD TO THE CAUSE OF ANY LIABILITY OR DAMAGE. EXCEPT FOR (a) THE GEXA EARLY TERMINATION DAMAGES DUE IF GEXA DEFAULTS, (b) THE CUSTOMER EARLY TERMINATION DAMAGES DUE IF CUSTOMER DEFAULTS, AND (c) THE WHOLESALE TRANSACTION TERMINATION PAYMENT, THE LIABILITY OF EITHER PARTY TO THE OTHER FOR ANY OBLIGATIONS UNDER THIS AGREEMENT SHALL BE LIMITED TO THE AGGREGATE AMOUNT OF ALL DOLLARS PAID BY CUSTOMER TO GEXA (IF CUSTOMER) OR RECEIVED BY GEXA (IF GEXA) PURSUANT TO THIS AGREEMENT. THERE ARE NO THIRD PARTY BENEFICIARIES TO THIS AGREEMENT.

B.2 Duty to Mitigate. Each Party shall mitigate damages and use commercially reasonable efforts to minimize any damages it may incur as a result of the other Party's performance or non-performance.

B.3 WAIVER OF CUSTOMER PROTECTION RULES AND CONSUMER RIGHTS. THE PARTIES FURTHER ACKNOWLEDGE THAT THE CUSTOMER PROTECTION RULES ADOPTED BY THE PUBLIC UTILITY COMMISSION (AS CONTAINED IN ITS SUBSTANTIVE RULES 25.471 ET SEQ.) ("**CUSTOMER PROTECTION RULES**") THAT PERTAIN TO RETAIL ELECTRIC SERVICE RELATED TO RESCISSION RIGHTS, CUSTOMER DISCLOSURES, DELIVERY OF CUSTOMER CONTRACTS TO CUSTOMERS, RECORDKEEPING, INTEREST PAID ON DEPOSITS AND CUSTOMER NOTICES DO NOT APPLY TO THIS AGREEMENT. EXCEPT AS SET FORTH IN THIS SECTION, CUSTOMER EXPRESSLY WAIVES THE CUSTOMER PROTECTION RULES THAT PERTAIN TO RETAIL ELECTRIC SERVICE RELATED TO RESCISSION RIGHTS, CUSTOMER DISCLOSURES, DELIVERY OF CUSTOMER CONTRACTS TO CUSTOMERS, RECORDKEEPING, INTEREST PAID ON DEPOSITS AND CUSTOMER NOTICES TO THE FULLEST EXTENT ALLOWED BY APPLICABLE LAW. CUSTOMER FURTHER WAIVES ITS RIGHTS UNDER THE DECEPTIVE TRADE PRACTICES--CONSUMER PROTECTION ACT, SECTION 17.41, ET. SEQ., BUSINESS & COMMERCE CODE, A LAW THAT GIVES CONSUMERS

SPECIAL RIGHTS AND PROTECTIONS. CUSTOMER REPRESENTS AND WARRANTS TO GEXA THAT: (a) CUSTOMER IS NOT IN A SIGNIFICANTLY DISPARATE BARGAINING POSITION IN RELATION TO GEXA; (b) CUSTOMER IS REPRESENTED BY LEGAL COUNSEL THAT WAS NEITHER DIRECTLY NOR INDIRECTLY IDENTIFIED, SUGGESTED OR SELECTED BY GEXA; AND (c) CUSTOMER VOLUNTARILY CONSENTS TO THIS WAIVER AFTER CONSULTATION WITH ITS LEGAL COUNSEL.

B.4 UCC/Disclaimer of Warranties. The electricity delivered is a “good” as that term is understood in the Texas B&CC (UCC §2.105). The Parties waive the UCC to the fullest extent allowed by law and the UCC requirements do not apply to this Agreement, unless otherwise provided. If there is a conflict between the UCC and this Agreement, this Agreement controls. Neither Party controls nor physically takes possession of the electric energy prior to delivery to Customer’s ESIID(s). Therefore, neither Party is responsible to the other for any damages associated with failure to deliver the electric energy, nor for damages it may cause prior to delivery to Customer’s ESIID(s). Once the electric energy is delivered to Customer’s ESIID(s) it is deemed in possession and control of Customer. ELECTRICITY SOLD UNDER THIS AGREEMENT WILL MEET THE QUALITY STANDARDS OF THE APPLICABLE LOCAL DISTRIBUTION UTILITY AND WILL BE SUPPLIED FROM A VARIETY OF SOURCES. GEXA MAKES NO REPRESENTATIONS OR WARRANTIES OTHER THAN THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT, AND GEXA EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. GEXA EXPRESSLY NEGATES ALL OTHER REPRESENTATIONS OR WARRANTIES, WRITTEN OR ORAL, EXPRESS OR IMPLIED, INCLUDING ANY REPRESENTATION OF WARRANTY WITH RESPECT TO CONFORMITY, TO MODELS OR SAMPLES, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

B.5 Force Majeure. Gexa shall make commercially reasonable efforts to provide electric service, but does not guarantee a continuous supply of electricity. Gexa does not generate electricity nor does it transmit or distribute electricity. Causes and events out of the control of Gexa and Customer (“**Force Majeure Event(s)**”) may result in interruptions in service or the ability to accept electricity. If either Party is unable to perform its obligations, in whole or in part, due to a Force Majeure Event, then the obligations of the affected Party (other than the obligation to pay any amounts owed to Gexa that relate to periods prior to the Force Majeure Event) are suspended to the extent made necessary by such Force Majeure Event. Therefore, neither Party is liable to the other Party for damages caused by Force Majeure Events, including acts of God, acts of, or the failure to act by, any governmental authority (including the PUCT or ERCOT and specifically including failure by ERCOT to make Customer meter read data available), accidents, strikes, labor troubles, required maintenance work, events of “force majeure” or “uncontrollable force” or a similar term as defined under the applicable transmission provider’s tariff, inability to access the local distribution utility system, non-performance by the supplier or the local distribution utility, changes in laws, rules, or regulations of any governmental authority (including the PUCT or ERCOT) that would prevent the physical delivery of energy to Customer’s facilities, or any cause beyond such Party’s control. The Parties agree that Appropriations Failures and Scheduling Failures are not Force Majeure Events.

C. CONFIDENTIALITY AGREEMENT

C.1 Confidentiality. Customer is a governmental body subject to public information laws, including Chapter 552 of the Texas Government Code. If Customer receives a valid request under applicable public information laws for information related to this Agreement, it shall provide Gexa notice of the request including a description of the information sought prior to Customer’s release of information so that Gexa has the opportunity to determine whether such information is subject to an exception as trade secret, competitive, commercial, or financial information. With the exception of the preceding disclosures pursuant to public information laws, a Party (that party, the “**Receiving Party**”) shall keep confidential and not disclose any to third parties Confidential Information which is disclosed to the Receiving Party by the other Party (that party, the “**Disclosing Party**”) except for disclosures to Authorized Parties or as required by law. “**Confidential Information**” means information in written or other tangible form which is marked as “Confidential” when it is disclosed to the Receiving Party, except that Confidential Information shall not include information which (i) is available to the public, (ii) becomes available to the public other than as a result of a breach by the Receiving Party of its obligations hereunder, (iii) was known to the Receiving Party prior to its disclosure by the Disclosing Party, or (iv) becomes known to the Receiving Party thereafter other than by disclosure by the Disclosing Party. The provisions of this Section apply regardless of fault and survive termination, cancellation, suspension, completion or expiration of this Agreement for a period of two (2) years. Customer authorizes Gexa to provide TCAP with all information requested by TCAP about Customer’s account and billings. “**Authorized Parties**” means those officers, directors, employees, agents, representatives and professional consultants of the Parties, and of the Parties’ affiliates, that have a need to know the Confidential Information for the purpose of evaluating and performing this Agreement.

D. DEFAULT AND REMEDIES

D.1 Events of Default. An event of default (“**Event of Default**”) means: (a) the failure of Customer to make, when due, any payment required under this Agreement for any undisputed amount if that payment is not made within fifteen (15) business days after receipt of written notice (facsimile or electronic mail are valid forms of notice for this paragraph) from Gexa; or (b) any representation or warranty made by a Party proves to be false or misleading in any material respect; (c) except as provided in clause (a) above or otherwise in this section D.1, the failure of any Party to perform its obligations under this Agreement and that failure is not excused by Force Majeure and remains uncured following 20 business days written notice of the failure; (d) the defaulting Party (i) makes an assignment or any general arrangement for the benefit of creditors; or (ii) files a petition or otherwise commences, authorizes or acquiesces to a bankruptcy proceeding or similar proceeding for the protection of creditors, or has such a petition filed against it and that petition is not withdrawn or dismissed within 20 business days after filing; or (iii) otherwise becomes insolvent; or (iv) is unable to pay its debts when due; or (v) fails to establish, maintain or extend Credit in form and in an amount acceptable to Gexa when required; or (e) the Wholesale Transaction is terminated due to a default by Gexa under CESAs with other TCAP members or due to a default by the Energy Manager under the

Wholesale Transaction. If an Event of Default listed in subsection (d) of this Section occurs, it is deemed to have automatically occurred prior to such event.

D.2 Remedies upon an Event of Default. If an Event of Default occurs and is continuing, upon written notice to the defaulting Party, the non-defaulting Party may (a) commence an action to require the defaulting Party to remedy such default and specifically perform its duties and obligations in accordance with the Agreement; (b) exercise any other rights and remedies it has at equity or at law, subject to the Agreement's Limitations of Liabilities; and/or (c) suspend performance; provided, however, that suspension shall not continue for longer than ten (10) Business Days unless the non-defaulting Party has declared an early termination with proper notice. If Customer is responsible for an Event of Default and fails to cure within ten (10) days of written notice (such additional cure period does not apply to default for non-payment), in addition to its other remedies, Gexa may (i) terminate this Agreement; and (ii) charge Customer the Customer Early Termination Penalty pursuant to Section 5 of this Agreement. Notwithstanding the above, Gexa shall not disconnect or order disconnection of service to Customer unless the following events have all occurred: (1) Customer has an Event of Default for nonpayment under Section D.1(a) above, (2) Gexa gives Customer a ten (10) day written disconnection notice; and (3) Customer does not pay all undisputed outstanding payments owed by the end of the ten (10) day notice period. .

E. MISCELLANEOUS PROVISIONS

E.1 Disclaimer. This Agreement does not constitute, create, or otherwise recognize the existence of a joint venture, association, partnership, or other formal business entity of any kind among the Parties and the rights and obligations of the Parties are limited to those set forth in this Agreement.

E.2 Headings. The descriptive headings of the Articles and Sections of this Agreement are inserted for convenience only and are not intended to affect the meaning, interpretation or construction of this Agreement.

E.3 Waiver. Except as otherwise provided, failure of a Party to comply with an obligation, covenant, agreement, or condition may be waived by the other Party only in a writing signed by the Party granting the waiver, but that waiver does not constitute a waiver of, or estoppel with respect to a subsequent failure of the first Party to comply with that obligation, covenant, agreement, or condition.

E.4 Assignment. Except as provided in the REP Services Agreement, Customer shall not assign this Agreement, in whole or in part, or any of its rights or obligations pursuant to the Agreement without Gexa's prior written consent, which shall not be unreasonably withheld. Gexa may withhold consent if a proposed assignee fails to be at least as creditworthy as Customer as of the Effective Date. Gexa may: (a) transfer, sell, pledge, encumber or assign the revenues or proceeds of this Agreement in connection with any financing or other financial arrangement; (b) transfer or assign this Agreement to a Gexa affiliate with operating capability and financial condition substantially similar to Gexa; (c) transfer or assign this Agreement to any person or entity succeeding to all or substantially all of the assets of Gexa with an operating capability and financial condition substantially similar to Gexa as of the execution date of this Agreement; and/or (d) transfer or assign this Agreement to a certified REP with an operating capability and financial condition substantially similar to Gexa as of the execution date of this Agreement. In the case of (b), (c), or (d), any such assignee shall agree in writing to be bound by these Terms and Conditions of Service, and upon assignment, Gexa shall have no further obligations under this Agreement. Gexa shall not assign the Agreement to a non-affiliated entity (including its guarantor) that has a credit rating lower than BBB- without the prior written consent of TCAP, which shall not be unreasonably withheld.

E.5 No Third-Party Beneficiaries. This Agreement does not confer any rights or remedies on any person or party other than the Parties, their successors and permitted assigns; except that the Parties recognize that TCAP is entitled to receive the Aggregator Fee .

E.6 Severability. If a provision of this Agreement is held to be unenforceable or invalid by a court or regulatory authority of competent jurisdiction, the validity and enforceability of the remaining provisions are unaffected by that holding, and the Parties shall, to the extent possible, negotiate an equitable adjustment to the provisions of this Agreement in order to preserve the original intent and purpose of this Agreement.

E.7 Entire Agreement; Amendments. This Agreement constitutes the entire understanding between the Parties, and supersedes any and all previous understandings, oral or written, with respect to the subjects it covers. This Agreement may be amended only upon the mutually signed, written agreement of the Parties.

E.8 Further Assurances. The Parties shall promptly execute and deliver, at the expense of the Party requesting such action, any and all other and further instruments and documents which are reasonably requested in order to effectuate the transactions contemplated in this Agreement.

E.9 Emergency, Outage and Wire Service. In the event of an emergency, outage or service need, Customer shall call the TDSP for the service area of the ESI ID experiencing the emergency, outage or service need.

E.10 Customer Care. Customer may contact Gexa Customer Care if Customer has specific comments, questions, disputes, or complaints toll free at 1-866-961-9399, Monday to Friday 7:00 a.m. – 8:00 p.m. CST and Saturday from 8:00 a.m. – 2:00 p.m.. Gexa shall assist and cooperate with Customer regarding communications with a TDSP relating to service to any ESI ID served by Gexa under this Agreement.

E.11 Governing Law.

a. This Agreement is governed by and construed and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas, without regard to the State of Texas conflict of laws provisions.

b. All disputes between the Parties under this Agreement which are not otherwise settled will be decided by a court of competent jurisdiction in Harris County, Texas, and the Parties submit to the jurisdiction of the courts of the State of Texas and the Federal District Courts in Houston, Harris County, Texas. All disputes are governed under the laws of the State of Texas.

c. Subject to the provisions of E.11.a. above, this Agreement is subject to, and in the performance of their respective obligations under this Agreement the Parties shall comply with, all applicable federal, state and local laws, regulations and requirements (including the rules, regulations and requirements of quasigovernmental and regulatory authorities with jurisdiction over the Parties, including ERCOT) (collectively, "Applicable Law").

E.12 No Presumption Against Drafting. Both Parties contributed to the drafting of this Agreement. The rule of construction that any ambiguity is construed against the party who drafted this Agreement does not apply to this Agreement.

E.13 Counterparts; Facsimile Copies. This Agreement may be executed in counterparts, all of which constitute one and the same Agreement and each is deemed an original. A facsimile copy of either Party's signature is considered an original for all purposes, and each Party shall provide its original signature upon request.

E.15 Offer for Electric Service; Refusal of Service. This Agreement, including these Terms and Conditions of Service, constitute an offer for electric service, and is expressly conditioned on acceptance of this Agreement by Gexa. Gexa may refuse to provide electric service to Customer subject to the requirements of Applicable Law.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 2.

Meeting Date: 08/17/2020

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6637

Awarding a Bid to and Authorizing Execution of a Contract with Brad Drake Construction, LLC based on an Invitation to Bid for Construction of the East Park Avenue Roadway Extension

Issue:

To consider awarding a bid to and authorizing execution of a contract with Brad Drake Construction, LLC of Paris, Texas, based on an invitation to bid, for construction of the East Park Avenue Roadway Extension

Background:

In the Summer of 2015, extreme weather caused the saturation and collapse of a portion of East Lake Avenue. The 2009 Comprehensive Master Plan calls for extending East Park Avenue to tie into East Lake Avenue at a point east of the collapsed portion. Completing this connection would allow the failed portion of East Lake Avenue to be abandoned in place. The new connecting street will be a two-lane concrete road.

Six (6) bidders responded to the request for bids. The lowest responsible responsive bid in the amount of \$1,722,295.45 was submitted by Brad Drake Construction, LLC of Paris, Texas. A bid tabulation is attached.

Origination:

Engineering Department

Financial Consideration:

The total cost of the project is \$1,722,295.45 and is funded through the Capital Improvement Program. The Engineers' estimate for this project was approximately \$1.1 million.

Staff Recommendation:

It is recommended that the bid be awarded for construction of the East Park Avenue Roadway Extension to Brad Drake Construction, LLC in the amount of \$1,722,295.45. It is also recommended that the City Manager be authorized to execute the required contract documents.

Alternatives:

As may be directed by City Council

Attachments

Resolution No. 6637

Contract Agreement

Bid Tabulation

Aerial Location Map

RESOLUTION NO. 6637

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AWARDING A BID TO AND AUTHORIZING EXECUTION OF A CONTRACT WITH BRAD DRAKE CONSTRUCTION, LLC BASED ON AN INVITATION TO BID FOR CONSTRUCTION OF THE EAST PARK AVENUE ROADWAY EXTENSION; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That Brake Drake Construction, LLC of Paris, Texas, is hereby awarded the bid and the City of Sherman hereby approves the contract with Brake Drake Construction, LLC in the amount of One Million Seven Hundred Twenty-Two Thousand Two Hundred Ninety-Five Dollars and Forty-Five Cents (\$1,722,295.45) for construction of the East Park Avenue Roadway Extension; and that the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute a contract with Brake Drake Construction, LLC for construction of the aforementioned improvements, in accordance with all contract documents attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

CONTRACT AGREEMENT

STATE OF TEXAS

COUNTY OF GRAYSON

THIS AGREEMENT is made and entered into this 17th day of August 2020, by and between the City of Sherman, of the County of Grayson and State of Texas, acting through its City Manager, thereunto duly authorized so to do, Party of the First Part, hereinafter termed the OWNER, and Brake Drake Construction, LLC, of the City of Paris, County of Lamar, State of Texas, Party of the Second Part, hereinafter termed CONTRACTOR.

WITNESSETH: That for and in consideration of the payment and agreement hereinafter mentioned, to be made and performed by the OWNER, the said CONTRACTOR hereby agrees with the said OWNER to commence and complete construction of certain improvements as follows:

East Park Avenue Roadway Extension

and all extra work in connection therewith, under the terms as stated in the General and Specific Conditions of the AGREEMENT; and at his own proper cost and expense to furnish all the materials, supplies, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to complete the said construction, in accordance with the conditions and prices stated in the Proposal attached hereto and in accordance with the Advertisement for Bids, Instructions to Bidders, General Provisions, Special Provisions, Plans, and other drawings and printed or written explanatory matter thereof, and the Technical Specifications and Addenda thereto, as prepared by the OWNER, each of which has been identified by the endorsement of the CONTRACTOR and the OWNER thereon, together with the CONTRACTOR's written Proposal and the General Provisions, all of which are made a part hereof and collectively evidence and constitute the entire AGREEMENT.

Notice to Proceed

The CONTRACTOR hereby agrees to commence work within ten (10) calendar days after the date of written notice to do so shall have been given to him, to complete the work within Two Hundred Ten (210) calendar days, after he commences work, subject to such extensions of time as are provided by the General Provisions.

The OWNER agrees to pay the CONTRACTOR One Million, Seven Hundred Twenty-Two Thousand, Two Hundred Ninety-Five Dollars and Forty-Five Cents (**\$1,722,295.45**) in current funds for the performance of the Contract in accordance with the Proposal submitted thereof, subject to additions and deductions, as provided in the General Provisions, and to make payments of account thereof as provided therein.

IN WITNESS WHEREOF, the parties of these presents have executed this AGREEMENT in the year and day first above written.

CITY OF SHERMAN, TEXAS (OWNER)

ATTEST:

By: _____ By: _____
Robby Hefton, City Manager Linda Ashby, City Clerk

By: _____ By: _____
(CONTRACTOR) ATTEST:

The following to be executed if the CONTRACTOR is a corporation:

I, _____ certify that I am the secretary of the corporation named as CONTRACTOR herein; that _____, who signed this Contract on behalf of the CONTRACTOR is the _____ (official title) of said corporation; that said Contract was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Signed: _____

Corporate Seal

Project: East Park Avenue Roadway Extension
Owner: City of Sherman
Number: 2020-16
Public Works Project # 3029
Date: 7/23/2020

				Brad Drake		Lynn Vessels		Vessels	
				Construction, LLC		Construction, LLC		Construction	
Item	Description	Estimated Quantity		Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	LS	\$70,705.00	\$70,705.00	\$52,037.50	\$52,037.50	\$67,691.00	\$67,691.00
2	Erosion Control	1	LS	\$21,265.00	\$21,265.00	\$13,497.55	\$13,497.55	\$10,693.00	\$10,693.00
3	Traffic Control	1	LS	\$4,090.00	\$4,090.00	\$9,200.00	\$9,200.00	\$4,800.00	\$4,800.00
4	Cut	3,428	CY	\$4.50	\$15,426.00	\$5.73	\$19,642.44	\$8.03	\$27,526.84
5	Fill	15,694	CY	\$21.30	\$334,282.20	\$19.86	\$311,682.84	\$9.65	\$151,447.10
6	7" 4000 PSI Concrete w/ #3@18"oc	3,713	SY	\$50.55	\$187,692.15	\$49.92	\$185,352.96	\$51.98	\$193,001.74
7	6" Integral Curb	2448	LF	\$5.85	\$14,320.80	\$4.98	\$12,191.04	\$2.81	\$6,878.88
8	Street Header	197	LF	\$11.60	\$2,285.20	\$15.53	\$3,059.41	\$12.00	\$2,364.00
9	Asphalt Pavement (Type "B")	82	TON	\$170.00	\$13,940.00	\$230.00	\$18,860.00	\$176.20	\$14,448.40
10	Asphalt Pavement (Type "D")	36	TON	\$170.00	\$6,120.00	\$230.00	\$8,280.00	\$247.20	\$8,899.20
11	Lime Stabilization	4,533	SY	\$4.45	\$20,171.85	\$3.16	\$14,324.28	\$3.39	\$15,366.87
12	Lime (44#/SY)	82	TON	\$204.50	\$16,769.00	\$207.00	\$16,974.00	\$232.50	\$19,065.00
13	TxDOT Metal Beam Guard Fence	450	LF	\$31.55	\$14,197.50	\$29.10	\$13,095.00	\$29.16	\$13,122.00
14	4" Type I Yellow 90 mil Striping	718	LF	\$3.50	\$2,513.00	\$2.59	\$1,859.62	\$1.27	\$911.86
15	24" Type I White Solid 125 mil Striping	132	LF	\$14.90	\$1,966.80	\$9.78	\$1,290.96	\$7.20	\$950.40
16	White Lettering "RR" 125 mil Thermo	4	EA	\$233.75	\$935.00	\$546.25	\$2,185.00	\$114.00	\$456.00
17	White Railroad Crossing "X" 125 mil Thermo	4	EA	\$374.00	\$1,496.00	\$608.75	\$2,435.00	\$540.00	\$2,160.00
18	Type II R.P.M (Y-Y)	27	EA	\$23.40	\$631.80	\$6.90	\$186.30	\$12.00	\$324.00
19	Street Sign	4	EA	\$721.00	\$2,884.00	\$983.25	\$3,933.00	\$750.00	\$3,000.00
20	4-8'x8' Box Culverts	163	LF	\$3,391.00	\$552,733.00	\$2,585.93	\$421,506.59	\$3,706.62	\$604,179.06
21	48" Class III RCP	63	LF	\$298.50	\$18,805.50	\$202.72	\$12,771.36	\$197.16	\$12,421.08
22	42" Class III RCP	111	LF	\$217.35	\$24,125.85	\$169.43	\$18,806.73	\$164.77	\$18,289.47
23	30" Class III RCP	140	LF	\$155.55	\$21,777.00	\$98.18	\$13,745.20	\$104.11	\$14,575.40
24	24" Class III RCP	22	LF	\$139.10	\$3,060.20	\$74.58	\$1,640.76	\$86.91	\$1,912.02
25	21" Class III RCP	9	LF	\$139.25	\$1,253.25	\$65.25	\$587.25	\$86.91	\$782.19
26	18" Class III RCP	133	LF	\$100.70	\$13,393.10	\$55.24	\$7,346.92	\$64.75	\$8,611.75
27	16' Standard Curb Inlet	3	EA	\$8,765.00	\$26,295.00	\$6,261.75	\$18,785.25	\$5,610.98	\$16,832.94
28	5' Standard Curb Inlet	1	EA	\$5,325.00	\$5,325.00	\$3,119.95	\$3,119.95	\$2,995.00	\$2,995.00
29	3'x3' Wye Inlet	1	EA	\$5,090.00	\$5,090.00	\$2,957.80	\$2,957.80	\$2,621.00	\$2,621.00
30	Trench Safety	641	LF	\$1.75	\$1,121.75	\$1.15	\$737.15	\$1.22	\$782.02
31	Flared Wingwall (Line 'B' - 4-8'x8' RCB)	1	EA	\$26,265.00	\$26,265.00	\$113,164.60	\$113,164.60	\$90,866.09	\$90,866.09
31A	Parallel Wingwall (Line 'B' - 4-8'x8' RCB)	1	EA	\$26,265.00	\$26,265.00	\$91,965.50	\$91,965.50	\$90,641.37	\$90,641.37
32	Parallel Wingwall for pipe culvert w/ skew (Line 'C' - 48" RCP)	2	EA	\$44,050.00	\$88,100.00	\$49,436.20	\$98,872.40	\$49,456.14	\$98,912.28
33	Parallel Wingwall (Line 'A' - 42" RCP)	1	EA	\$18,850.00	\$18,850.00	\$16,939.50	\$16,939.50	\$16,297.48	\$16,297.48
34	Sloping End Headwall (3:1) (30" RCP)	2	EA	\$2,500.00	\$5,000.00	\$2,336.80	\$4,673.60	\$1,820.00	\$3,640.00
35	Concrete Riprap	360	SF	\$11.70	\$4,212.00	\$18.14	\$6,530.40	\$7.16	\$2,577.60
36	Remove Existing Headwall/Connect to Existing Storm Drain	1	EA	\$3,815.00	\$3,815.00	\$2,136.70	\$2,136.70	\$1,798.79	\$1,798.79
37	Remove Fire Hydrant/Cap 6" Water Line	1	LS	\$3,720.00	\$3,720.00	\$805.00	\$805.00	\$1,161.49	\$1,161.49
38	6" C900 PVC SDR-18	8	LF	\$230.00	\$1,840.00	\$194.21	\$1,553.68	\$61.75	\$494.00
39	6" Gate Valve	1	EA	\$1,675.00	\$1,675.00	\$972.90	\$972.90	\$997.50	\$997.50
40	Fire Hydrant	1	EA	\$4,035.00	\$4,035.00	\$3,910.00	\$3,910.00	\$4,732.23	\$4,732.23
41	6"x6" Anchor Tee	1	EA	\$1,735.00	\$1,735.00	\$488.75	\$488.75	\$4,352.73	\$4,352.73
42	Concrete Thrust Blocking	0.5	CY	\$2,435.00	\$1,217.50	\$345.00	\$172.50	\$125.00	\$62.50
43	Water Testing	1	LS	\$1,730.00	\$1,730.00	\$2,213.75	\$2,213.75	\$500.00	\$500.00
44	Connect to Existing Water Line	1	EA	\$1,575.00	\$1,575.00	\$862.50	\$862.50	\$1,742.23	\$1,742.23
45	Clearing and Grubbing	12.5	STA	\$1,890.00	\$23,625.00	\$2,875.00	\$35,937.50	\$3,279.42	\$40,992.75

46	Common Bermuda Sod W/Sod Nails	160	SY	\$5.55	\$888.00	\$11.50	\$1,840.00	\$3.60	\$576.00
47	Hydromulch Seeding Disturbed areas - Common Bermuda	14,000	SY	\$0.95	\$13,300.00	\$1.55	\$21,700.00	\$1.80	\$25,200.00
48	BNSF Contractor Requirements	1	LS	\$57,265.00	\$57,265.00	\$136,275.00	\$136,275.00	\$121,800.00	\$121,800.00
49	Grouted Riprap	2,120	SF	\$8.50	\$18,020.00	\$11.82	\$25,058.40	\$13.14	\$27,856.80
50	Downstream Anchor Terminal	4	EA	\$1,870.00	\$7,480.00	\$1,437.50	\$5,750.00	\$1,500.00	\$6,000.00
51	Terminal Anchor Section	4	EA	\$1,753.00	\$7,012.00	\$3,737.50	\$14,950.00	\$3,900.00	\$15,600.00
Subtotal					1,722,295.45		1,778,864.54		1,783,910.06

Bid Tabulation**Project:** East Park Avenue Roadway Extension**Owner:** City of Sherman**Number:** 2020-16**Public Works Project # 3029****Date:** 7/23/2020

Item	Description	Estimated Quantity		Lindamood		Pavecon		FNH	
				Demolition, Inc.		Public Works, LP		Construction, LLC	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	LS	\$80,393.33	\$80,393.33	\$162,386.59	\$162,386.59	\$260,000.00	\$260,000.00
2	Erosion Control	1	LS	\$16,244.61	\$16,244.61	\$26,200.00	\$26,200.00	\$45,000.00	\$45,000.00
3	Traffic Control	1	LS	\$12,306.86	\$12,306.86	\$14,800.00	\$14,800.00	\$85,000.00	\$85,000.00
4	Cut	3,428	CY	\$8.96	\$30,714.88	\$17.90	\$61,361.20	\$20.00	\$68,560.00
5	Fill	15,694	CY	\$19.49	\$305,876.06	\$29.10	\$456,695.40	\$30.00	\$470,820.00
6	7" 4000 PSI Concrete w/ #3@18"oc	3,713	SY	\$88.70	\$329,343.10	\$51.40	\$190,848.20	\$65.00	\$241,345.00
7	6" Integral Curb	2448	LF	\$3.15	\$7,711.20	\$3.00	\$7,344.00	\$12.00	\$29,376.00
8	Street Header	197	LF	\$15.10	\$2,974.70	\$19.27	\$3,796.19	\$15.00	\$2,955.00
9	Asphalt Pavement (Type "B")	82	TON	\$242.81	\$19,910.42	\$128.35	\$10,524.70	\$140.00	\$11,480.00
10	Asphalt Pavement (Type "D")	36	TON	\$343.46	\$12,364.56	\$322.94	\$11,625.84	\$140.00	\$5,040.00
11	Lime Stabilization	4,533	SY	\$4.45	\$20,171.85	\$7.01	\$31,776.33	\$8.00	\$36,264.00
12	Lime (44#/SY)	82	TON	\$207.59	\$17,022.38	\$177.66	\$14,568.12	\$200.00	\$16,400.00
13	TxDOT Metal Beam Guard Fence	450	LF	\$31.45	\$14,152.50	\$31.91	\$14,359.50	\$25.00	\$11,250.00
14	4" Type I Yellow 90 mil Striping	718	LF	\$6.29	\$4,516.22	\$1.12	\$804.16	\$2.00	\$1,436.00
15	24" Type I White Solid 125 mil Striping	132	LF	\$25.16	\$3,321.12	\$6.38	\$842.16	\$20.00	\$2,640.00
16	White Lettering "RR" 125 mil Thermo	4	EA	\$566.15	\$2,264.60	\$101.06	\$404.24	\$250.00	\$1,000.00
17	White Railroad Crossing "X" 125 mil Thermo	4	EA	\$566.15	\$2,264.60	\$478.72	\$1,914.88	\$250.00	\$1,000.00
18	Type II R.P.M (Y-Y)	27	EA	\$31.45	\$849.15	\$10.64	\$287.28	\$5.00	\$135.00
19	Street Sign	4	EA	\$691.96	\$2,767.84	\$664.89	\$2,659.56	\$850.00	\$3,400.00
20	4-8'x8' Box Culverts	163	LF	3,082.35	\$502,423.05	\$3,157.45	\$514,664.35	\$4,075.00	\$664,225.00
21	48" Class III RCP	63	LF	251.62	\$15,852.06	\$236.17	\$14,878.71	\$450.00	\$28,350.00
22	42" Class III RCP	111	LF	239.04	\$26,533.44	\$197.34	\$21,904.74	\$400.00	\$44,400.00
23	30" Class III RCP	140	LF	169.84	\$23,777.60	\$116.12	\$16,256.80	\$150.00	\$21,000.00
24	24" Class III RCP	22	LF	150.97	\$3,321.34	\$87.98	\$1,935.56	\$125.00	\$2,750.00
25	21" Class III RCP	9	LF	100.65	\$905.85	\$77.39	\$696.51	\$120.00	\$1,080.00
26	18" Class III RCP	133	LF	88.07	\$11,713.31	\$68.88	\$9,161.04	\$85.00	\$11,305.00
27	16' Standard Curb Inlet	3	EA	8,806.71	\$26,420.13	\$4,930.85	\$14,792.55	\$15,000.00	\$45,000.00
28	5' Standard Curb Inlet	1	EA	5,661.46	\$5,661.46	\$3,031.91	\$3,031.91	\$8,500.00	\$8,500.00
29	3'x3' Wye Inlet	1	EA	5,661.46	\$5,661.46	\$2,819.15	\$2,819.15	\$5,500.00	\$5,500.00
30	Trench Safety	641	LF	1.26	\$807.66	\$1.60	\$1,025.60	\$10.00	\$6,410.00
31	Flared Wingwall (Line 'B' - 4-8'x8' RCB)	1	EA	157,262.72	\$157,262.72	\$74,574.47	\$74,574.47	\$85,000.00	\$85,000.00
31A	Parallel Wingwall (Line 'B' - 4-8'x8' RCB)	1	EA	69,195.60	\$69,195.60	\$63,297.87	\$63,297.87	\$85,001.00	\$85,001.00
32	Parallel Wingwall for pipe culvert w/ skew (Line 'C' - 48" RCP)	2	EA	50,324.07	\$100,648.14	\$34,877.66	\$69,755.32	\$20,000.00	\$40,000.00
33	Parallel Wingwall (Line 'A' - 42" RCP)	1	EA	7,863.13	\$7,863.13	\$7,260.64	\$7,260.64	\$20,000.00	\$20,000.00
34	Sloping End Headwall (3:1) (30" RCP)	2	EA	3,145.25	\$6,290.50	\$2,739.36	\$5,478.72	\$12,500.00	\$25,000.00
35	Concrete Riprap	360	SF	12.58	\$4,528.80	\$15.96	\$5,745.60	\$15.00	\$5,400.00
36	Remove Existing Headwall/Connect to Existing Storm Drain	1	EA	3,145.26	\$3,145.26	\$851.06	\$851.06	\$6,500.00	\$6,500.00
37	Remove Fire Hydrant/Cap 6" Water Line	1	LS	1,258.10	\$1,258.10	\$638.30	\$638.30	\$5,000.00	\$5,000.00
38	6" C900 PVC SDR-18	8	LF	125.81	\$1,006.48	\$44.68	\$357.44	\$100.00	\$800.00
39	6" Gate Valve	1	EA	1,887.15	\$1,887.15	\$1,170.21	\$1,170.21	\$3,850.00	\$3,850.00
40	Fire Hydrant	1	EA	5,661.46	\$5,661.46	\$3,743.62	\$3,743.62	\$4,000.00	\$4,000.00
41	6"x6" Anchor Tee	1	EA	1,258.10	\$1,258.10	\$494.68	\$494.68	\$2,500.00	\$2,500.00
42	Concrete Thrust Blocking	0.5	CY	1,258.12	\$629.06	\$132.98	\$66.49	\$2,000.00	\$1,000.00
43	Water Testing	1	LS	3,145.26	\$3,145.26	\$1.06	\$1.06	\$1,850.00	\$1,850.00
44	Connect to Existing Water Line	1	EA	6,290.50	\$6,290.50	\$851.06	\$851.06	\$1,500.00	\$1,500.00

45	Clearing and Grubbing	12.5	STA	2,140.88	\$26,761.00	\$3,230.00	\$40,375.00	\$16,000.00	\$200,000.00
46	Common Bermuda Sod W/Sod Nails	160	SY	28.31	\$4,529.60	\$5.85	\$936.00	\$10.00	\$1,600.00
47	Hydromulch Seeding Disturbed areas - Common Bermuda	14,000	SY	1.35	\$18,900.00	\$0.80	\$11,200.00	\$1.00	\$14,000.00
48	BNSF Contractor Requirements	1	LS	12,077.78	\$12,077.78	\$80,100.00	\$80,100.00	\$35,000.00	\$35,000.00
49	Grouted Riprap	2,120	SF	16.36	\$34,683.20	\$12.77	\$27,072.40	\$28.00	\$59,360.00
50	Downstream Anchor Terminal	4	EA	1,635.53	\$6,542.12	\$1,542.55	\$6,170.20	\$2,500.00	\$10,000.00
51	Terminal Anchor Section	4	EA	1,478.27	\$5,913.08	\$3,670.21	\$14,680.84	\$2,500.00	\$10,000.00
Subtotal					1,987,724.38		2,029,186.25		2,748,982.00

East Park Avenue Extension



Google Earth

© 2020 Google

BNSF Railroad

2000 ft



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 3.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6638

Approving and Adopting a Five-Year Capital Improvement Program for the City of Sherman, Texas

Issue:

To approve and adopt the City of Sherman's Capital Improvement Program 2020-2025

Background:

Article V, Section 10 of the City Charter requires that the City Council, by resolution, adopt a Capital Improvement Program. As required, before consideration of the resolution, the City published a summary of the Program and gave notice of a public hearing in a newspaper of general circulation in the City and also held the required public hearing on the Program.

Origination:

Finance Department

Financial Consideration:

The first year of projects for the General, Utility and Stormwater Capital Improvement Programs are included in the proposed fiscal year (FY) 2020-2021 budget. Therefore, there is no additional financial consideration to adopting the Capital Improvement Program.

Staff Recommendation:

The staff recommends approval of this item following the public hearing.

Alternatives:

The Council may amend the Program and then adopt the Program with or without amendments.

Attachments

Resolution No. 6638

2020-2025 Capital Improvement Program

RESOLUTION NO. 6638

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 3rd day of August, 2020, at a regular City Council meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 17th day of August, 2020.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY:

DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

Capital Improvement Plan of the City of Sherman

October 1, 2020 - September 30, 2025

David Plyler, Mayor
Willie Steele, Deputy Mayor

Council Members

Shawn Teamann
Pamela Howeth
Daron Holland
Josh Stevenson
Sandra Melton

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2020 - SEPTEMBER 30, 2025

CITY COUNCIL

David Plyler, Mayor
Willie Steele, Deputy Mayor

Council Members

Shawn Teamann
Pamela L. Howeth
Daron Holland
Josh Stevenson
Sandra Melton



Robby Hefton, City Manager

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City of Sherman, Texas

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The Honorable David Plyler, Mayor, and Members of the City Council

Subject: 2020-2021/2024-2025 Five-Year Capital Improvement Program

The Capital Improvement Program for the City of Sherman is submitted to you in compliance with Article V, Section IX of our Charter. This Five-Year Capital Improvement Program covers the planning period beginning October 1, 2020 through September 30, 2025.

Our community continues to experience growth and potential for growth and, in order to meet the needs of the future, we must plan. The Capital Improvement Program forecasts our major capital improvement needs on a yearly priority basis. The plan requires annual revision in order to ensure that it meets the public safety, health and welfare needs of the citizens of Sherman, as well as our ability to finance those needs.

The Capital Improvement Program provides you with a comprehensive planning forecast of Capital Improvement needs. It outlines the recommended projects by fiscal year and estimates cost and funding sources. Each project is described by a brief narrative. The process of reviewing and approving this document requires that you concentrate on the priorities of the projects, due to funding limitations.

The Capital Improvement Program is separated into two functions, that of governmental and of proprietary. The governmental function is accounted for in the General Fund services; and the Capital Improvement Projects under this section are associated with general government and financed by taxation, grants and other General Fund sources. These projects are in the nature of streets, parks, drainage, flood control, refuse, and public safety improvements. The proprietary function is accounted for in the Utility Services section. Projects under this section are primarily for water and sewer improvements. Summaries by fiscal year for General Services and Utility Services are for years one through five.

This Capital Improvement Program has been reviewed and is hereby respectfully submitted for your consideration.

Very truly yours,



Robby Hefton
City Manager

GENERAL

SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
ENGINEERING SERVICES					
Downtown Infrastructure	\$ 510,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
McGee Street Bridge - Erosion & Overlay Repairs	\$ 150,000	\$ 750,000	\$ -	\$ -	\$ -
Design & ROW Acquisition for FM 1417 Improvements - SH 56 to W. Travis	\$ 2,000,000	\$ 1,800,000	\$ -	\$ -	\$ -
Engineering & Construction - Taylor/Washington from Little to Sand Creek	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -
Public Infrastructure for TIRZ #6	\$ 900,000	\$ -	\$ -	\$ -	\$ -
Moore St. Construction - Phase II from W. Travis to FM 1417 (2 of 4 Lanes)	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
South Travis Bridge Repair at Post Oak Creek	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Center Street Bridge - Erosion & Overlay Repairs	\$ 550,000	\$ -	\$ -	\$ -	\$ -
Design/Construct Park Street - Lake Street to SH 11	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -
TIRZ #3 - Demo Old Medical Plaza Hospital & Remediate	\$ 250,000	\$ -	\$ -	\$ -	\$ -
TIRZ #5 - General Improvements at Sherman Crossroads	\$ 300,000	\$ -	\$ -	\$ -	\$ -
TIRZ #7 - BelAir Development East of Legacy Extension	\$ 2,500,000	\$ -	\$ -	\$ -	\$ -
Lamberth Road Expansion - Shady Oaks to Friendship Road	\$ -	\$ 500,000	\$ 3,000,000	\$ -	\$ -
Fallon Drive West Construction	\$ -	\$ 500,000	\$ -	\$ -	\$ -
Progress Drive Construction - Between Progress Rail & Flanary Road	\$ -	\$ 1,800,000	\$ -	\$ -	\$ -
Engineering & Construction - Taylor/Washington Extension - Phase III	\$ -	\$ 1,000,000	\$ -	\$ 7,000,000	\$ -
Engineering & Construction - Taylor/Washington Bridge Across Sand Creek	\$ -	\$ 500,000	\$ 7,000,000	\$ -	\$ -
Design/Construct Friendship Road - SH 56 to Lamberth	\$ -	\$ 1,600,000	\$ 2,000,000	\$ 2,700,000	\$ 6,200,000
FM 1417 Expansion Engineering - US 75 to Railroad	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Fallon Drive Final Engineering - East towards Dripping Springs	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Total Engineering Services	\$ 12,660,000	\$ 8,500,000	\$ 12,050,000	\$ 10,250,000	\$ 6,350,000

FIRE DEPARTMENT

Station #1 Roof Replacement	\$ 85,000	\$ -	\$ -	\$ -	\$ -
Replace Overhead Doors at Station #5	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Land Acquisition for Station #6	\$ -	\$ 750,000	\$ -	\$ -	\$ -
Design & Engineer Station #6	\$ -	\$ 650,000	\$ -	\$ -	\$ -
Station #6 Construction	\$ -	\$ 4,500,000	\$ -	\$ -	\$ -
Combine Stations #1 and #2 - Land Acquisition and Design/Engineering	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -
Station #4 Phase II - Construct EMS Building	\$ -	\$ 950,000	\$ -	\$ -	\$ -
Station #4 Phase IIIA - Construct Pad Site for Fire Training Facility	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Combine Stations #1 and #2 - Construction	\$ -	\$ -	\$ 6,000,000	\$ -	\$ -
Station #4 Phase IIIB - Construct Training Facility	\$ -	\$ -	\$ 2,800,000	\$ -	\$ -
Renovate Station #3 - Building Interior & Exterior, Bay Doors, etc.	\$ -	\$ -	\$ 195,000	\$ -	\$ -

GENERAL SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Relocate Station #5 - Land Acquisition	\$ -	\$ -	\$ -	\$ 750,000	\$ -
New Station #5 Construction	\$ -	\$ -	\$ -	\$ -	\$ 4,500,000
Land Acquisition for Station #7	\$ -	\$ -	\$ -	\$ -	\$ 750,000
Design & Engineer Station #7	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Fire Department	\$ 85,000	\$ 8,560,000	\$ 8,995,000	\$ 750,000	\$ 5,850,000

INFORMATION TECHNOLOGY

Update City Fiber Connections/Hardware	\$ -	\$ 241,000	\$ -	\$ -	\$ -
Total Information Technology	\$ -	\$ 241,000	\$ -	\$ -	\$ -

LIBRARY SERVICES

Install Self-Check Stations with RFID Tags	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Total Library Services	\$ 40,000	\$ -	\$ -	\$ -	\$ -

PARKS AND RECREATION

Pecan Grove West Complex Phase II - Spraygrounds, Trails, Etc.	\$ -	\$ 800,000	\$ -	\$ -	\$ -
Fairview Park - Replace Open Air Restroom with Multi-Use Facility	\$ -	\$ 850,000	\$ -	\$ -	\$ -
Pecan Grove East Park - Add Restroom & Trail Lighting	\$ -	\$ 350,000	\$ -	\$ -	\$ -
Conduct Recreation/Community Center Feasibility Study	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Fairview Park - Replace Existing Lighting with LED	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Martin Luther King Park - Replace Restroom Facility	\$ -	\$ 300,000	\$ -	\$ -	\$ -
Old Settlers Park - Replace Existing Lighting with LED	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Hawn Park - Add Pavilion & Expand Parking Lot	\$ -	\$ 400,000	\$ -	\$ -	\$ -
Develop Trails & Bicycle Boulevards Throughout the City	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Taylor Street Gym - Expand Parking Lot	\$ -	\$ -	\$ 65,000	\$ -	\$ -
Build Recreation/Community Center	\$ -	\$ -	\$ 10,000,000	\$ -	\$ -
Binkley Park - Install Restroom Facility	\$ -	\$ -	\$ 300,000	\$ -	\$ -
Herman Baker Park - Install Fishing Pier & Boat Ramp	\$ -	\$ -	\$ 625,000	\$ -	\$ -
Fairview Park - Expand Tennis Courts & Add Pickleball Court Lines	\$ -	\$ -	\$ 140,000	\$ -	\$ -
Herman Baker Park - Install Pavilion & Playground	\$ -	\$ -	\$ 600,000	\$ -	\$ -
Acquire Land to Accommodate a 60-80 Acre Regional Park	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -
Ely Park - Upgrade Pavilion & Create Walking Trail	\$ -	\$ -	\$ 200,000	\$ -	\$ -
Install Bridge Connecting Binkley Park & Lamar Street Greenspace	\$ -	\$ -	\$ -	\$ 150,000	\$ -
Expand Decking, Seating, & Shading at The Splash	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Hawn Park - Expand Existing Skatepark	\$ -	\$ -	\$ -	\$ 300,000	\$ -
Acquire Land to Accommodate Neighborhood Parks	\$ -	\$ -	\$ -	\$ 300,000	\$ -

GENERAL SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Develop 60-80 Acre Regional Park	\$ -	\$ -	\$ -	\$ 7,000,000	\$ -
Update Parks and Recreation Master Plan	\$ -	\$ -	\$ -	\$ -	\$ 60,000
Develop Neighborhood Park at Pebblebrook Two	\$ -	\$ -	\$ -	\$ -	\$ 600,000
Total Parks & Recreation	\$ -	\$ 4,650,000	\$ 14,230,000	\$ 8,800,000	\$ 960,000
POLICE DEPARTMENT					
Construct New Police Station & Remodel Existing Facility	\$ 1,354,000	\$ 12,646,000	\$ -	\$ -	\$ -
Replace Existing Video Evidence Solution Software	\$ 100,790	\$ 100,790	\$ 100,790	\$ 100,790	\$ 157,220
Total Police Department	\$ 1,454,790	\$ 12,746,790	\$ 100,790	\$ 100,790	\$ 157,220
PUBLIC WORKS					
Binkley Park Bridge - Repair Paving & Sidewalk Damage	\$ -	\$ 60,000	\$ -	\$ -	\$ -
Roadway & Curb/Gutter Repairs On Lamberth Road Near FM 1417	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Supporting Structures Upgrades & Repairs at Sherman Municipal Airport	\$ 100,000	\$ 50,000	\$ -	\$ -	\$ -
Total Police Department	\$ 100,000	\$ 160,000	\$ -	\$ -	\$ -
Total General Services	\$14,339,790	\$34,857,790	\$35,375,790	\$19,900,790	\$13,317,220

UTILITY SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
AWIA Security Upgrades for WTP and Well Site System	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Replace Flow Meters at WTP	\$ 100,000	\$ -	\$ -	\$ -	\$ -
Recurring Water System Components Improvements	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Construct Brine Disposal Line for WTP	\$ 1,700,000	\$ 6,400,000	\$ 200,000	\$ 700,000	\$ 6,000,000
Address Deterioration & Climate Control in WTP Buildings	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Northwest Sewer Expansion Project	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -
Annual Water/Sewer Oversizing & Replacement Costs	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Construct Legacy Surface Waterline	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -
Construct Waterline to Serve Marilee SUD Line	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
Conduct Water Hydraulic Study	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Conduct Wastewater System Study	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -
Replace Deteriorated Southside Industrial Sewer	\$ 2,400,000	\$ -	\$ -	\$ -	\$ -
Provide Overflow Relief to Existing Texoma Pkwy Sewers	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Ida Road Ground Storage Tank - Modifications & Repairs	\$ 2,050,000	\$ -	\$ -	\$ -	\$ -
Replace 12" Water Main Along Texoma Parkway	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -
Extend Lamberth Road Waterline Past Carriage Estates	\$ 135,000	\$ -	\$ -	\$ -	\$ -
Increase Fairview Ground Storage Tank Water Pressure	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Abandon & Re-route Center Street Sewer	\$ 80,000	\$ -	\$ -	\$ -	\$ -
Upgrade Water System at High Country Estates	\$ 60,000	\$ 60,000	\$ 70,000	\$ 80,000	\$ -
Abandon Old Wells/Pumps at High Country & Preston Club	\$ 70,000	\$ -	\$ -	\$ -	\$ -
Replace Existing 10" Water Crossing at Choctaw Creek	\$ 425,000	\$ -	\$ -	\$ -	\$ -
Replace Existing 10" Water Crossing on Travis Street North of US 82	\$ 575,000	\$ -	\$ -	\$ -	\$ -
Engineering for Legacy Drive Waterline	\$ 213,000	\$ -	\$ -	\$ -	\$ -
Gate Actuator Upgrades	\$ 300,000	\$ -	\$ -	\$ -	\$ -
Design & Engineering - WWTP Lab Facility Expansion	\$ 250,000	\$ -	\$ -	\$ -	\$ -
SSO Initiatives	\$ 150,000	\$ -	\$ -	\$ -	\$ -
Refurbish Rex Cruise Elevated Storage Tank	\$ -	\$ 500,000	\$ -	\$ -	\$ -
WTP Backwash Tank Repairs & Modifications	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Refurbish Deteriorated Flocculation-Sedimentation Basin at WTP	\$ -	\$ 1,500,000	\$ -	\$ -	\$ -
Repair Cherry Park Well Site	\$ -	\$ 180,000	\$ -	\$ -	\$ -
Southwest Sewer Line Extension	\$ -	\$ 600,000	\$ 5,400,000	\$ -	\$ -
Replace Pump #2 at Fairview Ground Storage Tank	\$ -	\$ 30,000	\$ -	\$ -	\$ -
Construct Friendship ROW Bypass Waterline	\$ -	\$ 1,500,000	\$ 2,750,000	\$ 5,000,000	\$ 3,250,000
Replace Headworks Pump #1 at WWTP	\$ -	\$ 145,000	\$ -	\$ -	\$ -
Relocate Main Switchgear Building Components	\$ -	\$ 1,400,000	\$ -	\$ -	\$ -
Construction - WWTP Lab Facility Expansion	\$ -	\$ 1,350,000	\$ -	\$ -	\$ -
Main Road Repairs at WWTP	\$ -	\$ 80,000	\$ -	\$ -	\$ -
Replace Lake Station Pump	\$ -	\$ -	\$ 2,200,000	\$ -	\$ -
Refurbish Dorchester Ground Storage Tank	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Primary Digester #1 Rehabilitation	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -

UTILITY SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
Design & Engineering - Main Digester Complex Rehabilitation	\$ -	\$ -	\$ 500,000	\$ -	\$ -
Equalization Basin Blower Rehabilitation	\$ -	\$ -	\$ 750,000	\$ -	\$ -
Grit Removal Process Rehabilitation	\$ -	\$ -	\$ 350,000	\$ -	\$ -
Refurbish Fairview Ground Storage Tank	\$ -	\$ -	\$ -	\$ 500,000	\$ -
Replace EDR Process at WTP	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
Replace Filter Media & Basins at WTP	\$ -	\$ -	\$ -	\$ 600,000	\$ -
Construction - Main Digester Complex Rehabilitation	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
Demolish Old Sludge Drying Beds	\$ -	\$ -	\$ -	\$ 250,000	\$ -
Odor Abatement Study	\$ -	\$ -	\$ -	\$ 200,000	\$ -
Engineer & Design Membrane Building Build-Out at WTP	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000
UV Disinfection Building Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Bar Screen Rehabilitation	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Digester Cost Recovery Study	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Conduct WWTP Study to Control TDS Loadings	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Total Utility Services	\$ 18,858,000	\$ 15,145,000	\$ 14,620,000	\$ 15,030,000	\$ 14,200,000

STORMWATER SERVICES

PROJECT	FY 2021 Budgeted	FY 2022 Proposed	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed
ENGINEERING SERVICES					
Design & Construct Storm Drainage System Under Blanton Drive	\$ -	\$ 250,000	\$ -	\$ -	\$ -
Archer Drive Property Acquisition	\$ -	\$ 4,238,000	\$ -	\$ -	\$ -
Sam Rayburn/Contemporary Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 105,284	\$ -	\$ -	\$ -
Ayers Drive Property Acquisition	\$ -	\$ 192,152	\$ -	\$ -	\$ -
Sam Rayburn/N. Travis Property Acquisitions for Flood Damage Mitigation	\$ -	\$ 489,033	\$ -	\$ -	\$ -
Contemporary Drive Property Acquisition	\$ -	\$ -	\$ 1,242,646	\$ -	\$ -
Property Acquisition for Proposed Dam 9a	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -
Construction of Proposed Dam 9a	\$ -	\$ 400,000	\$ -	\$ 5,000,000	\$ -
Canterbury Drive Property Acquisition	\$ -	\$ 100,000	\$ -	\$ -	\$ -
Increase Culvert Capacity under Gribble Street at Stream G	\$ -	\$ -	\$ 275,000	\$ -	\$ -
Increase Channel Capacity near Lamar/US 75	\$ -	\$ -	\$ -	\$ -	\$ 1,437,000
Increase Channel Capacity near Center/Post Oak	\$ -	\$ -	\$ -	\$ -	\$ 2,698,000
Total Engineering Services	\$ -	\$ 6,774,469	\$ 1,517,646	\$ 5,000,000	\$ 4,135,000
STREETS MAINTENANCE					
Taylor/Washington Bridges - Erosion & Overlay	\$ -	\$ 92,000	\$ -	\$ -	\$ -
Lamberth Road Bridges - Erosion & Overlay	\$ -	\$ 50,000	\$ -	\$ -	\$ -
Hillcrest/Woods Bridges - Erosion & Overlay	\$ -	\$ 77,000	\$ -	\$ -	\$ -
Ricketts/Centennial/etc. Bridges - Erosion & Overlay	\$ -	\$ -	\$ 68,000	\$ -	\$ -
Total Streets Maintenance Services	\$ -	\$ 219,000	\$ 68,000	\$ -	\$ -
Total Stormwater Services	\$ -	\$ 6,993,469	\$ 1,585,646	\$ 5,000,000	\$ 4,135,000

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, APPROVING AND ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council is charged with providing a five-year capital improvement program for the City of Sherman, pursuant to Article V of the Charter of said City; and

WHEREAS, the City Manager has provided to the City Council such a program in a timely fashion; and

WHEREAS, the City Council met to review said plan on the 3rd day of August, 2020, at a regular City Council meeting;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Five-Year Capital Improvement Program, attached hereto as Exhibit “A” and incorporated herein for all intents and purposes, be and the same is hereby in all things approved and adopted as the Capital Improvement Program of the City of Sherman, Texas.

SECTION 2. That the effective date of this resolution shall be the 17th day of August, 2020.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

CAPITAL BUDGET

2020 - 2025

GENERAL SERVICES

2020 - 2025

GENERAL SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

2020-2021

PROJECT YEAR: 2020 - 2021

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$510,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MCGEE STREET BRIDGE EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete repairs of erosion damage and overlay bridge decking on McGee Street bridge at Post Oak Creek.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair, due to safety and expanding growth needs.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

DESIGN & ROW ACQUISITION FOR FM 1417 IMPROVEMENTS - SH 56 TO W. TRAVIS

DESCRIPTION:	Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund; TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE 2B

DESCRIPTION:	Engineering phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

TIRZ #6 - PUBLIC INFRASTRUCTURE REIMBURSEMENT

DESCRIPTION:	Reimburse developer for public infrastructure, including streets, water, and sewer utilities.
ESTIMATED COST:	\$900,000
PROPOSED FINANCING:	TIRZ #6
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #6 was created to develop the southside of US 75 and SH 691.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MOORE STREET CONSTRUCTION - PHASE II - W. TRAVIS TO FM 1417

DESCRIPTION:	Extend Moore Street from W. Travis Street to FM 1417 (includes two of the required four lanes).
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a minor thoroughfare connecting FM 1417 and Park Street. Additional phases will be determined by future development.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

SOUTH TRAVIS BRIDGE REPAIR AT POST OAK CREEK

DESCRIPTION:	General bridge repairs to the South Travis bridge at Post Oak Creek.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Project identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as needing repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CENTER STREET BRIDGE - EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete repairs of erosion damage and overlay bridge decking on Center Street bridge at Post Oak Creek.
ESTIMATED COST:	\$550,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair, due to safety and expanding growth needs.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

EAST PARK STREET EXPANSION - FIRST STREET TO SH 11

DESCRIPTION:	Design and construction of Park Street to connect from Lake Street to SH 11.
ESTIMATED COST:	\$1,200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project is included in the Master Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TIRZ #3 - DEMO OLD MEDICAL PLAZA HOSPITAL & REMEDIATION

DESCRIPTION:	Demolish deteriorated structures and remediate environmental issues.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	TIRZ #3
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #3 was created for the Sherman Commons area, east of US 75 at Loy Lake Rd. This project will require expansion of the existing zone boundaries to include property to the south.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

TIRZ #5 - GENERAL IMPROVEMENTS AT SHERMAN CROSSROADS

DESCRIPTION:	General improvements in the reinvestment zone at Sherman Crossroads.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	TIRZ #5
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #5 was created for the Sherman Crossroads area, located at the southwest corner of FM 1417 and US 75.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TIRZ #7 - PUBLIC INFRASTRUCTURE IMPROVEMENTS

DESCRIPTION:	Bel Air development east of the Legacy Drive Extension, plus related utility infrastructure, etc.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	TIRZ #7
PROJECT NECESSITY:	Tax Increment Reinvestment Zone (TIRZ) #7 was created for the Bel Air development area, located at the southeast corner of FM 1417 and US 75.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2020 - 2021

STATION #1 ROOF REPLACEMENT

DESCRIPTION:	Replace the roof at Station #1.
ESTIMATED COST:	\$85,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The roof at Station #1 is failing and the membrane must be replaced.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

INSTALL SELF-CHECK STATIONS AT SHERMAN PUBLIC LIBRARY

DESCRIPTION:	Installation of self-check stations, RFID tags, security tags, and tagging supplies at the Sherman Public Library.
ESTIMATED COST:	\$40,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Self-check stations allow patrons to check their own materials. Additionally, radio frequency identification (RFID) tags assist in tracking items and security.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2020 - 2021

CONSTRUCT NEW POLICE STATION & REMODEL EXISTING FACILITY

DESCRIPTION:	Design and site acquisition for a new police station.
ESTIMATED COST:	\$1,354,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A new police station is needed, as the department has outgrown the current facility. Remodeling the existing facility will provide additional office space for City staff.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	First of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

SUPPORTING STRUCTURES UPGRADES & REPAIRS AT SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Minimal repair and upgrades to the supporting structures at the Sherman Municipal Airport.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Periodic support structure improvements are necessary to enhance useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

2021-2022

PROJECT YEAR: 2021-2022

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

MCGEE STREET BRIDGE - EROSION & OVERLAY REPAIRS

DESCRIPTION:	Complete erosion damage repairs and bridge deck overlay on McGee Street Bridge.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This bridge was identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as needing repair.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

DESIGN & ROW ACQUISITION FOR FM 1417 IMPROVEMENTS - SH 56 TO W. TRAVIS

DESCRIPTION:	Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	General Improvement Fund; TxDOT Funds
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increased and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	Engineering design for phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project will assist in the areas of development in West Sherman. The 2016 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

FALLON DRIVE WEST CONSTRUCTION

DESCRIPTION:	Project for preliminary engineering and right-of-way acquisitions along Fallon Drive, west of US 75 to Kerr Chapel Road and east towards Dripping Springs.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Acquisition is directly related to new development in the area and corresponds to right-of-way widths included in the updates to the Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROGRESS DRIVE CONSTRUCTION - PROGRESS RAIL & FLANARY ROAD

DESCRIPTION:	Phased construction of Progress Drive between Progress Rail and Flanary Road.
ESTIMATED COST:	\$1,800,000
PROPOSED FINANCING:	SEDCO
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has identified this project to address growth in the industrial park area.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE III

DESCRIPTION:	Engineering for phased construction of the Taylor/ Washington extension westward from FM 1417 to SH 289.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

TAYLOR/WASHINGTON BRIDGE ACROSS SAND CREEK

DESCRIPTION:	Engineering phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021-2022

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$1,600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 to US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

REPLACE OVERHEAD DOORS AT STATION #5

DESCRIPTION:	Replace four (4) overhead bay doors at station #5.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current overhead bay doors are reaching end of life. Maintenance costs have continued to rise over recent years.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

LAND ACQUISITION FOR STATION #6

DESCRIPTION:	Land acquisition for future site of a new fire station in West Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DESIGN & ENGINEERING FOR STATION #6

DESCRIPTION:	Design and engineering for a new fire station in West Sherman.
ESTIMATED COST:	\$650,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

STATION #6 CONSTRUCTION

DESCRIPTION:	Construction of a new fire station in West Sherman.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the west portion of Sherman, accommodating growth towards SH 289.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

COMBINE STATION #1 & #2 - LAND ACQUISITION & DESIGN/ENGINEERING

DESCRIPTION:	Land acquisition and design/engineering for the construction of a new station near downtown Sherman.
ESTIMATED COST:	\$1,350,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports relocating Station #1 slightly east of downtown, in order to combine with Station #2, near the Sherman Municipal Airport.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

STATION #4 PHASE II - CONSTRUCT EMS BUILDING

DESCRIPTION:	Phase II of Fire Station #4 is the construction of a storage facility for EMS/Fire medical supplies & equipment. Additional office space will be included.
ESTIMATED COST:	\$950,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #4 - PHASE 3A - CONSTRUCT PAD SITE FOR TRAINING FACILITY

DESCRIPTION:	Construct pad site for future fire training facility at Station #4.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2021-2022

UPDATE CITY FIBER CONNECTIONS/HARDWARE

DESCRIPTION:	Replace City-owned fiber connections from City Hall to the Municipal Building to the Equipment Services Center.
ESTIMATED COST:	\$241,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Current fiber connections are twenty years old, limiting fiber speeds on older network. Updates will address reliability concerns for speed, storage, & backup demands.
DEPARTMENT/DIRECTOR:	Mary Lawrence, Finance Director

PECAN GROVE WEST COMPLEX PHASE II - SPRAYGROUNDS, TRAILS, ETC.

DESCRIPTION:	Phase two of the development of the new athletic complex at Pecan Grove West Park consists of a sprayground, lighting, trails, playground, and other amenities.
ESTIMATED COST:	\$800,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

FAIRVIEW PARK - REPLACE OPEN AIR RESTROOM WITH MULTI-USE FACILITY

DESCRIPTION:	Construct a restroom/concessions facility to replace the open-air restrooms at Fairview Park; expand the north parking lot.
ESTIMATED COST:	\$850,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Replacement and expansion of the current park infrastructure is necessary to address increased growth and usage at Fairview Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PECAN GROVE EAST PARK - ADD RESTROOM & TRAIL LIGHTING

DESCRIPTION:	Add restroom and install trail lighting at Pecan Grove East.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of current park infrastructure is necessary to address increasing usage of park facilities and public safety.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

CONDUCT RECREATION/COMMUNITY CENTER FEASIBILITY STUDY

DESCRIPTION:	Conduct a feasibility study on the development of a City Recreation/Community Center facility.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This study will assist City staff in addressing growing public needs relating to recreational facilities expansion.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

FAIRVIEW PARK - REPLACE EXISTING LIGHTING WITH LED LIGHTING

DESCRIPTION:	Replace existing softball field lights, with LED lights, at Fairview Park.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Current Halite light bulbs used at our older sports fields are no longer available from manufacturers. LED light installation is therefore required and more energy efficient.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

MARTIN LUTHER KING PARK - REPLACE RESTROOM FACILITY

DESCRIPTION:	Replace the current Martin Luther King Park open-air restroom facility with a new, possibly pre-fab building.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current open-air restroom facility is in need of extensive repairs and has reached the end of its useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

OLD SETTLERS PARK - REPLACE EXISTING LIGHTING WITH LED LIGHTS

DESCRIPTION:	Replace existing baseball and softball field lights with LED lighting.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Lighting manufacturers are no longer making Halite bulbs, which are currently in use on older sports fields.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

HAWN PARK - ADD PAVILION & EXPAND PARKING LOT

DESCRIPTION:	Add restroom and expand existing parking lot at Hawn Park.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of current park infrastructure is necessary to address increasing park usage.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2021-2022

CONSTRUCT NEW POLICE STATION & REMODEL EXISTING FACILITY

DESCRIPTION:	Construction phase for a new police station.
ESTIMATED COST:	\$12,646,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A new police station is needed, as the department has outgrown the current facility. Remodeling the existing facility will provide additional office space for City staff.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Second of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

PROJECT YEAR: 2021-2022

BINKLEY PARK BRIDGE - REPAIR PAVING & SIDEWALK DAMAGE

DESCRIPTION:	Repair damage to paving and sidewalks associated with Binkley Park Bridge.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Since original construction, significant movement has occurred in the pavement/sidewalk that was placed over box culverts during Center Street extension construction.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

ROADWAY & CURB/GUTTER REPAIRS ON LAMBERTH ROAD NEAR FM 1417

DESCRIPTION:	Repair section of roadway/curb/gutter located on Lamberth Road near FM 1417.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Structural failure is occurring due to water from nearby drainage area immediately beside the roadway.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

PROJECT YEAR: 2021-2022

SUPPORTING STRUCTURES UPGRADES & REPAIRS AT SHERMAN MUNICIPAL AIRPORT

DESCRIPTION:	Minimal repair and upgrades to the supporting structures at the Sherman Municipal Airport.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Periodic support structure improvements are necessary to enhance useful life.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Clint Philpott

2022-2023

PROJECT YEAR: 2022 - 2023

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

LAMBERTH ROAD EXPANSION - SHADY OAKS TO FRIENDSHIP ROAD

DESCRIPTION:	Phased construction to expand and extend Lamberth Road from Shady Oaks to Friendship Road.
ESTIMATED COST:	\$3,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project will assist in the areas of development in West Sherman. The 2016 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

TAYLOR/WASHINGTON BRIDGE ACROSS SANDY CREEK

DESCRIPTION:	Construction phase of a Taylor/Washington Street bridge extension across Sand Creek from west end of Phase 2b to Washington Street.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2018 Grayson County Thoroughfare Plan has recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

COMBINE STATION #1 & #2 - CONSTRUCTION

DESCRIPTION:	Construction of a new station near downtown Sherman, combining two stations.
ESTIMATED COST:	\$6,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports relocating Station #1 slightly east of downtown, in order to combine with Station #2, near the Sherman Municipal Airport.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #4 - PHASE 3B - CONSTRUCT TRAINING FACILITY

DESCRIPTION:	Construct a training facility at Station #4, including a tower, burn buildings, and a classroom.
ESTIMATED COST:	\$2,800,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The 2009 Comprehensive Master Plan listed a primary concern as the City's ability to serve its current geographic area.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2022 - 2023

STATION #3 RENOVATIONS - BUILDING INTERIOR & EXTERIOR, BAY DOORS, ETC.

DESCRIPTION:	Renovations to Station #3, including the interior and exterior of the building, landscaping, bay doors replacement, and install an emergency backup generator.
ESTIMATED COST:	\$195,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A properly functioning generator is crucial to day-to-day first responder operations, in case of a power outage. Renovations will assist in maintaining station operations.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

TAYLOR STREET GYM - EXPAND PARKING LOT

DESCRIPTION:	Expand existing parking lot at the Taylor Street Gym.
ESTIMATED COST:	\$65,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Additional parking is needed to accommodate increased usage at the gym and for City staff.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

BUILD RECREATION/COMMUNITY CENTER

DESCRIPTION:	Construct a new multi-use recreation/community center facility.
ESTIMATED COST:	\$10,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Construction of a Recreation/Community Center is based upon recommendations within the conducted Community Center feasibility study.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

BINKLEY PARK - INSTALL RESTROOM FACILITY

DESCRIPTION:	Install restroom facility at Binkley Park.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	A restroom facility is needed to accommodate increased usage at the Binkley Park Mountain Bike Trail.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

HERMAN BAKER PARK - INSTALL FISHING PIER & BOAT RAMP

DESCRIPTION:	Install a fishing peer and boat ramp at Herman Baker Park.
ESTIMATED COST:	\$625,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

FAIRVIEW PARK - EXPAND TENNIS COURTS & ADD PICKLEBALL COURT LINES

DESCRIPTION:	Expand the size of the Fairview Park tennis courts and include pickleball court lines.
ESTIMATED COST:	\$140,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Expansion of the current park infrastructure is necessary to address increased growth and usage at Fairview Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	Install a new pavilion and playground at Herman Baker Park.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Herman Baker Park suggest the need for more improvements. This project is consistent with the Comprehensive Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

ACQUIRE LAND TO ACCOMMODATE A 60-80 ACRE REGIONAL PARK

DESCRIPTION:	Land acquisition for future 60-80 acre regional park.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a regional park development, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

ELY PARK - UPGRADE PAVILION & CREATE WALKING TRAIL

DESCRIPTION:	Upgrade pavilion and create a walking trail at Ely Park.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activities at Ely Park suggest the need for more improvements. This project is consistent with the Trails Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2022 - 2023

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Third year of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2023-2024

PROJECT YEAR: 2023 - 2024

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING & CONSTRUCTION - TAYLOR/WASHINGTON EXTENSION - PHASE III

DESCRIPTION:	Construction phase of the Taylor/Washington extension, westward from FM 1417 to SH 289.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2023 - 2024

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$2,700,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Master Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ENGINEERING FOR FM 1417 EXPANSION - US 75 EAST TO RAILROAD

DESCRIPTION:	Engineering for expansion of FM 1417, from US 75 east to railroad.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Traffic volume on the thoroughfare has significantly increase and planning for improvements is required to account for growth.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2023 - 2024

RELOCATE STATION #5 - LAND ACQUISITION

DESCRIPTION:	Acquire land for a new fire station site in the northeast quadrant of Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports moving Fire Station #5 southward and westward, approximately one (1) mile to better serve the Town Center, Woodmont, and development along US 82.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

INSTALL BRIDGE CONNECTING BINKLEY PARK & LAMAR STREET GREENSPACE

DESCRIPTION:	Install bridge at Lamar Street Greenspace.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Installing a bridge will connect the Lamar Street Greenspace to Binkley Park.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

THE SPLASH - EXPAND DECK, SEATING, & SHADE STRUCTURES

DESCRIPTION:	Add sprayground and expand the perimeter of the Splash to include a new/expanded deck, install benches and additional shade structures.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Frequent capacity limitations force many customers to wait in long lines. This project would significantly increase capacity with little additional overhead.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

HAWN PARK - EXPAND EXISTING SKATEPARK

DESCRIPTION:	Expand the existing skatepark at Hawn Park.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Increased public activity at the Hawn Park skatepark suggests the need for area expansion. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

LAND ACQUISITIONS TO ACCOMMODATE NEIGHBORHOOD PARKS

DESCRIPTION:	Acquire land in various locations to accommodate additional neighborhood parks.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Trends in residential development suggest the need for an increase in neighborhood park locations. This project is consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2023 - 2024

DEVELOP 60-80 ACRE REGIONAL PARK

DESCRIPTION:	Develop and construct new 60-80 acre regional park.
ESTIMATED COST:	\$7,000,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a regional park development, consistent with the Parks Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Fourth year of five years to replace current L3 video evidence software with more efficient & current technology.
ESTIMATED COST:	\$100,790
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

2024-2025

PROJECT YEAR: 2024 - 2025

DOWNTOWN INFRASTRUCTURE

DESCRIPTION:	Repair of various sidewalks and other general improvements within the Central Business District.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	TIF #2 Construction Fund
PROJECT NECESSITY:	Council has requested TIF #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

DESIGN/CONSTRUCT FRIENDSHIP ROAD - SH 56 TO LAMBERTH ROAD

DESCRIPTION:	Phased engineering design and construction to expand and extend Friendship Road from SH 56 to Lamberth Road.
ESTIMATED COST:	\$6,200,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This phased design will assist in the areas of development in West Sherman. The updated Grayson County Thoroughfare Plan recommended a major thoroughfare between SH 56 and US 82.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2024 - 2025

FINAL ENGINEERING - FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	Final engineering of Fallon Drive, east towards Dripping Springs, and construction of 800 linear feet of road adjacent to current warehouse development.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Project is directly related to new development and corresponds to right-of-way widths included in the 2018 Grayson County Thoroughfare Plan.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

NEW STATION #5 CONSTRUCTION

DESCRIPTION:	Construction of a new fire station in the northeast quadrant of Sherman.
ESTIMATED COST:	\$4,500,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports moving Fire Station #5 southward and westward, approximately one (1) mile to better serve the Town Center, Woodmont, and development along US 82.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2024 - 2025

STATION #7 - LAND ACQUISITION

DESCRIPTION:	Land acquisition for a new fire station in the northwest quadrant of Sherman.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the northwest portion of Sherman, to accommodate growth.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

STATION #7 - DESIGN & ENGINEERING

DESCRIPTION:	Design & engineering for a new fire station in the northwest quadrant of Sherman.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The Fire Station Master Plan supports adding a new Fire Station in the northwest portion of Sherman, to accommodate growth.
DEPARTMENT/DIRECTOR:	Fire Chief, Danny Jones

PROJECT YEAR: 2024 - 2025

DEVELOP TRAILS & BICYCLE BOULEVARDS THROUGHOUT THE CITY

DESCRIPTION:	Phased development of trail and bike boulevards throughout the City.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project corresponds to improvement projects identified in the Trail Master Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

UPDATE PARKS & RECREATION MASTER PLAN

DESCRIPTION:	Update the Parks & Recreation Master Plan.
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The most recent update to the Parks & Recreation Master Plan was adopted in 2017. As growth trends continue to change, periodic updates are necessary to the Plan.
DEPARTMENT/DIRECTOR:	Assistant City Manager, Terrence Steele

PROJECT YEAR: 2024 - 2025

DEVELOP NEIGHBORHOOD PARK AT PEBBLEBROOK II

DESCRIPTION:	Develop a neighborhood park at Pebblebrook II.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	Residential development trends reflect the need for a neighborhood park development, consistent
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

REPLACE EXISTING VIDEO EVIDENCE SOLUTION SOFTWARE

DESCRIPTION:	Fifth year of five years to replace current L3 video evidence software with more efficient and current technology.
ESTIMATED COST:	\$157,220
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	The current platform has been purchased by another company, requiring a complete re-outfitting to achieve the necessary specs.
DEPARTMENT/DIRECTOR:	Police Chief, Zachary Flores

UTILITY SERVICES 2020 - 2025

UTILITY SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Utility Services Projects, being specifically related to the operation of a Water and Sewer System and having certain types of financing requirements different from those typically used for General Services.

2020-2021

PROJECT YEAR: 2020 - 2021

AWIA SECURITY UPGRADES FOR WTP & WELL SITE SYSTEM

DESCRIPTION:	Implement AWIA security upgrades at the Water Treatment Plant (WTP), including camera systems, improved gates and fencing, building access, and alarms.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	The EPA established the AWIA in 2018. Water systems are required to perform risk and resilience assessments.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE FLOW METERS AT WTP

DESCRIPTION:	Replace various flow meters at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Necessary for record keeping & water consumption reconciliation, current flow meters are deteriorating from age & normal wear and tear.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DESIGN & RESEARCH PHASE - BRINE DISPOSAL LINE CONSTRUCTION (WTP)

DESCRIPTION:	Route study for potential routes for the construction of approximately 30 miles of waste water concentrate disposal line, with the capacity to remove 100% of the waste water created during the water treatment process.
ESTIMATED COST:	\$1,700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Multi-year design and research phase is required to prepare for future construction of the brine disposal line, with estimated start date of Fiscal Year 2025.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ADDRESS DETERIORATION & CLIMATE CONTROL IN WTP BUILDINGS

DESCRIPTION:	Building improvements at the Water Treatment Plant including door replacements, windows, & ventilation.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Deterioration & ventilation improvements are needed to better control climate and minimize negative affects on WTP electrical components.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

NORTHWEST SEWER EXPANSION PROJECT

DESCRIPTION:	Construct a lift station and sewer lines to connect utility infrastructure to expanding areas of development.
ESTIMATED COST:	\$3,600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion of existing wastewater utilities is necessary to tie surrounding areas into the City sewer system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT LEGACY SURFACE WATERLINE

DESCRIPTION:	Construct a surface waterline to serve Legacy Drive area, east of US 75.
ESTIMATED COST:	\$2,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Surface waterline is necessary to meet utility demands from recent and continuing growth in the Bel Air area.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

CONSTRUCT WATERLINE TO SERVE MARILEE SUD

DESCRIPTION:	Construct a water line to serve the Marilee Special Utility District (SUD) waterline, including Shepherd 750,000 gal ET rehabilitation and mixer.
ESTIMATED COST:	\$2,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary for Marilee SUD to meet utility demands. Marilee SUD will contribute 1.2M of the estimated costs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WATER HYDRAULIC STUDY

DESCRIPTION:	Update hydraulic model to determine capacity of existing & proposed future developments.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	This model will identify existing undersized mains and will be used to develop future CIP projects.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	First of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	Replace approximately 12,700 feet behind the Wastewater Treatment Plant with 18" and 21" pipe.
ESTIMATED COST:	\$2,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Current portion of industrial sewer has deteriorated and in need of replacement to maintain pipe integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

PROVIDE OVERFLOW RELIEF TO EXISTING TEXOMA PARKWAY SEWERS

DESCRIPTION:	Replace existing Texoma Parkway sewer augment from Sycamore Street to Evergreen Street to increase capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Existing sewer is at risk of overflowing.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS & REPAIRS

DESCRIPTION:	Repair, repaint and modify the Ida Road ground storage tank.
ESTIMATED COST:	\$2,050,000
PROPOSED FINANCING:	Utility Improvement Fund/GTUA
PROJECT NECESSITY:	The existing structure requires repairs and re-coating to extend its useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

REPLACE 12" WATER MAIN ALONG TEXOMA PARKWAY

DESCRIPTION:	Replace existing 12" water main along Texoma Parkway from Fallon Drive to SH 691.
ESTIMATED COST:	\$1,050,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement of existing line is necessary due to water main deterioration.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

EXTEND LAMBERTH ROAD WATERLINE PAST CARRIAGE ESTATES

DESCRIPTION:	Extend water lines to tie Carriage Estates into Canyon Creek Road extension.
ESTIMATED COST:	\$135,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Expansion of water lines will loop corresponding areas into existing water system.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

INCREASE FAIRVIEW GROUND STORAGE TANK WATER PRESSURE

DESCRIPTION:	Install 6" waterline to fill Fairview ground storage tank, boosting water pressure from 45psi to 49psi.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Increasing the water pressure is necessary to properly service the area west of US 75.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON & RE-ROUTE CENTER STREET SEWER

DESCRIPTION:	Abandon the sewer line in creek in the Center Street area. Re-route sewer into existing line on US 75 frontage road.
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Abandonment required to prevent possible TCEQ violations.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period.)
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

ABANDON OLD WELLS/PUMPS AT HIGH COUNTRY & PRESTON CLUB

DESCRIPTION:	Abandon old wells and pumps at High Country Estates & Preston Club subdivisions.
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Abandonment required to meet TCEQ standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

REPLACE EXISTING 10" WATER CROSSING AT CHOCTAW CREEK

DESCRIPTION:	Replace existing 10" water crossing under south US 75 at Choctaw Creek.
ESTIMATED COST:	\$425,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is needed to address aging waterlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE EXISTING 10" WATER CROSSING ON TRAVIS STREET

DESCRIPTION:	Replace existing 10" waterline on Travis Street north of US 82.
ESTIMATED COST:	\$575,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is needed to address aging waterlines.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

ENGINEERING FOR LEGACY DRIVE WATERLINE

DESCRIPTION:	Engineering phase for a waterline to be installed along the recent Legacy Drive project.
ESTIMATED COST:	\$213,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Utilities will need to be installed to service upcoming development along Legacy Drive.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

GATE ACTUATOR UPGRADES

DESCRIPTION:	Install motor-actuated/SCADA-controlled gate actuators at the Wastewater Treatment Plant.
ESTIMATED COST:	\$300,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Upgrading to gate actuators are an OSHA-driven safety measure, reducing the risk of employee electrocution during gate activation at the WWTP.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2020 - 2021

DESIGN & ENGINEERING - LABORATORY FACILITY EXPANSION

DESCRIPTION:	Design and engineering to expand current laboratory facility for field testing and backup generator for samples.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SANITARY SEWER OVERFLOW (SSO) INITIATIVES

DESCRIPTION:	Operations and maintenance includes smoke testing, install a generator switch at lift station sites, and other repairs.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	SSO initiatives will address efforts to reduce inflow & infiltration, reducing stormwater flows at the Wastewater Treatment Plant (WWTP).
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2021-2022

PROJECT YEAR: 2021 - 2022

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCTION OF BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Preliminary design & easements acquisitions for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$6,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	Second of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$60,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH REX CRUISE ELEVATED STORAGE TANK

DESCRIPTION:	Refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruise.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Maintenance and refurbishment is required to extend the useful life of the storage tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

WTP BACKWASH TANK REPAIRS & MODIFICATIONS

DESCRIPTION:	Repair, modify, and re-coat the fresh water backwash tank located at the Water Treatment Plant (WTP).
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	The tank is used to clean and rinse filtered debris from filter beds during the treatment process. Proper maintenance is required to extend the life of the filter media.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH DETERIORATED FLOC/SED BASIN AT WTP

DESCRIPTION:	Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), used during the water treatment process.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain integrity in the treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPAIR CHERRY PARK WELL SITE

DESCRIPTION:	General repair of the well site at Cherry Park.
ESTIMATED COST:	\$180,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Periodic general repairs are required due to field conditions and water demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SOUTHWEST SEWER LINE EXTENSION

DESCRIPTION:	Design phase to construct new sewer line in the southwest area of Sherman.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development & relieve current sewer line capacity concerns.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPLACE PUMP #2 AT FAIRVIEW GROUND STORAGE TANK

DESCRIPTION:	Replace pump #2 at the Fairview Ground Storage Tank.
ESTIMATED COST:	\$30,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Replacement is necessary to provide for a dedicated backup pump at the Fairview Ground Storage Tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Planning, acquisitions, & design phase for the construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

REPLACE HEADWORKS PUMP #1

DESCRIPTION:	Replace existing headworks pump #1 to provide sufficient pumping capacity during peak flows.
ESTIMATED COST:	\$145,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacement is necessary due to excessive wear from aging.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

RELOCATE & REPLACE MAIN SWITCHGEAR BUILDING COMPONENTS

DESCRIPTION:	Main switchgear building replacement includes the relocation of all main breakers and components to the new Blower Building Control Center and relocation of main transformers and rerouting of main power feeds.
ESTIMATED COST:	\$1,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

CONSTRUCTION - WWTP LABORATORY FACILITY EXPANSION

DESCRIPTION:	Construction to expand current laboratory facility for field testing and backup generator for samples.
ESTIMATED COST:	\$1,350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

MAIN ROAD REPAIRS AT WWTP

DESCRIPTION:	Replace base and resurface main road to handle new traffic from solid waste trucks hauling dewatering biosolids.
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Road deterioration, due to age and traffic, will not be able to handle heavy truck traffic.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2022-2023

PROJECT YEAR: 2022 - 2023

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCTION OF BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Acquire remaining easements for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONDUCT WASTEWATER SYSTEM STUDY

DESCRIPTION:	Third year of three years to conduct a phased wastewater system study to determine current sewer capacity.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Analysis is required to assess the current sewer's capacity to provide wastewater services to future developmental growth.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$70,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

SOUTHWEST SEWER LINE EXTENSION

DESCRIPTION:	Construction phase to build new sewer line in the southwest area of Sherman.
ESTIMATED COST:	\$5,400,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development & relieve current sewer line capacity concerns.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Begin 3-yr construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$2,750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE LAKE STATION PUMP

DESCRIPTION:	Replace lake station pump with a 25 MGD variable speed pump.
ESTIMATED COST:	\$2,200,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Currently, there are no 3 x 7 MGD raw water pumps to total 25 MGD with variable output. Replacement pump would support mid-flow to max-flow ranges.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

REFURBISH DORCHESTER GROUND STORAGE TANK

DESCRIPTION:	Refurbish Dorchester Site 8 ground storage tank.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Based on a 2020 inspection report, various items were identified as needing repairs, in order to extend the useful life of the tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PRIMARY DIGESTER #1 REHABILITATION

DESCRIPTION:	Repair/replacement of interior wall liner, sparger, draft tubes, piping supports, interior piping, blower, sludge flow meters, etc. Additionally, project includes concrete work around gas flare.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion issues, rehabilitation is necessary to prevent equipment failure and to address safety hazards at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

DESIGN & ENGINEERING - MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Engineering portion of the conduct assessment of digester electric switchgear and components, ventilation systems, pipe gallery, valves, etc., to determine scope of future rehabilitation of aging facility.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

EQUALIZATION BASIN BLOWER REHABILITATION

DESCRIPTION:	Replace worn electrical systems, switchgear, control systems, piping components, and blowers in the equalization basin blower building.
ESTIMATED COST:	\$750,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Due to age and corrosion, it is necessary to replace worn components to prevent equipment failure and safety hazards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2022 - 2023

GRIT REMOVAL PROCESS REHABILITATION

DESCRIPTION:	Replace electrical/control systems, mechanical components, and improve design of the grit removal process at the Wastewater Treatment Plant.
ESTIMATED COST:	\$350,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Existing components have deteriorated due to age. New design will reduce grit blockages from heavy rainfall events.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2023-2024

PROJECT YEAR: 2023 - 2024

RECURRING WATER SYSTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Final design for the construction of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$700,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UPGRADE WATER SYSTEM AT HIGH COUNTRY ESTATES

DESCRIPTION:	Upgrade the water system at the High Country Estates subdivision (approximately 9,000 LF annually, over a 4-yr period).
ESTIMATED COST:	\$80,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Upgrades are required to bring current subdivision water system up to city standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Continue 3-yr construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REFURBISH FAIRVIEW GROUND STORAGE TANK

DESCRIPTION:	Refurbish 1-million gallon ground storage tank.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Based on a 2020 inspection report, various items were identified as needing repairs, in order to extend the useful life of the tank.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

REPLACE EDR PROCESS AT WTP

DESCRIPTION:	Replace EDR, which is used to filter dissolved minerals and organics, with RO.
ESTIMATED COST:	\$4,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	RO would maintain the filter process, but with less maintenance and updated technology with potential energy cost reduction.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

REPLACE FILTER MEDIA & BASINS AT WTP

DESCRIPTION:	Periodic filter media replacement at the Water Treatment Plant (WTP). Additionally, filter basins will require refurbishment.
ESTIMATED COST:	\$600,000
PROPOSED FINANCING:	Utility Improvement Fund; GTUA
PROJECT NECESSITY:	The combination of sand and granulated carbon is used as filter media in treating drinking water. The last replacement (2017) has a limited useful life. Additionally, filter basin refurbishment will extend the basin useful life.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

CONSTRUCTION - MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	Construction phase of the main digester complex rehabilitation, including electric switchgear and components, ventilation systems, pipe gallery, valves, etc.
ESTIMATED COST:	\$3,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary due to potential explosive hazards and complexity of digester facility at the Wastewater Treatment Plant.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DEMOLISH OLD SLUDGE DRYING BEDS

DESCRIPTION:	At the Wastewater Treatment Plant, remove sludge drying beds that are no longer part of the treatment process.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Removal of these drying beds could be utilized for future expansions of the wastewater treatment process.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2023 - 2024

ODOR ABATEMENT STUDY

DESCRIPTION:	Conduct study to evaluate control strategies for managing odors from treatment processes.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Odor control will be necessary as future development occurs near the plant location.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

2024-2025

PROJECT YEAR: 2024 - 2025

RECURRING WATER SYTEM COMPONENTS IMPROVEMENTS

DESCRIPTION:	Replace water system components at sites with recurring water quality issues.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Existing water system components are at risk of water quality issues, excessive water age, water loss, & meeting TCEQ requirements.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT BRINE DISPOSAL LINE FOR WTP

DESCRIPTION:	Begin construction phase of a brine disposal line for the Water Treatment Plant (WTP).
ESTIMATED COST:	\$6,000,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Project will provide for a constructed line with the capacity to dispose of 100% of brine water created by future treatment processes.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ANNUAL WATER/SEWER OVERSIZING & REPLACEMENT COSTS

DESCRIPTION:	Includes oversizing for annual water and sewer projects, as well as line replacements.
ESTIMATED COST:	\$150,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Required to meet costs of oversizing and line replacement to address annual wear and tear & development demands.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

CONSTRUCT FRIENDSHIP ROAD RIGHT-OF-WAY BYPASS WATERLINE

DESCRIPTION:	Complete construction of a 24" bypass waterline along the future right-of-way on Friendship Road.
ESTIMATED COST:	\$3,250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Necessary line to accommodate upcoming development along Friendship Road.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

ENGINEER & DESIGN MEMBRANE BUILDING BUILD-OUT AT WTP

DESCRIPTION:	Engineering and design of a build out for the membrane building space, adding two UF units & one RO unit.
ESTIMATED COST:	\$2,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Building out the membrane facility will add an additional 5 MGD of treatment capacity, which insures Water Treatment Plant capacity stays ahead of future Sherman water demand, including projected regional demand.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

UV DISINFECTION BUILDING REHABILITATION

DESCRIPTION:	Replace electrical/control systems and mechanical components in the UV disinfection building at the Wastewater Treatment Plant.
ESTIMATED COST:	\$1,500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing worn components is necessary to prevent equipment failure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

BAR SCREEN REHABILITATION

DESCRIPTION:	Replace bar screens, electrical/control systems, lighting pole, and other mechanical components in the bar screen facility at the Wastewater Treatment Plant.
ESTIMATED COST:	\$500,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Replacing worn components is necessary to prevent equipment failure.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

DIGESTER COST RECOVERY STUDY

DESCRIPTION:	Conduct digester system upgrade feasibility to receive grease wastes from local waste haulers.
ESTIMATED COST:	\$200,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	Potential to reduce natural gas costs and generate revenue from fees paid by waste haulers, offsetting operating costs.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2024 - 2025

CONDUCT WWTP STUDY TO CONTROL TDS LOADINGS

DESCRIPTION:	Conduct a study to determine strategies for controlling Total Dissolved Solids (TDS) loadings discharging at the Wastewater Treatment Plant.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Utility Improvement Fund
PROJECT NECESSITY:	TDS source control or relocation of brine discharges may be necessary to comply with future TCEQ stream quality standards.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

STORMWATER SERVICES 2020 - 2025

STORMWATER SERVICES

CAPITAL BUDGET: 2020-2025

Within the Five-year Capital Improvement Program, the first year is considered the Capital Budget. The appropriation ordinance will give initial authorization for the staff to prepare and execute all projects listed for the coming year. City Council will consider the projects in subsequent years for approval and funding during the budget process for each year. These projects listed are for information and planning purposes and do not obligate the Council to approve or fund beyond the current approved appropriations ordinance.

These are Stormwater Services Projects, being specifically related to the operation of the Municipal Drainage Utility System and having certain types of financing requirements different from those typically used for General Services.

2020-2021

NO STORMWATER CIP PROJECTS IN FY 2021 BUDGET

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT STORM DRAINAGE SYSTEM UNDER BLANTON DRIVE

DESCRIPTION:	Design & construct a storm drainage system under Blanton Drive from Birge Street to McGee Street.
ESTIMATED COST:	\$250,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Storm drainage system will convey large weather event drainage to Post Oak Creek.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

ARCHER DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Archer Drive for the future location of a regional storm water detention facility.
ESTIMATED COST:	\$4,238,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

SAM RAYBURN/CONTEMPORARY PROPERTY ACQUISITIONS - FLOOD MITIGATION

DESCRIPTION:	Acquisition of properties at Sam Rayburn Freeway and Contemporary Drive.
ESTIMATED COST:	\$105,284
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

AYERS DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Ayers Drive.
ESTIMATED COST:	\$192,152
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary for flood damage mitigation.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

SAM RAYBURN/NORTH TRAVIS PROPERTY ACQUISITION - FLOOD MITIGATION

DESCRIPTION:	Acquisition of properties on Sam Rayburn Freeway and Travis Street .
ESTIMATED COST:	\$489,033
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROPERTY ACQUISITION FOR PROPOSED DAM 9A

DESCRIPTION:	Acquisition of property near Sand Creek along West Washington Street for a regional storm water detention facility.
ESTIMATED COST:	\$1,000,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Design & engineering phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$400,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CANTERBURY DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of property on Canterbury Drive, near Post Oak Creek for the construction of a detention pond.
ESTIMATED COST:	\$100,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2021 - 2022

TAYLOR/WASHINGTON BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the West Taylor Street Bridge and West Washington Bridge at Post Oak Creek Bridge.
ESTIMATED COST:	\$92,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

LAMBERTH ROAD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on the Lamberth Road Bridge at Post Oak Creed Bridge.
ESTIMATED COST:	\$50,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

PROJECT YEAR: 2021 - 2022

HILLCREST/WOODS BRIDGES - EROSION & OVERLAY

DESCRIPTION: Repair erosion damage and overlay the bridge deck on the Hillcrest Street Bridge and North Woods Bridge at Post Oak Creek Bridge.

ESTIMATED COST: \$77,000

PROPOSED FINANCING: Stormwater Fund

PROJECT NECESSITY: These bridges were identified in the 2016 Bridge Inventory, Inspection, and Appraisal Program as in need of repair.

DEPARTMENT/DIRECTOR: Public Works Manager, Kevin Winkler

2022-2023

PROJECT YEAR: 2022 - 2023

CONTEMPORARY DRIVE PROPERTY ACQUISITION

DESCRIPTION:	Acquisition of properties on Contemporary Drive.
ESTIMATED COST:	\$1,242,646
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	Project is identified in the Post Oak Creek Flood Protection Plan and is necessary to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

INCREASE CULVERT CAPACITY UNDER GRIBBLE STREET AT STREAM G

DESCRIPTION:	Increase the capacity of the Stream G box culvert under Gribble Street.
ESTIMATED COST:	\$275,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This project is identified in the Post Oak Creek Flood Protection Plan as necessary to mitigate flood damage and decrease road closures during 100-year storms.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

PROJECT YEAR: 2022 - 2023

RICKETTS/CENTENNIAL/ETC. BRIDGES - EROSION & OVERLAY

DESCRIPTION:	Repair erosion damage and overlay the bridge deck on North Ricketts Street, Centennial Street, West Pecan Street and Blue Flame Road Bridges.
ESTIMATED COST:	\$68,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	These bridges were identified in the 2016 Bridge Inventory, Inspection and Appraisal Program as in need of repair.
DEPARTMENT/DIRECTOR:	Public Works Manager, Kevin Winkler

2023-2024

PROJECT YEAR: 2023 - 2024

CONSTRUCTION OF PROPOSED DAM 9A

DESCRIPTION:	Construction phase of a regional storm water detention facility on Sand Creek along West Washington Street.
ESTIMATED COST:	\$5,000,000
PROPOSED FINANCING:	Stormwater Fund
PROJECT NECESSITY:	This property will be part of a detention facility identified in the Post Oak Creek Flood Protection Plan, as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

2024-2025

PROJECT YEAR: 2024 - 2025

INCREASE CHANNEL CAPACITY NEAR LAMAR/US 75

DESCRIPTION:	Increase capacity of the channel near Lamar Street and US 75.
ESTIMATED COST:	\$1,437,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project was identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

INCREASE CHANNEL CAPACITY NEAR CENTER/POST OAK

DESCRIPTION:	Increase capacity of the channel near Center Street and Post Oak.
ESTIMATED COST:	\$2,698,000
PROPOSED FINANCING:	General Improvement Fund
PROJECT NECESSITY:	This project was identified in the Post Oak Creek Flood Protection Plan as needed in order to mitigate flooding.
DEPARTMENT/DIRECTOR:	Director of Engineering, Wayne Lee

CAPITAL FINANCING

CAPITAL FINANCING

In preparing a capital improvement program, care must be exercised to keep the proposed program within the financial capabilities of the City. To do this requires that consideration be given to existing revenue funds, as well as existing and proposed debt requirement. The main sources of revenue available to the City of Sherman for Capital Improvements at present are: (1) Ad Valorem Taxes, (2) General Fund Revenues, (3) segregated capital funds, (4) Texas Department of Transportation funds, (5) other governmental grants, (6) private funds, and (7) the Stormwater Utility Fee.

Ad Valorem Taxes: The form of revenue typically used for General Services Capital Financing is the Ad Valorem Tax. Most often this is used as a covenant of Debt Financing, and the tax is used to pay Debt Service requirements. Other uses of Ad Valorem Tax include the setting aside of a certain percent or amount of tax for "pay-as-you-go" capital financing. The City of Sherman does not currently do this. A history of property taxes for the City of Sherman is noted in Table I.

Debt Service: The City issues General Debt for General Services and Stormwater Services projects and issues debt through the Greater Texoma Utility Authority for Utility Services projects. General Debt is supported by Property Taxes and/or Sales Taxes. Table II shows the General Debt Service Requirements. Utility revenues support the contractual debt issued through the Greater Texoma Utility Authority. Table II shows the Debt Service Requirements for this obligation. Possible future debt issues must be considered in light of existing obligations in order to minimize potential tax or utility rate increases.

Private Funds: Funding from developers.

Stormwater Utility Fee: The stormwater utility fee funds drainage-related projects such as flood plain planning, property acquisition, and construction projects.

TABLE I

**ANALYSIS OF ASSESSED VALUATION
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	REAL PROPERTY ASSESSED VALUE	PERSONAL PROPERTY ASSESSED VALUE	TOTAL
2016	\$1,823,350,651	\$706,697,730	\$2,530,048,381
2017	\$2,123,113,603	\$658,138,894	\$2,781,252,497
2018	\$2,246,249,866	\$680,478,596	\$2,926,728,462
2019	\$2,432,947,486	\$692,401,974	\$3,125,349,460
2020	\$2,642,279,504	\$839,573,445	\$3,481,852,949

**ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD**

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2016	\$9,411,780	\$9,137,999	97.09%	\$171,360	\$9,309,358
2017	\$10,966,479	\$10,696,411	97.54%	\$97,477	\$10,793,888
2018	\$12,505,911	\$11,907,264	95.21%	\$66,323	\$11,973,586
2019	\$13,354,618	\$12,489,427	93.52%	\$52,387	\$12,541,814
2020	\$17,026,261	\$15,882,649	93.28%	\$0	\$15,882,649

NOTE: 2019 COLLECTIONS ARE ESTIMATES AT 7-20-2020

TABLE II

**BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2019-2020**

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 10/01/2019
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	\$2,840,000	\$1,950,000	\$890,000
2006	LAKE TEXOMA WATER RIGHTS	40	\$3,727,060	\$1,289,928	\$2,437,132
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	\$1,830,000	\$1,360,000	\$470,000
2016	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR STREET AND PARK DEVELOPMENT AND CITY FACILITIES	20	\$6,970,000	\$585,000	\$6,385,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	\$9,360,000	\$865,000	\$8,495,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	\$18,110,000	\$625,000	\$17,485,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	\$3,900,000	\$275,000	\$3,625,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 10/01/2019
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	\$18,980,000	\$0	\$18,980,000
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	\$19,130,000	\$0	\$19,130,000

**BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2020 - 2027**

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2020	\$3,586,514	\$2,845,814	\$6,432,328
2021	\$3,241,202	\$2,717,376	\$5,958,578
2022	\$3,380,843	\$2,591,189	\$5,972,032
2023	\$3,530,669	\$2,453,351	\$5,984,020
2024	\$3,420,688	\$2,304,876	\$5,725,564
2025	\$3,560,908	\$2,161,256	\$5,722,164
2026	\$3,736,336	\$2,002,378	\$5,738,714
2027	\$3,791,981	\$1,839,183	\$5,631,164
TOTAL	\$28,249,141	\$18,915,423	\$47,164,564

TABLE III

**CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2020 - 2040**

YEAR	PRINCIPAL	INTEREST	TOTAL
2020	\$5,110,720	\$1,745,623	\$6,856,343
2021	\$5,207,200	\$1,656,492	\$6,863,692
2022	\$5,067,600	\$1,578,606	\$6,646,206
2023	\$5,153,000	\$1,500,051	\$6,653,051
2024	\$5,264,480	\$1,413,802	\$6,678,282
2025	\$5,110,960	\$1,297,193	\$6,408,153
2026-2030	\$25,129,600	\$4,646,930	\$29,776,530
2031-2035	\$20,975,000	\$1,930,626	\$22,905,626
2036-2040	\$7,205,000	\$308,884	\$7,513,884
TOTAL	\$84,223,560	\$16,078,208	\$100,301,768



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 4.

Meeting Date: 08/17/2020

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6639

Authorizing Publication of the Proposed Final Statement/Action Plan for the Community Development Block Grant for Program Year 2020; Authorizing Submission of the Block Grant Application; Authorizing Execution of Certifications of Compliance in Connection with the Administration and Conduct of the Community Development Program for Program Year 2020

Issue:

Approval of the Program Year (PY) 2020 Community Development Block Grant Final Statement/Action Plan

Background:

Each year, the City of Sherman receives an entitlement grant (Community Development Block Grant) from the U.S. Department of Housing and Urban Development (HUD). We are required to prepare and submit an annual Action Plan, which is a description of the activities that will be undertaken during the coming year to address the needs of our low-to-moderate income and special needs citizens. This Action Plan is based on a five (5) year Consolidated Plan & Strategy developed by City staff and approved by the Sherman City Council. It serves as the City's long-term planning tool to address the identified needs of public housing, homelessness, and other non-housing community development needs and activities within the City of Sherman. For PY 2020, the City will allocate the majority of the funds towards streets projects and substandard structure demolition.

Over the past five (5) years, the City of Sherman's history of allocations for the Community Development Block Grant is as follows:

- PY 2015 - \$317,392.00
- PY 2016 - \$315,681.00
- PY 2017 - \$334,954.00
- PY 2018 - \$368,334.00
- PY 2019 - \$358,317.00

Origination:

Teri Fine, Grants and HUD Coordinator

Financial Consideration:

The City of Sherman has been allocated \$366,796.00 in Community Development Block Grant funds from HUD to address our various community development needs for low-to-moderate income and special needs citizens during PY 2020.

Staff Recommendation:

It is staff recommendation that the Sherman City Council approve the resolution to adopt the PY 2020 Community Development Block Grant Final Statement/Action Plan as submitted.

Alternatives:

The Sherman City Council may change or re-appropriate these funds/allocations as they see fit.

Attachments

Resolution No. 6639

Attachment A - PY2020 Final Statement/Action Plan

Attachment B - Certifications

RESOLUTION NO. 6639

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING PUBLICATION OF THE PROPOSED FINAL STATEMENT/ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT FOR PROGRAM YEAR 2020; AUTHORIZING SUBMISSION OF THE BLOCK GRANT APPLICATION; AUTHORIZING EXECUTION OF CERTIFICATIONS OF COMPLIANCE IN CONNECTION WITH THE ADMINISTRATION AND CONDUCT OF THE COMMUNITY DEVELOPMENT PROGRAM FOR PROGRAM YEAR 2020; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, under the Housing and Community Development Act of 1974, as amended, the City of Sherman is eligible to receive an estimated Three Hundred Sixty-Six Thousand Seven Hundred Ninety-Six Dollars and No Cents (\$366,796.00) for program year 2020, to be expended on eligible activities primarily benefiting low/moderate income families and special need populations; and

WHEREAS, the Community Development Block Grant regulations require the opportunity for citizen participation in the development of the final statement and authorizing of the expenditure of such funds; and

WHEREAS, after proper notice was published in the Herald Democrat, a newspaper of general circulation in the City of Sherman, public hearings were held by said Community Development Staff to receive citizen participation and input on March 3, 2020, and August 17, 2020; and

WHEREAS, the City Council, after due consideration of the proposed Community Development Final Statement and of all matters raised at public meetings, is of the opinion that, unless public comment warrants revisions, said final statement should be submitted as the Community Development Application for the City of Sherman for the program year 2020 to the U.S. Department of Housing and Urban Development, in order to secure funding as provided herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Community Development Final Statement, embodying those projects set forth on Attachment "A", attached hereto and made a part hereof for all purposes, is hereby approved and adopted as the Community Development Plan of the City of Sherman, Texas, for the program year 2020.

SECTION 2. That the City Council of the City of Sherman hereby certifies and assures the U.S. Department of Housing and Urban Development that development of this application for funds under the Housing and Community Development Act of 1974, as amended, and the

implementation of the Block Grant Program will be conducted in accordance with all applicable provisions of the "Assurances" as required.

SECTION 3. That the City Manager of the City of Sherman is hereby authorized to execute, on behalf of the City of Sherman, the "Certifications" set forth on Attachment "B", attached hereto and made a part hereof for all purposes. These Certifications concern compliance with certain guidelines, regulations, and policies in preparation of this application and in conducting the Community Development Program of the City of Sherman.

SECTION 4. That the City Manager of the City of Sherman is hereby authorized to submit, as the Chief Executive Officer of the City of Sherman, and on behalf of the City of Sherman, the Community Development Final Statement and a certified copy of this resolution and all attachments thereto to the U.S. Department of Housing and Urban Development, in application for funds available to the City of Sherman under the Housing and Community Development Act of 1974, as amended. Said application shall be made on forms required by the U.S. Department of Housing and Urban Development.

SECTION 5. That the City Manager of the City of Sherman is hereby authorized and designated to act as Chief Executive Officer in connection with this application, and is hereby authorized and directed to provide such additional information as may be required in connection with said application.

SECTION 6. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

**CITY OF SHERMAN, TEXAS
FINAL STATEMENT/ACTION PLAN OF
COMMUNITY DEVELOPMENT OBJECTIVES
AND PROJECTED USE OF FUNDS FOR PROGRAM YEAR 2020**

GRANT NO: B-20-MC-48-0027

The City of Sherman has received notice from the U.S. Department of Housing and Urban Development (HUD) that its entitlement grant for the Community Development Program (CDBG) for program year 2020 is \$366,796.00. These funds will be received on October 1, 2020. Activities that directly benefit low and moderate-income persons will be available citywide. Other activities which have an area benefit will only be available in areas of the city which are populated by a majority of low and moderate-income persons. The City has met citizen participation requirements.

The City of Sherman's Consolidated Plan is a document which is required by the U.S. Department of Housing and Urban Development, and includes the following subjects: (1) Housing and Homeless Needs Assessment - A description of the jurisdiction's estimated housing needs for the ensuing five-year period; (2) Housing Market Analysis - A description of the significant characteristics of the jurisdiction's housing market, including supply, demand, condition and cost of housing and the housing stock and services available (i.e., public and assisted housing, homeless, elderly, frail elderly, persons with disabilities (mental/physical/developmental), persons with alcohol and other drug addictions, and persons with HIV/AIDS and related diseases; (3) Strategic Plan - A description of the five-year strategy and plan to address affordable housing, homelessness, other special needs and non-housing community development plan; and, (4) Action Plan - A description of the jurisdiction's one-year plan of activities to be undertaken during the coming year.

The overall goal of this community development planning and development program is to develop viable urban communities by providing suitable living environments and expanded economic opportunities, principally for low-moderate income persons and special need populations of the City of Sherman. Therefore, based on these objectives, the following use of funds is being proposed:

**COMMUNITY DEVELOPMENT PROGRAM ACTION PLAN
PROGRAM YEAR 2020**

DEMOLITION/CLEARANCE PROGRAM: \$88,000

A program to demolish vacant, substandard structures and clear property lots which pose a risk to health/safety of low-moderate income target neighborhoods.

STREET IMPROVEMENTS: \$164,000

A program to improve streets in the low-moderate income target area for vehicle traffic.

PROGRAM ADMINISTRATION: \$ 59,796

The City proposes to use the Administration funds for personnel and support for all phases of the application process, environmental reviews, fair labor standard compliance, contract management, fair housing Grantee Performance Report, and preparation of annual Action Plan, Performance Report associated with the City of Sherman Five-Year Consolidated Plan and Strategy, and the producing of the 10-year Fair Housing Study.

PUBLIC SERVICE ACTIVITIES: \$55,000

BOYS & GIRLS CLUB OF SHERMAN, INC: \$9,000

Funds to be used to assist with the development and advancement of a teen program for those from low-moderate income households.

CASA OF GRAYSON COUNTY: \$3,500

A volunteer advocate training program to educate new volunteers on process and procedures to advocate for foster children in Grayson County that have been abused or neglected.

CHILD & FAMILY GUIDANCE CENTER OF TEXOMA: \$7,000

A program to provide counseling services for family dysfunction, alcohol and substance abuse, domestic violence and sexual abuse for the low and moderate income Sherman residents.

FOUR RIVERS OUTREACH: \$9,000

A program that serves those who are overcoming their struggles with addiction by providing a men's residential 16-bed facility and a 12-month Life Renewal program. Recipients are ones, who at one time, resided within the city limits of Sherman.

GRAYSON COLLEGE FOUNDATION: \$3,500

A program to provide scholarships to cover tuition for the youth summer camp for City of Sherman residents living in a low-moderate income household.

GRAYSON COUNTY CRISIS CENTER: \$ 9,000

A program of activities that will provide emergency assistance to homeless women and children of domestic violence, who at one time, resided within the city limits of Sherman.

GRAYSON COUNTY SHELTER, INC: \$6,000

A program of activities that will provide emergency assistance to homeless individuals and families, who at one time, resided within the city limits of Sherman.

SHERMAN HOUSING AUTHORITY: \$8,000

A program to address the problems of drug abuse and associated crime in public housing, Activities include increasing law enforcement services to stop the sale of illegal drugs in and around assisted housing, apprehend sellers of such drugs and an overall reduction of crime in the assisted housing area.

TOTAL PROGRAM ALLOCATION: \$366,796

The City of Sherman seeks, through the following program objectives, to improve housing conditions, neighborhood appearance, employment opportunities, and the overall quality of life for low and moderate-income citizens. No activities will be undertaken which cause involuntary displacement of persons.

CITY OF SHERMAN COMMUNITY DEVELOPMENT OBJECTIVES

1. Encourage citizen participation and input to obtain maximum public involvement in program activities.
2. Promote the general health and safety of all members of the community through improved streets in the lower/moderate income target areas.
3. Improve the quality of life in lower/moderate income target areas with the removal of structures that create unsafe, unsanitary and hazardous situations for the public.
4. Assist in providing youth activities for teens from low and moderate income families.
5. Educate and train volunteers who advocate for abused and neglected children.
6. Assist in providing counseling services to youth and adults from low and moderate income families.
7. Provide support for provision of shelter/assistance to men in overcoming addiction.
8. Assist in providing youth activities for children from low and moderate income families.
9. Provide support for provision of emergency shelter/assistance to the homeless.
10. Promote drug elimination programs for low and moderate income assisted housing families/households.

The Action Plan of Community Development Objectives and Projected Use of Funds for Program Year 2020 are available in the Finance Department of the City of Sherman. Any citizen or agency interested in commenting on this Final Statement of Objectives is invited to submit written comments c/o Teri Fine, Grants Coordinator, City of Sherman, P.O. Box 1106, Sherman, TX 75091-1106. Written comments must be received prior to 5:00 p.m. on Tuesday, September 8, 2020. A summary of comments received will be made a part of the summary of citizen participation of this Plan.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Signature of Authorized Official

08/17/2020

Date

City Manager

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

08/17/2020
Date

City Manager
Title



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 5.

Meeting Date: 08/17/2020

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6640**

Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 3, 2020

Issue:

To approve an agreement for a Joint Election between the City of Sherman and Grayson County on November 3, 2020

Background:

The City's Regular Municipal Election is held on the first Tuesday after the first Monday in November of each year.

The City's Elections are held in conjunction with the Grayson County Election, which will allow for one ballot and make voting easier for the citizens. It also reduces the cost of holding the Election for the City.

Origination:

The request originated with the City Clerk's Office.

Financial Consideration:

Cost for the Election in 2019 was \$14,432. The cost for this election is expected to be similar.

Staff Recommendation:

It is recommended that the City Council approve the Joint Election Agreement.

Alternatives:

The alternative is for each entity to conduct its own Election.

Attachments

Resolution No. 6640

Joint Election Agreement

RESOLUTION NO. 6640

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH GRAYSON COUNTY, TEXAS, TO HOLD A JOINT ELECTION ON NOVEMBER 3, 2020; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the Mayor be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an agreement with Grayson County, Texas, to hold a joint election on November 3, 2020, in accordance with the terms and provisions of the agreement attached hereto and made a part hereof for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
BRANDON S. SHELBY,
CITY ATTORNEY

JOINT ELECTION AGREEMENT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

PARTIES

THIS AGREEMENT is entered into by and between the **CITIES AND SCHOOL DISTRICTS (ENTITY)** listed on Attachment A and **GRAYSON COUNTY (COUNTY)** under the authority of Section 271 of the Texas Election Code.

PURPOSE

The ENTITY and COUNTY hereby contract and agree to hold a joint election on the 3rd day of November 2020, and thereby reduce their costs, expenses and work force requirements.

DESIGNATION OF VOTE CENTERS

The ENTITY and COUNTY shall designate, secure, and share common countywide polling places as required pursuant to Texas Election Codes 42.002, 43.004 and 43.007(e).

COMMON BALLOT

The ENTITY and COUNTY shall share a common ballot and equipment. Equipment that will be used in this election will include Election Systems and Software ExpressVote ballot marking devices and DS200 tabulating scanners. Votec electronic poll book equipment will be used to qualify voters to vote.

The ENTITY shall provide ballot language and ballot order to COUNTY in English and Spanish on or before August 28, 2020. The ENTITY will proof, in a timely manner, all ballot language. Proofs will be submitted prior to ballots being printed and equipment tested.

SUPPLIES, EQUIPMENT AND PAYMENT OF WORKERS

For the performance of duties and services and the providing of equipment and supplies, the ENTITY shall pay the COUNTY for the actual expenses incurred which are directly attributable to their portion of the election, in accordance with Section 31.100, Texas Election Code. Expenses include, without limitation, the costs of election supplies, newspaper notice publication, use of voting machines and equipment, wages and salaries of all election workers, programming the ballot, ballot printing costs, logic and accuracy testing, voting machines and equipment transportation.

COUNTY will be responsible for appointing all election judges, clerks, and workers necessary for this joint election. COUNTY shall be responsible for issuing payment for all such costs and expenses of the election judges, clerks, and workers for the joint election.

Election Judges and members of the ballot board receive \$12.00 per hour for services rendered. Alternate election judges receive \$11.00 per hour for services rendered. Election clerks receive \$10.00 per hour for services rendered. Each ENTITY will incur a pro rata share of worker expenses.

For the performance of duties and services and the providing of equipment and supplies under Paragraph 1 above, the ENTITY shall pay the COUNTY a fee of 10% of the total amount of the contract (but not less than \$75) in accordance with Section 31.100(d), Texas Election Code.

EARLY VOTING

Early Voting shall be held during the period of October ¹³~~19~~, 2020, through October 30, 2020. The Grayson County Elections Administrator (EA) shall serve as Early Voting Clerk for the joint election and oversee all aspects of early voting by personal appearance and by mail.

The Joint Early Voting Clerk shall conduct and supervise the early voting procedures of those individuals voting by personal appearance. The main early voting location is 115 W. Houston St., Sherman, Texas, 75090.

The Joint Early Voting Clerk will process all requests for applications for mail ballots. The Joint Early Voting Clerk shall (1) mail an application for such ballot; (2) verify qualifications to vote as stated on the application; (3) mail a ballot to the applicant; (4) receive the mailed-in ballot; (5) verify the information appearing on the outside of the Early Voting mail ballot envelope; and (6) process the ballot as required by law.

Applications for ballot by mail shall be submitted to: Early Voting Clerk, Grayson County Elections, 115 W. Houston St., Sherman, Texas, 75090. The deadline for the early voting clerk to receive an application to vote by mail is October 22, 2020.

ELECTION RECORDS

Each ENTITY will be custodian of individual records for their particular entity. Forms and records for the joint election will be combined wherever possible and stored for the mandated length of 22 months at Grayson County Elections Administration, 115 W. Houston St., Sherman, Texas, 75090.

LEGAL NOTICES

COUNTY shall publish all legal notices required by law for the joint election. The ENTITY will publish additional required notices at their own expense.

CANVASSING THE RETURNS

The ENTITY and COUNTY shall be responsible for canvassing their own returns at their own expense. The COUNTY will provide canvassing reports to all entities no later than November 13, 2020.

BINDING AUTHORITY

By their signatures below, the individuals represent that they have express authority to enter into this agreement.

GENERAL PROVISIONS

In the event of a contested election, the applicable ENTITY agrees to provide competent legal counsel representation for the EA and staff, covering any and all legal fees and costs as a result of this elections process.

In the event of a recount, ENTITY agrees to reimburse any expenses incurred by the EA's office not covered by the charges assessed to the person requesting the recount. This would include, but not be limited to the compensation costs of any Grayson County Election personnel required to work beyond regular office hours in order to conduct said recount of this election. The recount shall take place at the EA's office and the EA's office shall assist the Recount Supervisor and/or Recount Coordinator in the completion of the recount.

The ENTITY agrees to save and hold harmless the COUNTY from any and all claims arising out of the failure or omission of the ENTITY to perform its obligations under this contract.

The COUNTY agrees to save and hold harmless the ENTITY from any and all claims arising out of the failure or omission of the COUNTY to perform their obligations under this contract.

Nothing contained in this contract shall authorize or permit a change in the officer with whom or the place at which any document or record relating to the November 3, 2020 Election is to be filed or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.

Upon request, the EA shall provide copies of all invoices, cost reports and other charges incurred in the process of administering said election for the ENTITY.

The EA shall file copies of this contract with the County Auditor and the County Treasurer of Grayson County, Texas.

If any ENTITY cancels their election pursuant to Section 2.05 of the Texas Election Code, they will not be liable for any further costs incurred by the COUNTY in conducting the November 3, 2020 Election.

EFFECTIVE DATE

This agreement shall become effective upon its signing and approval of all respective City Council, School Board and County Commissioners Court.

LAST SIGNED this the _____ day of _____, 2020.

CITY OF SHERMAN

BY: _____

GRAYSON COUNTY, TEXAS

BY: _____
BILL MAGERS
COUNTY JUDGE

ATTEST:

BY: _____
WILMA BUSH
COUNTY CLERK

APPROVED:

BY: _____
CRAIG PRICE
ASST. DISTRICT ATTORNEY

EXHIBIT “A”

JOINT ELECTION – NOVEMBER 3, 2020

Grayson County
Bells ISD
City of Bells
City of Collinsville
Gunter ISD
City of Gunter
Howe ISD
Pottsboro ISD
S & S Consolidated ISD
City of Southmayd
City of Tioga
City of Tom Bean
Whitesboro ISD
City of Whitesboro
Whitewright ISD
City of Whitewright
Sherman ISD
City of Sherman
Grayson College



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

F. 6.

Meeting Date: 08/17/2020

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

*** RESOLUTION NO. 6641**

Authorizing Execution of an Encroachment Easement to Lennie Lundervold for the Encroachment of a Detached Shed within the Platted Public Utility Easement running along the North Side of Lot 7, Block C of the Amended Plat of Magnolia Village, as shown in Instrument Number 2017-3272, Plat Records, Grayson County, Texas, locally known as 413 Carneros Drive in the City of Sherman, Texas

Issue:

To consider granting an encroachment easement into the platted public utility easement running along the north side of Lot 7, Block C of the Amended Plat of Magnolia Village in the City of Sherman, Texas

Background:

The owner of the property, Lennie Lundervold, was informed during the process of obtaining a building permit for a detached shed that the concrete pad for the detached building had encroached into the platted public utility easement. While Mr. Lundervold had adhered to building setback requirements, he was unaware of the platted easement. The existing concrete pad encroaches into the platted easement by five feet (5'). An Easement Encroachment will be necessary for this property owner to receive a building permit to complete the shed.

Origination:

Lennie Lundervold, Property Owner

Financial Consideration:

None

Staff Recommendation:

City staff has no objections to the proposed encroachment and, upon receiving approval from the franchised utilities, it is recommended that the encroachment be granted.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6641

Encroachment Easement

Exhibit "A" as noted in both documents

Plat - Amended Plat of Magnolia Village

Aerial Location Map

RESOLUTION NO. 6641

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN ENCROACHMENT EASEMENT TO LENNIE LUNDERVOLD FOR THE ENCROACHMENT OF A DETACHED SHED WITHIN THE PLATTED PUBLIC UTILITY EASEMENT RUNNING ALONG THE NORTH SIDE OF LOT 7, BLOCK C OF THE AMENDED PLAT OF MAGNOLIA VILLAGE, AS SHOWN IN INSTRUMENT NUMBER 2017-3272, PLAT RECORDS, GRAYSON COUNTY, TEXAS, LOCALLY KNOWN AS 413 CARNEROS DRIVE IN THE CITY OF SHERMAN, TEXAS; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS:

SECTION 1. That the City Manager be and is hereby authorized and directed, subject to all contract documents being properly completed and approved as to form and content by the City Attorney, to execute an encroachment easement for the encroachment of a detached shed within the platted public utility easement running along the north side of Lot 7, Block C of the Amended Plat of Magnolia Village, as shown in Instrument Number 2017-3272, Plat Records, Grayson County, Texas, locally known as 413 Carneros Drive in the City of Sherman, Texas, as shown on the Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED on this the ____ day of _____, 2020.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

BY: _____
DAVID PLYLER, MAYOR

**APPROVED AS TO FORM
AND CONTENT:**

BY: _____
**BRANDON S. SHELBY,
CITY ATTORNEY**

ENCROACHMENT EASEMENT

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF GRAYSON §

That the **CITY OF SHERMAN**, a municipal corporation of the State of Texas, hereinafter called "GRANTOR," in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration to it, in hand paid, hereby grants to **LENNIE LUNDERVOLD** of Sherman, Texas, hereinafter called "GRANTEE," an encroachment easement to allow a detached shed to encroach a maximum of 5-feet within a platted 10' Utility Easement on Lot 7, Block C of the Amended Plat of Magnolia Village, as shown in Instrument Number 2017-3272, Plat Records, Grayson County, Texas, in the City of Sherman, as shown on the Exhibit "A," attached hereto and incorporated herein for all purposes. Said encroachment easement shall be inferior, subordinate, and subject to the GRANTOR'S rights herein.

This instrument shall be construed as conveying an encroachment easement to GRANTEE, its heirs, successors and assigns, for the limited purpose of allowing a permanent residence within the herein described encroachment area. GRANTEE agrees that all maintenance of the residence shall be the responsibility of the GRANTEE without cost, fees or expense to GRANTOR.

That GRANTEE shall fully and completely indemnify and hold harmless the GRANTOR and any franchise utilities utilizing said easement from any and all damages, actions, suits, claims, demands, liabilities, executions and judgments, whether liquidated or unliquidated, absolute or contingent, direct or indirect, at law or in equity, together with attorney fees which may occur in any manner by reason of any manner, fact, or thing arising from this conveyance and use of the area.

In the event it becomes necessary for the GRANTOR or any public utility to utilize the encroachment area for the purpose of installing new utilities, removing or repairing any public utilities located therein, GRANTEE hereby releases GRANTOR and any public utility from any and all claims for damages, costs or expenses, and shall include, but specifically not be limited to, the cost of repair, relocation, or removal of structure and loss of use of such area.

TO HAVE AND TO HOLD the above described encroachment easement unto the said GRANTEE, its heirs, successors and assigns, until the use of such encroachment is no longer necessary.

EXECUTED this the _____ day of _____, 2020.

CITY:

CITY OF SHERMAN, a Texas home-rule
municipal corporation

OWNER:

LENNIE LUNDERVOLD, property owner

BY: _____
Robby Hefton,
City Manager

BY: _____
Lennie Lundervold, Property Owner

Approved as to Form and Content:

By: _____
Brandon Shelby,
City Attorney

Attest: _____
Linda Ashby,
City Clerk

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2020, by Robby Hefton, City Manager of the **CITY OF SHERMAN**, a Texas home-rule municipal corporation, on behalf of said corporation.

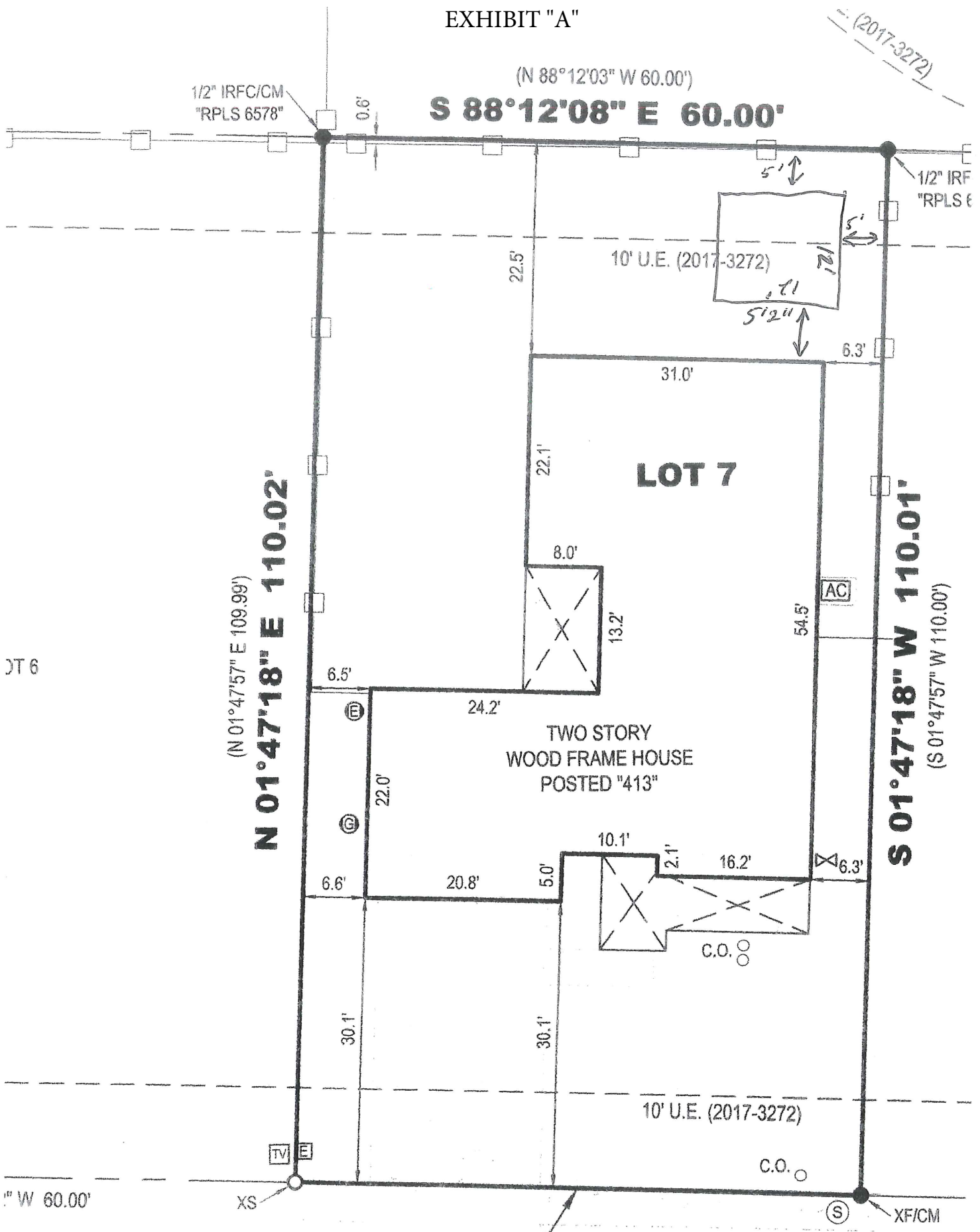
Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

THIS INSTRUMENT was subscribed, sworn to and acknowledged before me on _____, 2020, by Lennie Lundervold, to be the person whose name is subscribed to the forgoing instrument and who acknowledged to me that he executed the same for the purposes and consideration expressed therein.

Notary Public, State of Texas
Printed Name of Notary: _____
My Commissions Expires: _____

EXHIBIT "A"



DT 6

W 60.00'

W 60.00'

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System

Legend
1/2" x 1/2" rebar found
1/2" x 1/2" rebar found stamped "RPLS 4488"
1/2" x 1/2" rebar found stamped "RPLS 4488"

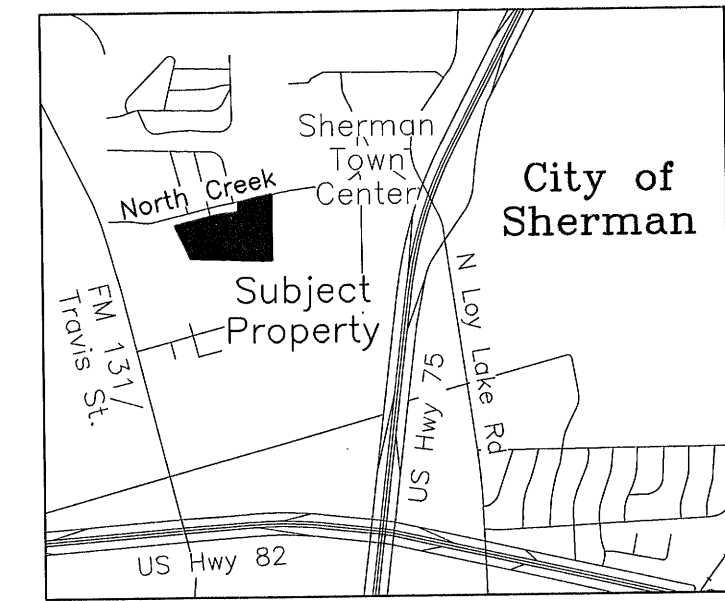
North Creek Addition
Section Three
Vol. 18, Pg. 71, P.R.G.C.T.

James H. Clark Survey
Abstract No. 273
Grayson County, Texas

Young Enterprises, LP
5,146 Acres
Vol. 976, Pg. 592
O.P.R.G.C.T.

Lot 3
Sherman Town Center
City of Sherman, Texas
Vol. 16, Pg. 42, P.R.G.C.T.

Site Location
(not to scale)



Replat of Blocks
2-3-4-5-6-7-8 & 9
North Creek Addition, Section One
and All of Block No. 1 of the
Replat of North Creek
Addition, Section One
Vol. 8, Pg. 121, P.R.G.C.T.

Replat of Block 9 of the
North Creek Addition
Section One
Vol. 10, Pg. 12, P.R.G.C.T.

North Creek Addition
Section Two
Vol. 17, Pg. 146, P.R.G.C.T.

SITUATED in the County of Grayson, State of Texas, and being a part of the James H. Clark Survey, Abstract No. 273, and being a part of the J. Jennings Survey, Abstract No. 647, and being all of the 12,000 acre tract of land conveyed by Young Enterprises, LP, to Magnolia Village, LP by Special Warranty Deed dated September 15, 2017 and recorded in Instrument Number 2017-20776, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found stamped "RPLS 4488" in the West line of Lot 3, Block 4, Sherman Town Center to the City of Sherman, Texas, as per plat of record in Volume 16, Page 42, Plat Records, Grayson County, Texas, at the Northeast corner of the 22.3 ac. tract of land (Tract No. One) conveyed to Emery Johnson, Jr. and Martha Ann Johnston, Trustees in Volume 2817, Page 442 said Official Public Records, at the Southeast corner of said Magnolia Village 12,000 ac.;

THENCE North 88 deg. 12 min. 03 sec. West, with the North line of said Johnston 22.3 ac. and the South line of said Magnolia Village 12,000 ac., a distance of 909.39 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Southeast corner of Lot One-R of the Repat of Lot One, Block 6 & Lot One, Block 7, Repat of Blocks 2-3-4-5-6-7-8 & 9, North Creek Addition, Section One and All of Block No. 1 of the Repat of North Creek Addition, Section One to the City of Sherman, Texas, as per plat of record in Volume 24, Pages 30 & 31, said Plat Records, at the Southwest corner of said Magnolia Village 12,000 ac.;

THENCE North 25 deg. 15 min. 59 sec. West, with the East line of said Lot One-R and an East line of said Magnolia Village 12,000 ac., a distance of 383.97 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Southwest corner of Lot 1, Block 8, said North Creek Addition Repat, at the most Westerly Northwest corner of said Magnolia Village 12,000 ac.;

THENCE North 75 deg. 54 min. 45 sec. East, with a North line of said Magnolia Village 12,000 ac. and the South line of said Lot 1, passing a 1/2 inch rebar found at the Southeast corner of said Lot 1 and the Southwest corner of Lot 2 at 56.44 ft. and continuing now with the South line of said Lot 2 and Lots 3, 4, 5 and 6, said Block 8, passing the Southeast corner of said Lot 6 and continuing for a total distance of 407.76 ft. to a 1/2 inch rebar found at the Southwest corner of Lot 1, Block 9, Repat of Block 9 of the North Creek Addition Section One Repat to the City of Sherman, Texas, as per plat of record in Volume 10, Page 12, said Plat Records, at an angle point in a North line of said Magnolia Village 12,000 ac.;

THENCE North 77 deg. 13 min. 31 sec. East, continuing with a North line of said Magnolia Village 12,000 ac. and now with the South line of said Lot 1, Block 9, a distance of 99.67 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Southwest corner of Lot 1, North Creek Addition, Section Two to the City of Sherman, Texas, as per plat of record in Volume 17, Page 146, said Plat Records, at the Southeast corner of said Lot 1, Block 9, of said Repat, at an angle point in a North line of said Magnolia Village 12,000 ac.;

THENCE North 83 deg. 46 min. 15 sec. East, continuing with a North line of said Magnolia Village 12,000 ac. and now with the South line of said Lot 1, said North Creek Addition, Section Two, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2 and continuing now with the South line of said Lot 2, passing the Southeast corner of said Lot 2 and the Southwest corner of Lot 3 and continuing now with the South line of said Lot 3, passing a 1/2 inch rebar found at the Southeast corner of said Lot 3 and the Southwest corner of Lot 4 at 181.68 ft. and continuing now with the South line of said Lot 4 for a total distance of 223.77 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Southeast corner of said Lot 4, at an Ell corner of said Magnolia Village 12,000 ac.;

THENCE North 00 deg. 29 min. 12 sec. East, with the East line of said Lot 4, a distance of 110.64 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" in the South line of North Creek Drive, a public street, at the Northeast corner of said Lot 4, at the most Northerly Northwest corner of said Magnolia Village 12,000 ac.;

THENCE Easterly, with the South line of said North Creek Drive and a North line of said Magnolia Village 12,000 ac., and with a non-tangent curve to the left having a radius of 2,148.50 ft. and a central angle of 06 deg. 19 min. 10 sec. (chord bears North 75 deg. 49 min. 44 sec. East, 236.85 ft.), an arc distance of 236.97 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve, at the beginning of another curve;

THENCE Easterly, continuing with the South line of said North Creek Drive and a North line of said Magnolia Village 12,000 ac., and with a reverse curve to the right having a radius of 970.00 ft. and a central angle of 07 deg. 27 min. 52 sec., (chord bears North 76 deg. 24 min. 05 sec. East, 126.28 ft.), an arc distance of 126.37 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Northwest corner of Lot 2, Block 4, Partial Amending Plat of Sherman Town Center to the City of Sherman, Texas, as per plat of record in Volume 17, Pages 9 & 10, said Plat Records, at the Northeast corner of said Magnolia Village 12,000 ac.;

THENCE South 00 deg. 20 min. 49 sec. East, with the West line of said Lot 2, Block 4, said Amending Plat and the East line of said Magnolia Village 12,000 ac., passing a 1/2 inch rebar found at the Southwest corner of said Lot 2, and the Northwest corner of said Lot 3, Block 4, said Sherman Town Center at 562.59 ft. and continuing now with the West line of said Lot 3 for a total distance of 719.69 ft. to the PLACE OF BEGINNING and containing 12,000 ACRES of land.

Job No. CGS261016-F

Magnolia Village, LP
Owner/Developer
5414 N. FM 1417
Sherman, Texas 75092
Phone: 903-892-1508

General Notes:

- Water Supply to be provided by City of Sherman.
- Sewer service to be provided by City of Sherman.
- Electrical service is provided by Onco Electrical Delivery Company.
- A portion of the property shown on the plat hereon lies within a Zone "AE" 100-Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 481800290 F, Revised Date: September 29, 2010.
- Proposed land use of lots are residential.
- The purpose of this amended plat is to correct a scrivener's error and to update the vesting deed for subject property and West adjacent plat filing information.

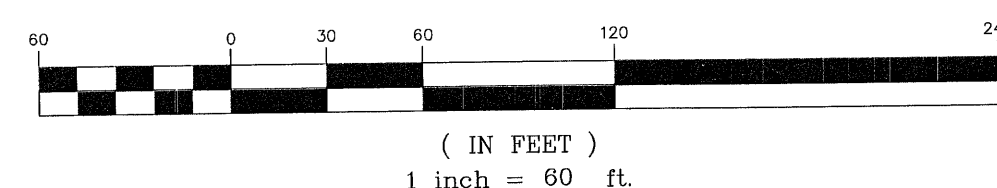
Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Ph: (903) 463-6191 Fax: (903) 463-4088
Email: helveysurvey@cablenet.net
Texas Board of Professional Land Surveying
Firm Registration No. 10088100

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	236.97'	2148.50'	6°19'10"	N75°49'43"E 236.85'
C2	126.37'	970.00'	7°27'52"	S78°24'04"W 126.28'
C3	66.37'	124.83'	30°27'51"	N01°08'18"E 65.59'
C4	26.91'	175.00'	8°48'37"	S12°01'56"W 26.88'
C5	17.29'	175.00'	5°39'41"	S04°47'47"W 17.28'
C6	47.01'	50.00'	53°52'07"	S93°08'08"E 45.30'
C7	31.83'	50.00'	36°07'33"	S70°07'56"E 31.01'
C8	31.46'	50.00'	36°03'00"	N73°46'37"E 30.94'
C9	42.79'	50.00'	49°02'08"	N31°14'03"E 41.50'
C10	6.16'	50.00'	7°03'48"	N03°11'05"E 6.16'
C11	15.01'	225.30'	3°49'08"	N02°15'41"W 15.01'
C12	48.80'	225.30'	12°21'57"	N10°21'02"W 48.51'
C13	50.51'	175.65'	16°28'33"	N08°34'12"W 50.34'
C14	37.39'	175.00'	12°14'25"	S86°04'59"W 37.31'
C15	22.34'	50.03'	26°34'55"	S84°51'16"W 22.15'
C16	38.94'	50.03'	44°29'03"	S28°49'16"W 37.87'
C17	78.73'	50.03'	90°09'44"	S17°30'08"E 70.85'
C18	79.61'	50.03'	91°10'35"	N51°49'43"E 71.47'
C19	33.23'	25.00'	78°09'28"	S44°32'29"W 30.84'
C20	17.72'	125.00'	8°07'20"	S87°15'36"W 17.71'
C21	3.77'	125.00'	1°43'41"	S02°49'47"W 3.77'
C22	27.83'	125.00'	12°45'17"	S10°04'18"W 27.77'
C23	32.99'	174.83'	10°48'38"	N10°58'35"E 32.94'
C24	60.00'	174.83'	18°29'53"	N04°15'40"W 59.71'
C25	12.73'	175.00'	4°10'03"	S77°52'45"W 12.73'

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.88'	S27°55'28"W
L2	16.04'	S60°05'15"E
L3	13.63'	S44°39'11"W
L4	14.89'	N45°20'49"W
L5	14.14'	N45°48'14"E
L6	14.14'	S43°11'46"E
L7	10.17'	S01°47'57"W

Filed of Record
October 27, 2017
Doc# 2017-3077-
Grayson County, Texas

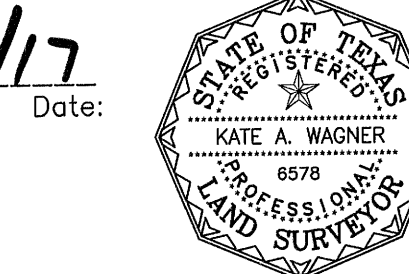
GRAPHIC SCALE



Amended Plat of Magnolia Village to the City of Sherman, Texas 12.000 Acres in the James H. Clark Survey Abstract No. 273 & the J. Jennings Survey Abstract No. 647

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was made on the ground of the property shown hereon under my personal and direct supervision, and that the corner monumentation meets the standards set according to the Subdivision Regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 16578



I, Todd Young, Authorized Representative for Magnolia Village, LP, owner of Magnolia Village, to the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

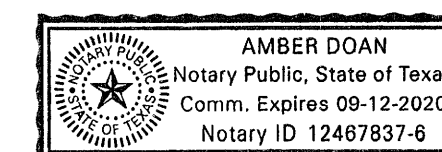
Todd Young

Todd Young, Authorized Representative for Magnolia Village, LP

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Todd Young, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 26th day of October, 2017.

Notary Public, Grayson County, Texas



City of Sherman

This, the final plat of Magnolia Village to the City of Sherman, Texas is hereby approved this 20th day of December, 2017, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

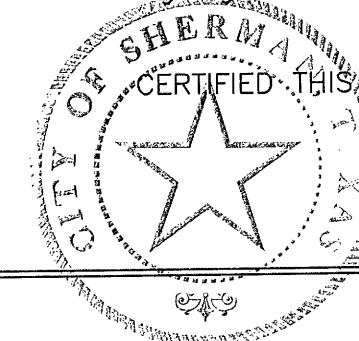
This, the final plat of Magnolia Village to City of Sherman, Texas, is hereby approved this 16th day of January, 2017, by the City Council of the City of Sherman, Texas.

ACCEPTED BY THE CITY COUNCIL OF SHERMAN, TEXAS:

MAYOR, CITY OF SHERMAN, TEXAS

DATE

The undersigned, the City Clerk of the City of Sherman, Texas, does hereby certify that the foregoing final plat of Magnolia Village to the City of Sherman, Texas, was submitted to the city council of Sherman, Texas, on the 16th day of January, 2017, and that the City Council, by formal action, then and there accepted the dedication of all easements, and other public areas, as shown and set forth in and upon said plat; and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as here above subscribed.



City Clerk, City of Sherman, Texas

E-9-309

413 Carneros Drive



0 100 200 400 600 800 1 inch = 200 feet
Feet





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 1.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Setting a Public Hearing on the 2020 Impact Fee Study and the Adoption of an Impact Fee Ordinance for Monday, September 21, 2020

Issue:

Receive a brief presentation from Kimley-Horn and Associates, Inc. and schedule a public hearing on the 2020 Impact Fee Study and Impact Fee Ordinance as required by state legislation.

Background:

At the February 12, 2020 meeting, the City Council approved Resolution No. 6592 and a Professional Services Agreement with Kimley-Horn and Associates, Inc. for Impact Fee Studies, as authorized by Chapter 395 of the Texas Local Government Code. The Capital Improvements Advisory Committee (CIAC), created by the Council, consists of the entire Planning & Zoning Commission and David Baca as a representative from the extra territorial jurisdiction (ETJ). The CIAC is charged with reviewing land use assumptions and the capital improvements program as they relate to the 2020 Impact Fee Study.

The schedule for the Impact Fee Study process is shown below and illustrates that the City Council is being asked to schedule a public hearing for the September 21st meeting. The CIAC will meet and provide comments to the City Council prior to this public meeting.

- June 9: CIAC Kick-off LUA and Service Area
- July 6: Set Council Public Hearing Date
- July 21: CIAC LUA and CIP (coordinated with P&Z meeting)
- August 10: CIAC Comments Public Hearing LUA and CIP (8-17)
- August 17: Council Public Hearing
- **August 17: Set Council Public Hearing Date**
- August 18: CIAC Impact Fee (coordinated with P&Z meeting)
- **September 8: Council (Other Business) Impact Fee Discussion and Draft Ordinance**
- September 14: CIAC Comments Public Hearing LUA and CIP (9-21)
- **September 21: Council Public Hearing and Ordinance Adoption**

Note that staff will provide a draft ordinance to the Council at the September 8th called City Council meeting and will also provide a proposed Impact Fee schedule.

Origination:

Assistant City Manager Clint Philpott, P.E.
Director of Development Services Rob Rae, AICP

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is the staff's recommendation that the City Council schedule the public hearing on the 2020 Impact Fee Study and the Impact Fee Ordinance for the September 21st City Council Meeting.

Alternatives:

No alternatives are recommended.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 2.

Meeting Date: 08/17/2020

Prepared By: Clint Philpott, Assistant City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Authorizing Emergency Repair of a 6" Drain Line in the Anaerobic Digester Complex at the Sherman Wastewater Treatment Plant

Issue:

The anaerobic digester complex drain line at the Sherman Wastewater Treatment Plant has collapsed due to deterioration and needs to be replaced.

Background:

Staff initiated an emergency repair of a 6" drain line in the anaerobic digester complex that receives flow from a trench drain and a sludge line (containing wastes from the secondary digester). This drain line is critical for the proper operation of the digester.

July 15, 2020 - Contractor came out to look at work and provided an estimate of costs to find and repair the problem.

July 17, 2020 - Contractor excavated the berm behind the digester and found the drain line under the digester foundation had collapsed due to deterioration and needed to be replaced. Portions of line under digester were constructed in the 60's, remainder of line in the mid 80's.

- To access the deep drain line, gas piping and electrical conduit that was mounted on a concrete foundation above ground on the berm was disconnected and removed; and
- Rather than tearing up the concrete floor of the digester foundation and relaying the sewer line in the same location along the deepest part of the sloped berm adjacent to the digester complex, a hole was bored through the outside wall, pipe fittings were replaced, drain piping in the complex was rerouted and a new PVC line was rerouted to a different manhole outside the complex to reduce repair costs.

July 30, 2020 – Contractor provided updated quote for work performed to date (Phase 1) and remaining work needed to complete repairs (Phase 2).

- Phase 1 - Excavate side of berm and reroute/replace drain line from digester complex to manhole (\$31k)
- Phase 2 - Complete backfill, install foundation and reinstall gas piping/conduit (Estimate: \$26k)

There will be additional costs for an electrical contractor to reconnect/repair control wiring and power wires for the gas flow meter/flare and a small amount of work from another contractor to reseed grass on sloped hill to minimize erosion (Estimated < \$ 15,000).

Total repair costs estimated at $\approx$ \$72,000.00.

Origination:

Assistant City Manager Clint Philpott, P.E.

Financial Consideration:

It is estimated that the cost of the repairs to replace the drain line will be \$72,000.00 or less. Funding for this work will be from the Utility Fund.

Staff Recommendation:

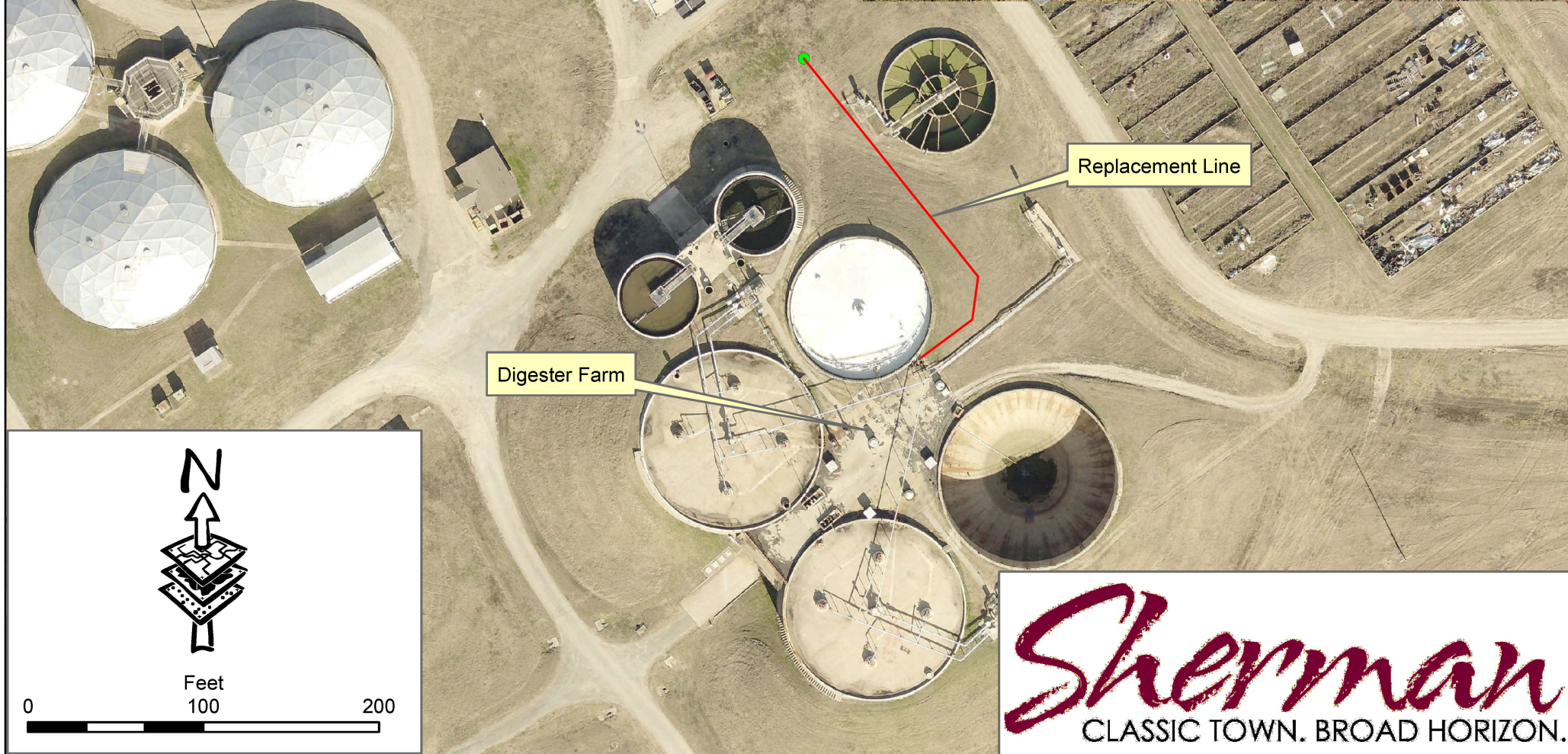
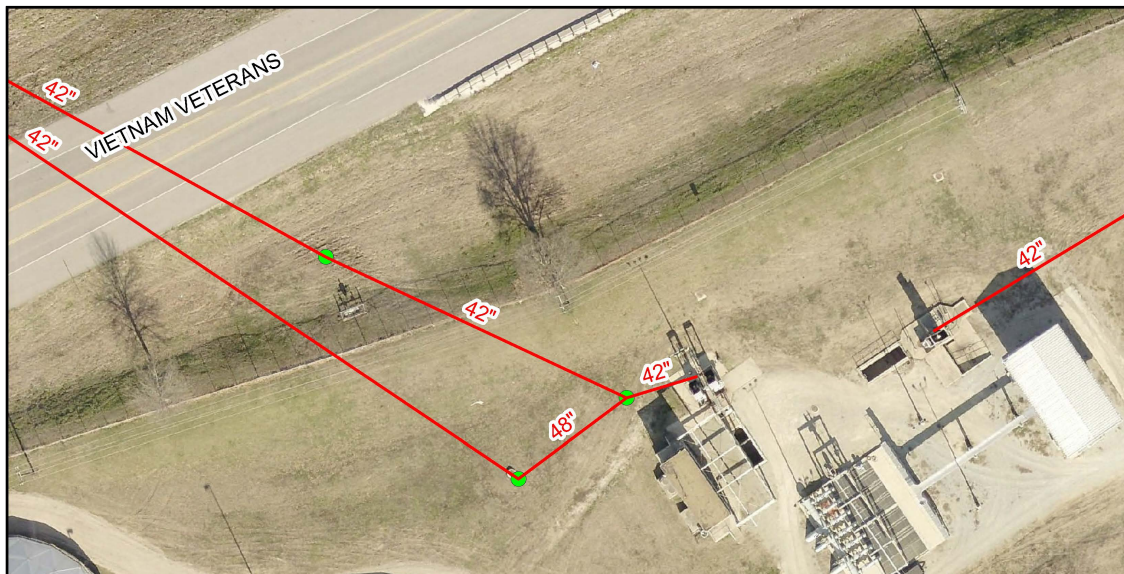
It is recommended that the emergency repairs be approved and that the City Manager be authorized to execute any required contract documents.

Alternatives:

As may be directed by the City Council

Attachments

Aerial Location Map



Feet
100

0

200

Sherman
CLASSIC TOWN. BROAD HORIZON.



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 3.

Meeting Date: 08/17/2020

Prepared By: Sarah McRae, Tourism/Main Street Manager

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Consider Request of Downtown Sherman NOW to Temporarily Close Certain Streets for the "Stroll on the Square & Texoma's Best Bites" on Saturday, October 3, 2020

Issue:

Downtown Sherman NOW is requesting to temporarily close the 100 blocks of South Travis and South Crockett Streets, and the 200 block of South Travis on Saturday, October 3, 2020 from 1:00 p.m. to 11:00 p.m. for "Stroll on the Square & Texoma's Best Bites".

This event will include wineries located inside of participating businesses downtown and possibly under popup tents on the square and in parking lots, as the Texas Alcoholic Beverage Commission (TABC) allows. Restaurants and caterers will be situated inside of businesses, outside on the closed streets, and along sidewalks offering free samples of food. Stores will be open for shopping; and musicians will be located inside of stores, on the Courthouse Square, and along the sidewalks. Downtown Sherman NOW is limiting this event to 450 participants and will provide the wineries with the necessary information to enable them to obtain festival permits from the TABC for the sale of tickets to patrons of this event.

Background:

This is one of several events planned by Downtown Sherman NOW.

Origination:

Ms. Karen Tooley, Executive Director, Downtown Sherman NOW

Financial Consideration:

Barricades and cones would be provided by the City of Sherman Street Department. Solid waste receptacles would be provided by the City of Sherman Solid Waste Department. Downtown Sherman NOW would work with the Sherman Police Department to arrange for security officers necessary for the event. Downtown Sherman NOW has been instructed that emergency vehicle accessibility must be maintained throughout the closed streets at all times.

Staff Recommendation:

It is recommended that the Council authorize the use of City resources to provide barricades, cones, solid waste receptacles, and security support as requested.

Alternatives:

As directed by the Council

Attachments

Downtown Sherman NOW's Request of August 7, 2020

Event Map

Aerial Location Map

7 August 2020

Ms. Sarah McRae
Sherman Tourism Director/Main Street Manager
PO Box 1106
Sherman, TX 75091



Dear Sarah,

Downtown Sherman NOW would like city approval to hold an event, Stroll on the Square. The details are below. If I can answer questions or help clarify this request, please do not hesitate to contact me by email (kctooley@msn.com) or phone (903-816-2811).

Sincerely,

Karen Tooley

Executive Director, Downtown Sherman NOW

Name of Event: Stroll on the Square & Texoma's Best Bites

Date/Time of Event: Saturday, 3 October 2020, 5:30 pm - 9:00 pm

Description of Event:

Wineries will be located inside businesses downtown and possibly under popup tents on the square and in parking lots (as TABC allows). Restaurants and Caterers will be situated inside businesses, outside on the closed streets, and on the sidewalks offering free samples of food. Stores will be open for shopping. Musicians will be inside stores, on the courthouse square, and along the sidewalks (where room allows.) The wine stroll is limited to 450 participants.

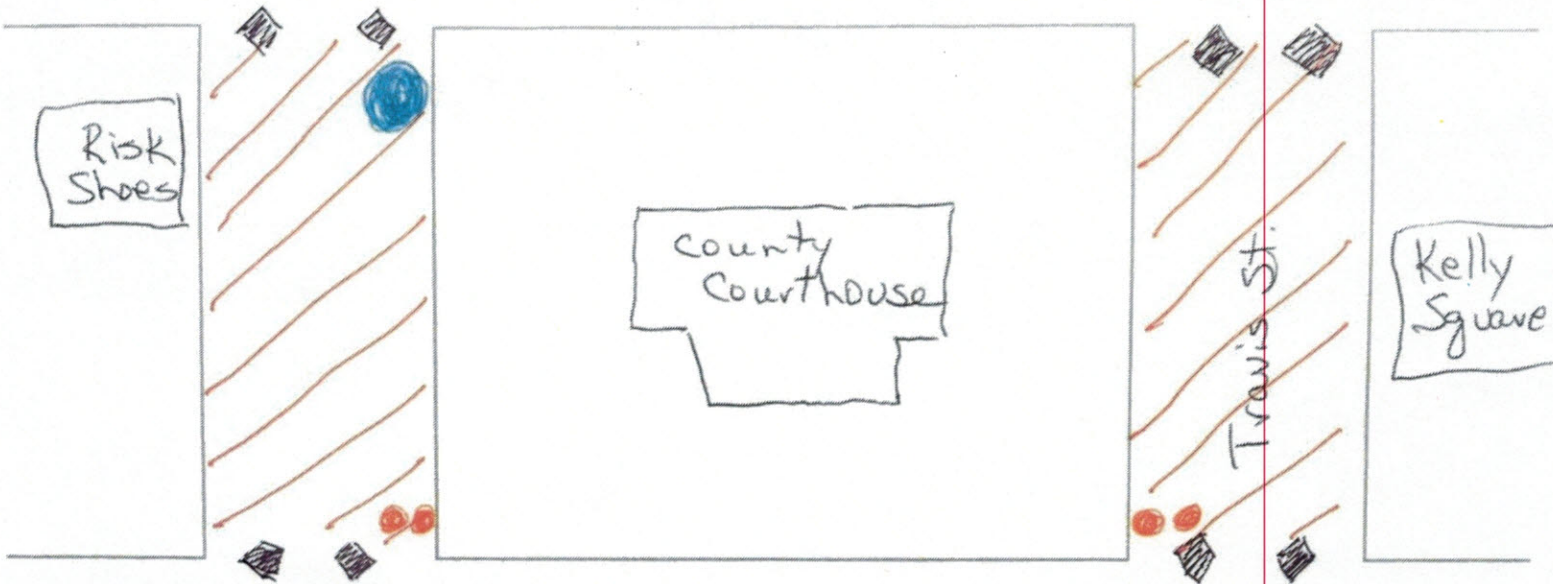
Street Closure Request:

From 1:00-11:00 pm: 100 blocks of S Travis and S Crockett and 200 block of S Travis.

Supplies Requested: 16 rolling trash cans & 50 orange traffic cones (delivered to the east side of the courthouse near the trash dumpsters)

TABC Permit: Downtown Sherman NOW will provide the wineries with the necessary information to enable them to obtain festival permits from TABC.

Houston St.



Street Closure

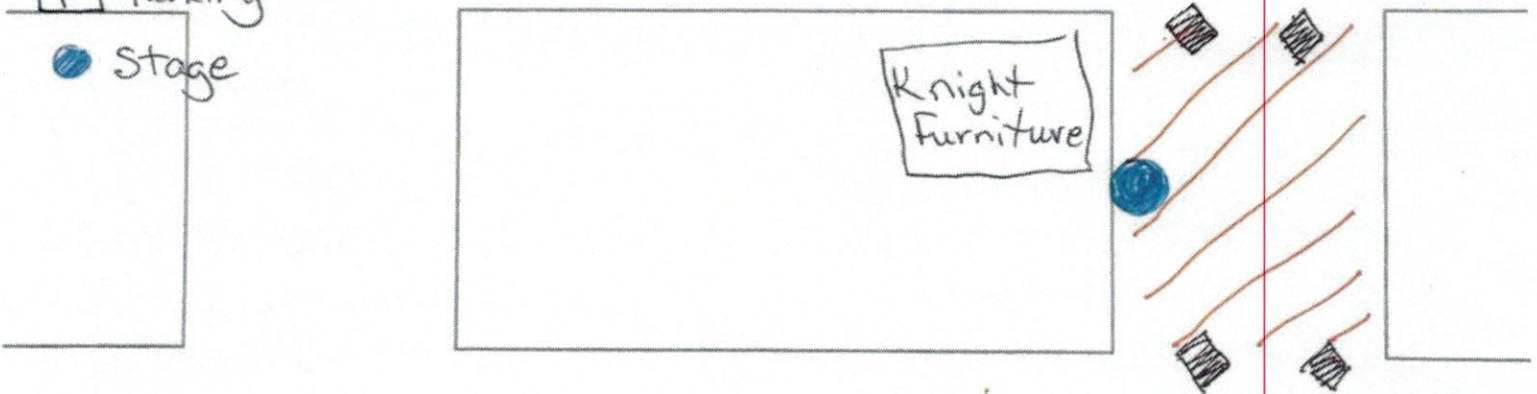
Barri cades

Toile ts

P Parking

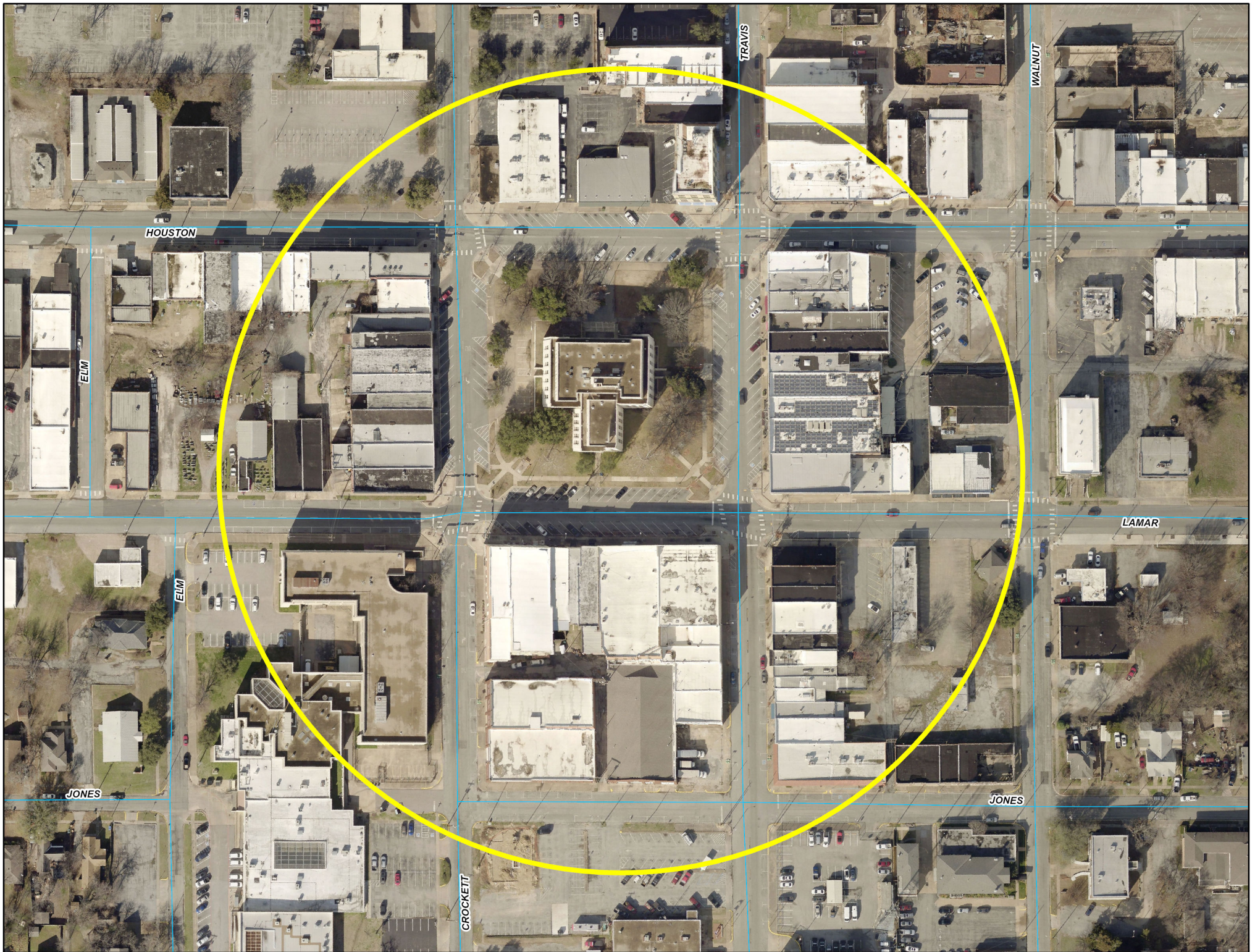
Stage

Lamar St.



P

P





SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 4.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Schmitz Addition, being 27.418 acres in the William Martin Survey, Abstract No. 765; Jeremy Schmitz, Owner; Underwood Drafting and Surveying, Surveyor (5311 Farmington Road)

Issue:

Final Plat Approval of Schmitz Addition, being 27.418 acres in the William Martin Survey, Abstract No. 765; Jeremy Schmitz, Owner; Underwood Drafting and Surveying, Surveyor (5311 Farmington Road)

Background:

The property is located at 5311 Farmington Road, between South F.M. 1417 and Shepherd Drive, just south of the railroad tracks. The owner would like to plat the property into three lots for residential development.

Origination:

Jeremy Schmitz (Owner)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Aerial Location Map
Zoning Map
Schmitz Addition
Staff Review Letter
P&Z Communication

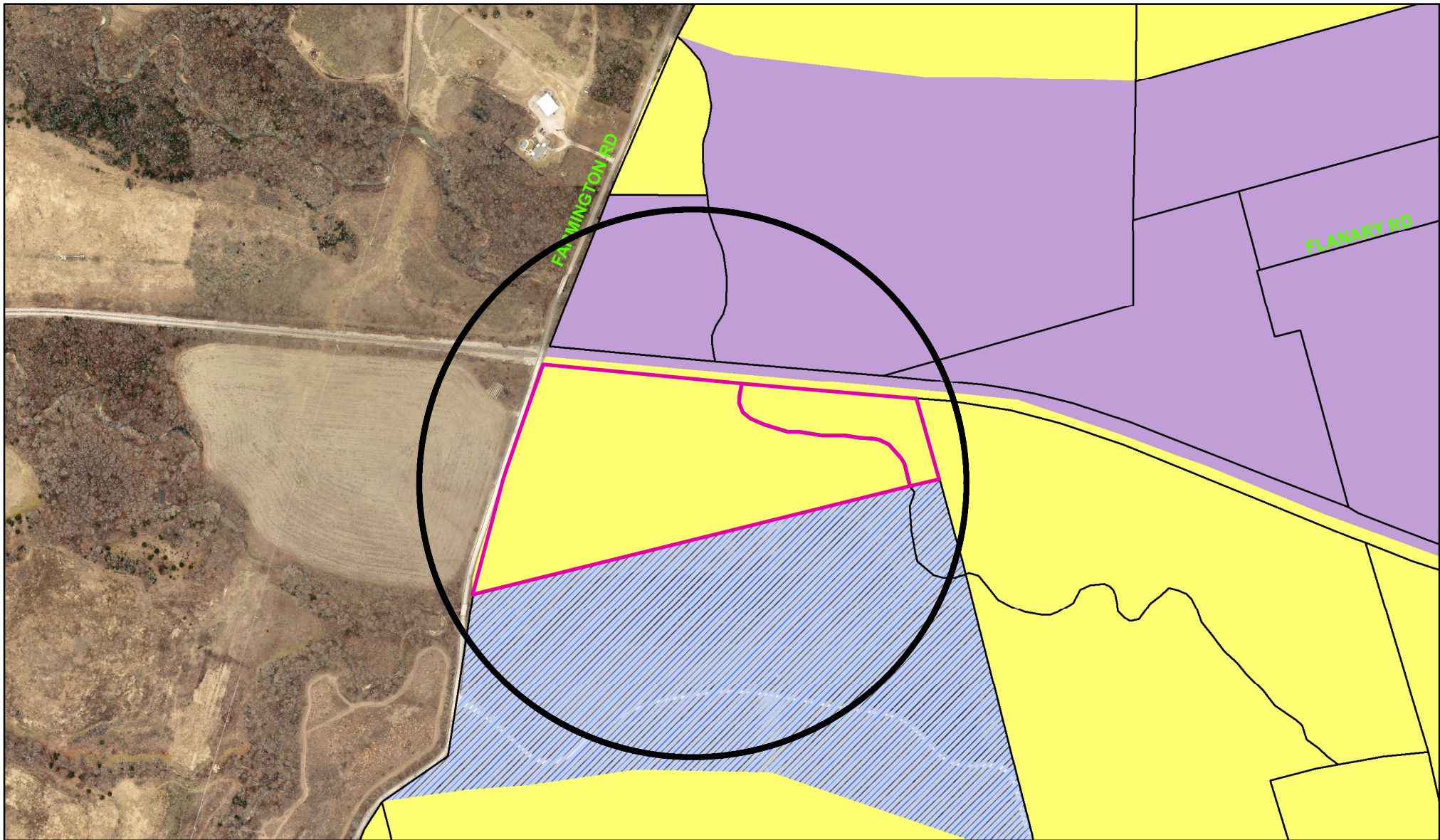


5311 Farmington Road

City of Sherman, Texas
Developmental Services Department



1 in = 2,000 ft

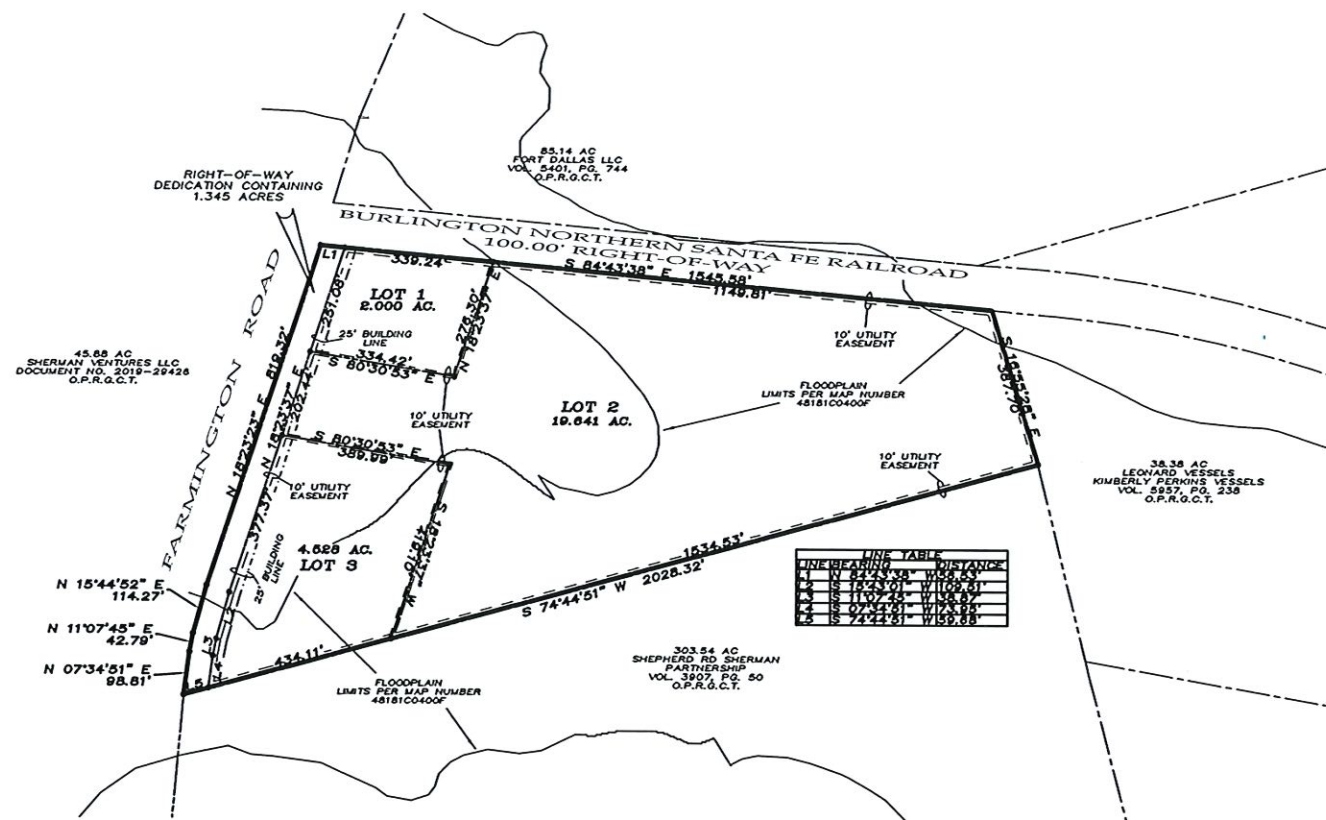


Zoning - 5311 Farmington Road



NOT TO SCALE

1 in = 580 ft



FINAL PLAT SCHMITZ ADDITION

Being all of a 27.418 acre tract of land in the William Martin Survey, Abstract No. 765. Conveyed to Jeremy Schmitz, Recorded in Volume 3856, Page 732 Official Public Records, Grayson County, Texas.
BEING 27.514 ACRES

OWNERS/DEVELOPER
JEREMY SCHMITZ
1699 WESTMAN ROAD
GUNTER, TEXAS 75058

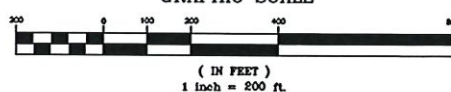
SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

GRAPHIC SCALE



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, Being all of a 27.418 acre tract of land in the William Martin Survey, Abstract No. 765. Conveyed to Jeremy Schmitz, Recorded in Volume 3856, Page 732 Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set P/K nail at the intersection of the center of Farmington Road and the South Right-of-Way line of the Burlington Northern Santa Fe Railroad Right-of-Way;

Thence South 84°43'38" East, with said South Railroad Right-of-Way a distance of 1545.55 feet to a found 1/2" steel rebar at the northwest corner of a 38.38 acre tract of land conveyed to Leonard and Kimberly Vessels, Recorded in Volume 5957, Page 238 of said Official Public Records;

Thence South 16°55'28" East, with the west line of said Vessels tract a distance of 387.70 feet to a set 1/2" steel rod;

Thence South 74°44'51" West, with the North line of a 303.54 acre tract of land conveyed to Shepherd Road, Sherman Partnership, Recorded in Volume 3907, Page 50 of said Official Public Records, a distance of 2028.32 feet to a set P/K nail;

Thence with the center of said Farmington Road the following calls and distances:
North 07°34'51" East a distance of 98.81 feet to a set P/K nail;
North 11°07'45" East a distance of 42.79 feet to a set P/K nail;
North 15°44'52" East a distance of 114.27 feet to a set P/K nail;
North 18°23'23" East a distance of 819.32 feet to the Point of Beginning and containing 27.514 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

FINAL PLAT SCHMITZ ADDITION

Being all of a 27.418 acre tract of land in the William Martin Survey, Abstract No. 765. Conveyed to Jeremy Schmitz, Recorded in Volume 3856, Page 732 Official Public Records, Grayson County, Texas.
BEING 27.514 ACRES

OWNERS/DEVELOPER
JEREMY SCHMITZ
1699 WESTMAN ROAD
GUNTER, TEXAS 75058

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, JEREMY SCHMITZ, do hereby adopt this plat designating the heretofore property as the SCHMITZ ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020

JEREMY SCHMITZ

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JEREMY SCHMITZ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for
the State of Texas
Commission Expires: _____

CERTIFICATE OF COMPLIANCE

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, SCHMITZ ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, and the City Council then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer service at a minimum to be provided by individual on-site sewage treatment systems (OSSF), permitted and approved by Grayson County. OSSF evaluations, reports and permits must be obtained and submitted to the City for each lot to regarding the suitability of the system based on user and type of development. The City of Denison reserves the right to require connection to the City's system by sewer connection or main extension based on user and availability.
3. Electrical service is provided by GCEC.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



STAFF REVIEW LETTER

July 8, 2020

Jeremy Schmitz
1699 Westman Road
Gunter, TX 75058

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Schmitz Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove Building Line.
6. All requirements of the Floodplain Ordinance shall be followed.
7. Water Pro-Rata will be due at the time of development.
8. No City sewer available to site. Require on-site sewage facility in accordance with Grayson County requirements.
9. All easements shall be shown on plat.
10. A minimum of three (3) found monuments shall be shown on plat.
11. General Notes No. 2 shall replace City of Denison with City of Sherman.
12. Correct zip code on Ownership block.
13. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
14. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 14.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 5311 FARMINGTON ROAD**

The request of Jeremy Schmitz (Owner) and Underwood Drafting and Surveying (Surveyor) concerning the property at 5311 Farmington Road, being 27.418 acres in the William Martin Survey, Abstract No. 765, as follows:

Planning and Zoning Commission

Final Plat approval of Schmitz Addition.

Background:

The property is located at 5311 Farmington Road between South FM 1417 and Shepherd Drive just south of the railroad tracks. The owner would like to plat the property into three lots for residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

R-2 (Multi-Family Residential) District

M-1 (Light Manufacturing) District

Origination:

Jeremy Schmitz (Owner)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Suburban Residential – Increased density and closer building setbacks separate Suburban Residential from Countryside and Estate, but more landscaping and open space distinguish Suburban Residential from Urban and Auto-Urban categories. New suburban subdivisions typically have curvilinear streets and sidewalks, as well as curb and gutter.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Schmitz Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 5.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Replat Approval of Jackson Walker Addition, a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition, being 14.189 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition; MPT of Sherman Alecto LLC, Owners; Covenant Development, LLC, Developer; and Underwood Drafting and Surveying, Surveyor (1111 Gallagher Drive)

Issue:

Replat Approval of Jackson Walker Addition, a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition, being 14.189 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 and 6, Block 1 of the partial Replat of Gleckler Plaza Addition; MPT of Sherman Alecto LLC, Owners; Covenant Development, LLC, Developer; and Underwood Drafting and Surveying, Surveyor (1111 Gallagher Drive)

Background:

The property is located at 1111 Gallagher Drive, the northeast corner of Gallagher Drive and Calais Drive, formerly Community Specialty Hospital. The property is zoned a C-1 (Retail Business) District. The owners would like to replat the property into two lots for commercial and residential development.

Origination:

MPT of Sherman Alecto LLC (Owners)
Covenant Development, LLC (Developer)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

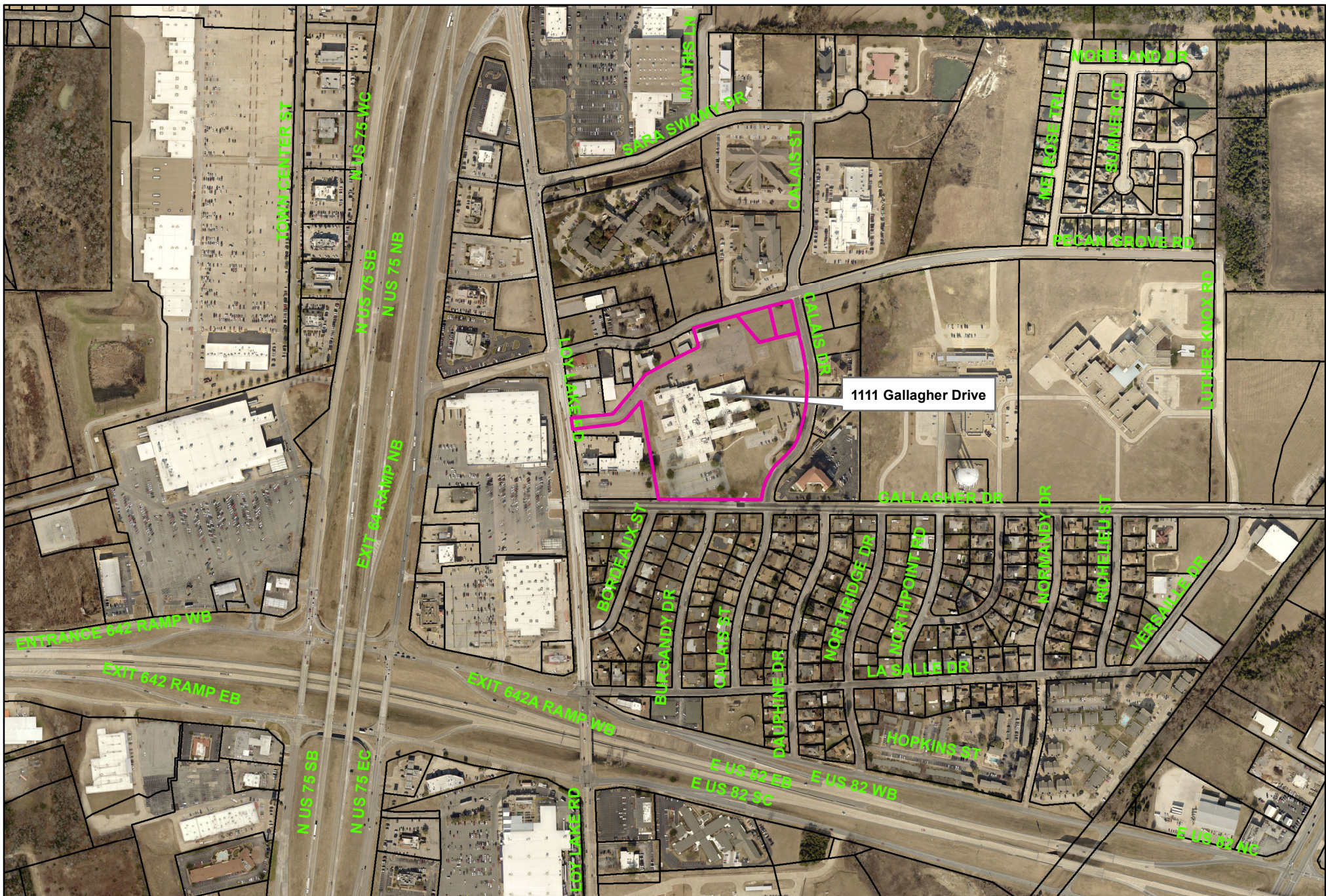
At the July 21, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Aerial Location Map
Zoning Map
Jackson Walker Addition
Staff Review Letter
P&Z Communication

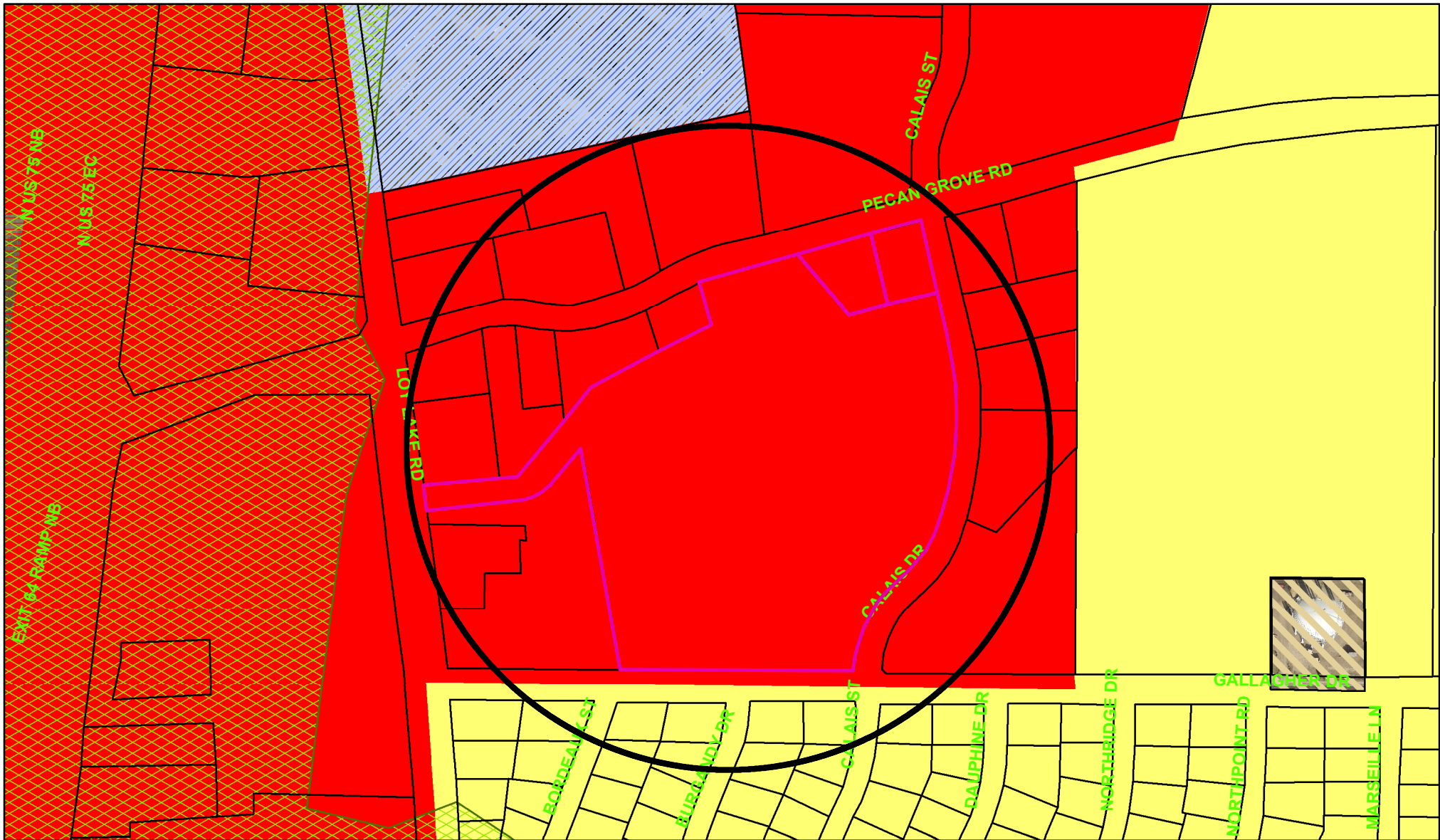


1111 Gallagher Drive

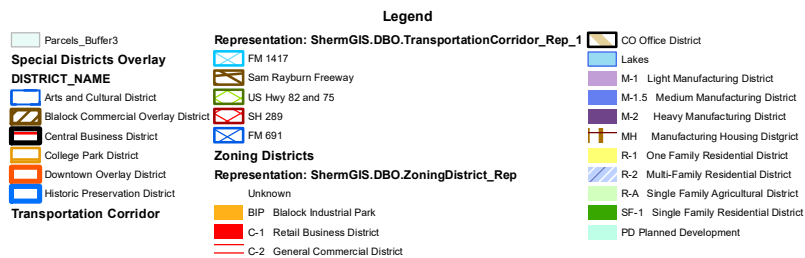


City of Sherman, Texas
Developmental Services Department

1 in = 619 ft

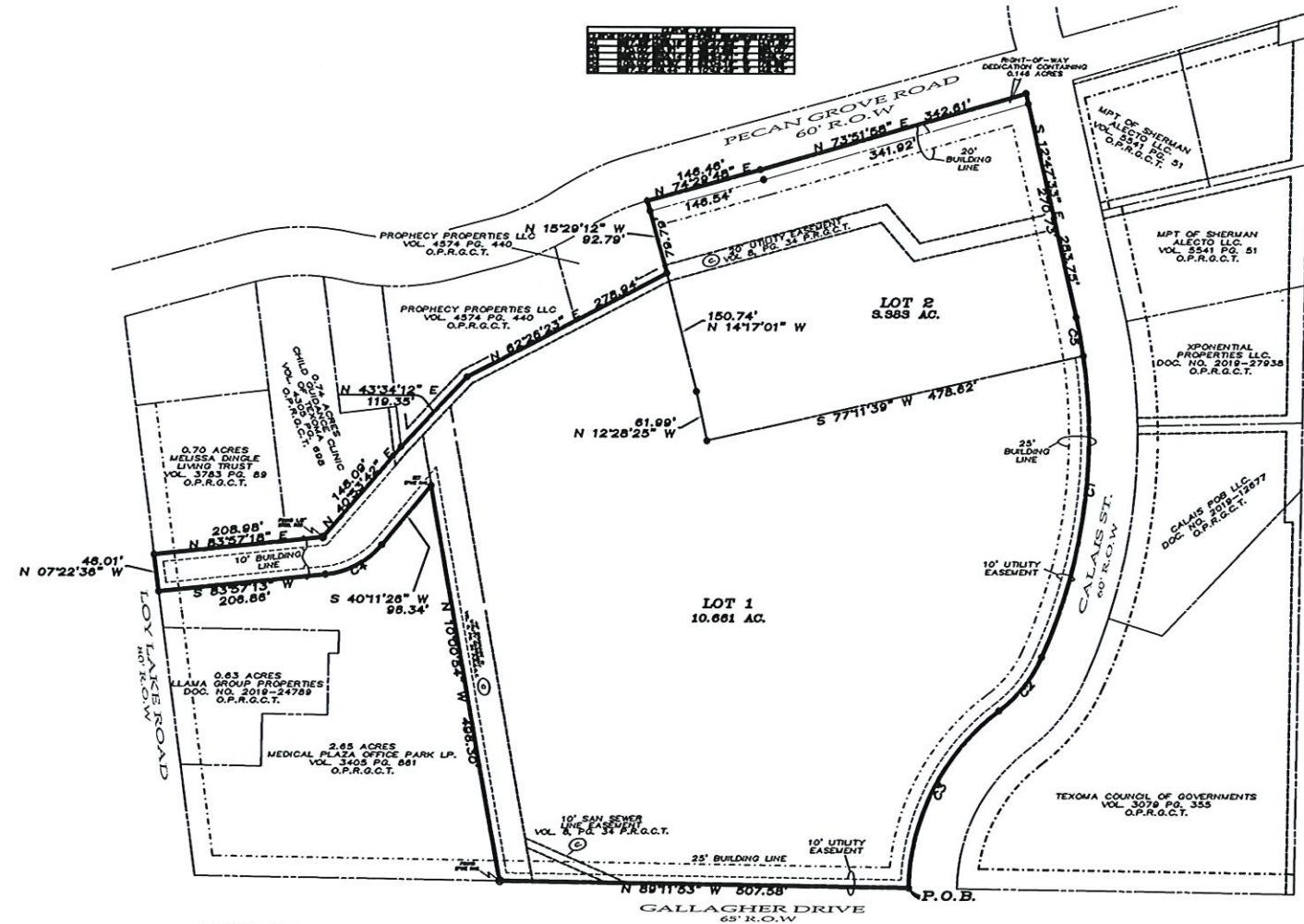


Zoning - 1111 Gallagher Drive



NOT TO SCALE

1 in = 297 ft



REPLAT JACKSON WALKER ADDITION

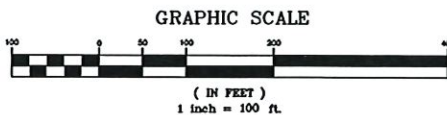
Being all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One, of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records
BEING 14.189 ACRES

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35206

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING



3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnole Survey, Abstract No. 783, being all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One, of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records, also being all that parcel of land described as Tract One in Warranty Deed from Notami Hospitals of Texas, Inc., to Epia Properties, Inc., of record in Volume 2165, Page 808, of the Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/4" capped steel rod set at the intersection of the north right-of-way line of Gallagher Drive with the west right-of-way line of Calais Drive, being the southeast corner of said Lot 7 and Block One;

Thence North 89°11'33" West with said north right-of-way line, a distance of 507.55 feet to a 1/4" capped steel rod set at the southeast corner of Lot 8, of said Block One;

Thence North 10°00'54" West with the east line of said Lot 8, a distance of 498.30 feet to a spike nail set in an asphalt drive, said nail being the northeast corner of said Lot 8;

Thence with the north line of said Lot 8 the following calls and distances: South 40°11'28" West a distance of 98.34 feet to a set 1/4" capped steel rod;

A curve to the right having a radius of 105.00 feet, a chord bearing of S 62°04'10" and an arc length of 78.28 feet to a set 1/4" capped steel rod; South 83°57'13" West a distance of 208.86 feet to a 1/4" capped steel rod set in the east right-of-way line of Loy Lake Road;

Thence North 07°22'36" West with said east right-of-way line, a distance of 46.01 feet to a 1/4" capped steel rod set at the southwest corner of that tract of land conveyed to Melissa Dingle Living Trust by deed of record in Volume 3783, Page 89, Official Public Records, Grayson County, Texas;

Thence North 83°57'18" East with the south line of said tract a distance of 208.98 feet to a 1/4" steel rod found in concrete at an angle point in the south line of Lot 1, of said Block One;

Thence North 40°53'42" East with said south line, a distance of 148.09 feet to a 1/4" capped steel rod set at the southeast corner of said Lot One, the southwest corner of Lot 3, of said Block One;

Thence North 43°34'12" East with the south line of said Lot 3, a distance of 119.35 feet to a 1/4" capped steel rod set at an angle point in said south line;

Thence North 82°26'23" East a distance of 278.94 feet to a 1/4" capped steel rod set at the southeast corner of Lot 4, of said Block One;

Thence North 15°28'12" West with the east line of said Lot 4, a distance of 92.79 feet to a 1/4" capped steel rod set at the northeast corner of said Lot 4, also being in the north line of said Block One;

Thence North 74°29'48" East with the north line of said Block One, a distance of 146.27 feet to a set 1/4" capped steel rod;

Thence North 73°51'58" East a distance of 342.61 feet to a 1/4" capped steel rod set at the northeast corner of Lot 8, of said Block One, said rod being in the west right-of-way line of said Calais Drive;

Thence with said west right-of-way line the following calls and distances: South 12°47'33" East a distance of 283.75 feet to a set 1/4" capped steel rod;

A curve to the right having a radius of 867.29 feet, a chord bearing of South 05°37'52" West 421.80 feet to a set 1/4" capped steel rod;

A curve to the right having a radius of 170.00 feet, an arc length of 85.91 feet, a chord bearing South 38°31'58" West 85.00 feet to a set 1/4" capped steel rod; A curve to the left having a radius of 280.00 feet, an arc length of 255.14 feet, a chord bears South 26°34'21" West 248.40 feet to the Point-of-Beginning and containing 14.189 acres of land.

ACCEPTANCE

Approved this _____ day of _____, 2020, by the City Planning Commission to the City of Sherman, Texas.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE OF DEDICATION

Accepted by the City Council of the City of Sherman

Mayor, City of Sherman, Texas

Date

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date

REPLAT JACKSON WALKER ADDITION

Being all of Lot 7, Block One, of Gleckler Plaza Addition, to the City of Sherman, of record in Volume 8, Page 35, of the Plat Records, Grayson County, Texas, and all of Lots 5 & 6, Block One, of the partial replat of Gleckler Plaza Addition, of record in Volume 8, Page 85, of said Plat Records
BEING 14.189 ACRES

OWNERS/DEVELOPER
MPT OF SHERMAN ALECTO LLC
1000 URBAN CENTER DRIVE
BIRMINGHAM, ALABAMA 35206

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

6-23-2020

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MPT OF SHERMAN ALECTO LLC, do hereby adopt this plat designating the hereinabove property as the JACKSON WALKER ADDITION, an addition to the City of Sherman, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements strips and any public or private utility shall, at all times, have a right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules regulations and resolutions of the City of Sherman, Texas.

WITNESS MY HAND this _____ day of _____, 2020

EMMETT E. MCLEAN, EVP AND COO
MPT OF SHERMAN ALECTO LLC.

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared EMMETT E. MCLEAN known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for
the State of Texas
Commission Expires _____

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, JACKSON WALKER ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, dikes, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.

Witness my hand this _____ day of _____, 2020.

Clerk, City of Sherman, Texas

~ GENERAL NOTES ~

1. Water Supply to be provided by the City of Sherman.
2. Sewer Service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or drainage easements for the control of erosion.
7. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding developments of this type.
9. Bearings are based on the City of Sherman Control Monument Network.
10. The City of Sherman reserves the right to require submission of Development Plat based on proposed use of each lot.



STAFF REVIEW LETTER

July 8, 2020

MPT of Sherman Alecto, LLC
1000 Urban Center Drive
Birmingham, AL 35242

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Jackson Walker Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Remove Building Line.
6. Calais Street should be changed to Calais Drive.
7. Dedicate 10' Utility Easement along perimeter of Addition.
8. Addition block must read "Final Plat Jackson Walker Addition Being a Replat of all of Lot..."
9. Metes and bounds description must match drawing.
10. A minimum of three (3) found monuments shall be shown on plat.
11. Dimensions of Dedicated Right of Way must be shown.
12. Traffic Impact Analysis required by Engineering Department for review.
13. Privately owned and maintained detention in accordance with City criteria will be required upon future development.
14. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
15. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 15.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 1111 GALLAGHER DRIVE**

The request of MPT of Sherman Alecto LLC (Owners), Covenant Development, LLC (Developer) and Underwood Drafting and Surveying (Surveyor) concerning the property at 1111 Gallagher Drive, 14.189 acres in the J.B. McAnair Survey, Abstract No. 763, also being all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1 of the partial Replat of Gleckler Plaza Addition, as follows:

Planning and Zoning Commission

Replat approval of Jackson Walker Addition, a Replat of all of Lot 7, Block 1, Gleckler Plaza Addition and all of Lots 5 & 6, Block 1 of the partial Replat of Gleckler Plaza Addition.

Background:

The property is located at 1111 Gallagher Drive, the northeast corner of Gallagher Drive and Calais Drive, formerly Community Specialty Hospital. The property is zoned a C-1 (Retail Business) District. The owners would like to Replat the property into two lots for commercial and residential development.

Adjacent Zoning:

R-1 (One Family Residential) District

C-1 (Retail Business) District

Origination:

MPT of Sherman Alecto LLC (Owners)

Covenant Development, LLC (Developer)

Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Public/Institutional – The Public and Institutional character type includes schools, churches, and other public services for the City. Buildings may be designed to act as landmarks and this urban design adds flair to a neighborhood.

and

Auto Urban Commercial – Require more land for parking than building floor area. Automobiles and parking are the most prominent features. Parking lots reduce building density and prevent any possibility of creating an enclosed space.

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Zoning Map

Jackson Walker Addition

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 6.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Reynoso Bethany Road Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 11.978 acres in the Aaron Burleson Survey, Abstract No. 161; Rodolfo V. Reynoso, Owner; Preston Trail Land Surveying, LLC, Surveyor (2420 Bethany Road)

Issue:

Final Plat Approval of Reynoso Bethany Road Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 11.978 acres in the Aaron Burleson Survey, Abstract No. 161; Rodolfo V. Reynoso, Owner; Preston Trail Land Surveying, LLC, Surveyor (2420 Bethany Road)

Background:

The property is located at 2420 Bethany Road in east Sherman in the City of Sherman's ETJ. The owner would like to plat the property into two lots.

Origination:

Rodolfo V. Reynoso (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 21, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Aerial Location Map

Reynoso Bethany Road Addition

Staff Review Letter

P&Z Communication



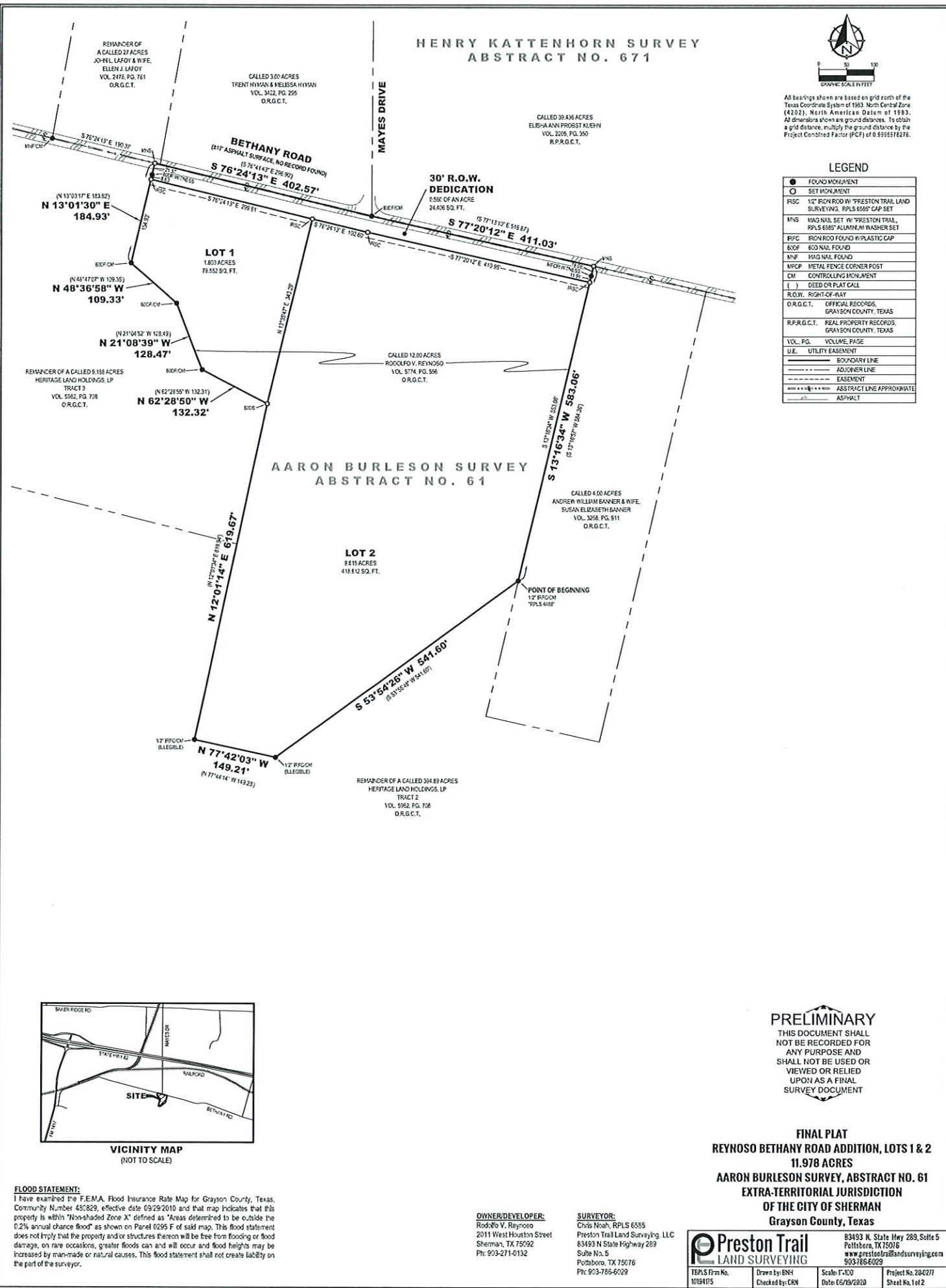
2420 Bethany Road

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,500 ft



OWNER'S CERTIFICATE

WHEREAS RODOLFO V. REYNOSO is the owner of all of that certain tract or parcel of land situated in the Aaron Burleson Survey, Abstract No. 61, Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being a re-division of a called 12.00 acre tract of land described in the deed to Rodolfo V. Reynoso, recorded in Volume 5774, Page 556, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "RPLS 4453" found for the eastern-most southeast corner of said 12.00 acre tract, and on the westerly line of a called 4.00 acre tract of land described in the deed to Andrew William Banner and wife, Susan Elizabeth Banner, recorded in Volume 3258, Page 911, said Official Records;

THENCE South 53°54'26" West, with a southeasterly line of said 12.00 acre tract, a distance of 541.60 feet to a 1/2-inch iron rod with an illegible plastic cap found for the southern-most southeast corner of said 12.00 acre tract;

THENCE North 77°42'03" West, with a southerly line of said 12.00 acre tract, a distance of 149.21 feet to a 1/2-inch iron rod with an illegible plastic cap found for the southern-most southwest corner of said 12.00 acre tract;

THENCE North 12°01'14" East, with a westerly line of said 12.00 acre tract, and with the easterly line of said 9.188 acre tract of land described as Tract 3 in the deed to Heritage Land Holdings, LP, recorded in Volume 5982, Page 708, said Official Records, a distance of 619.67 feet to a 60D Nail set for a re-entrant corner on the southerly line of said 12.00 acre tract;

THENCE with a southerly line of said 12.00 acre tract, crossing said 9.188 acre tract, the following three (3) courses:

- North 62°28'50" West, a distance of 132.32 feet to a 60D Nail found for corner;
- North 21°08'39" West, a distance of 128.47 feet to a 60D Nail found for corner;
- North 45°36'58" West, a distance of 109.33 feet to a 60D Nail found for the western-most southwest corner of said 12.00 acre tract;

THENCE North 13°01'30" East, with a westerly line of said 12.00 acre tract, continuing across said 9.188 acre tract, passing en route at a distance of 163.56 feet to a 60D Nail found for witness on the southerly side of Bethany Road (no record found), and continuing on said course, a total distance of 164.93 feet to a 60D Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6555" set for the northwest corner of said 12.00 acre tract, and on the southerly line of a called 27 acre tract of land described in the deed to John L. LaFoy and wife, Ellen J. LaFoy, recorded in Volume 2476, Page 761, said Official Records, and in said Bethany Road;

THENCE South 76°24'13" East, with the northerly line of said 12.00 acre tract, and with the southerly line of said 27 acre tract, and with the southerly line of a called 3.00 acre tract of land described in the deed to Trent Hyman and Melissa Hyman, recorded in Volume 3422, Page 295, said Official Records, and in Bethany Road, a distance of 402.57 feet to a 60D Nail found for the southeast corner of said 3.00 acre tract, common to the southwest corner of a called 39.436 acre tract of land described in the deed to Elsha Ann Probst Kuehn, recorded in Volume 2205, Page 350, Real Property Records, Grayson County, Texas, and at the intersection of said Bethany Road and Mayes Drive (no record found);

THENCE South 77°20'12" East, continuing with the northerly line of said 12.00 acre tract, and with a southerly line of said 39.436 acre tract, and in said Bethany Road, a distance of 411.03 feet to a 60D Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6555" set for the northeast corner of said 12.00 acre tract, common to the northwest corner of a called 4.00 acre tract;

THENCE South 13°16'34" West, with the easterly line of said 12.00 acre tract, and with the westerly line of said 4.00 acre tract, passing en route at a distance of 18.09 feet to a metal fence corner post found for witness on the southerly side of said Bethany Road, and continuing on said course a total distance of 583.06 feet to the POINT OF BEGINNING and enclosing 11.978 acres (521,770 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That RODOLFO V. REYNOSO, does hereby adopt this plat designating the hereinbefore described property as REYNOSO BETHANY ROAD ADDITION, LOTS 1 & 2, an Addition to the Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: Rodolfo V. Reynoso

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rodolfo V. Reynoso, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

Mayor, City of Sherman, Texas Date

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of REYNOSO BETHANY ROAD ADDITION, LOTS 1 & 2 to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah Date
Registered Professional Land Surveyor No. 6555

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
REYNOSO BETHANY ROAD ADDITION, LOTS 1 & 2
11.978 ACRES
AARON BURLESON SURVEY, ABSTRACT NO. 61
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

PRESTON TRAIL LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-785-6029

OWNER/DEVELOPER:
Rodolfo V. Reynoso
2011 West Houston Street
Sherman, TX 75092
Ph: 903-271-0132

SURVEYOR:
Chris Noah, RPLS 6555
Preston Trail Land Surveying, LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-785-6029

PRESTON TRAIL LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-785-6029

TRPLS Firm No. 1019405
Drawn by: ENH
Checked by: CNH
Scale: T-100
Date: 05/09/2020
Project No: 28-0271
Sheet No: 1 of 2



STAFF REVIEW LETTER

July 8, 2020

Rodolfo V. Reynoso
2011 W. Houston Street
Sherman, TX 75092

Preston Trail Land Surveying
83493 N. State Highway 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Reynoso Bethany Road Addition, Lots 1 & 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Dedicate 10' Utility Easement along Bethany Road frontage.
6. No city utilities are available to property.
7. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
8. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 10.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 2420 BETHANY ROAD (ETJ)**

The request of Rodolfo V. Reynoso (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 2420 Bethany Road, being 11.978 acres in the Aaron Burleson Survey, Abstract No.161 as follows:

Planning and Zoning Commission

Final Plat approval of Reynoso Bethany Road Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located at 2420 Bethany Road in east Sherman off Northeast FM 1417 in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two lots.

Adjacent Zoning:

Outside City

Origination:

Rodolfo V. Reynoso (Owner)

Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

Was not included in Masterplan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Reynoso Bethany Road Addn

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

G. 7.

Meeting Date: 08/17/2020

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

*** OTHER BUSINESS**

Final Plat Approval of Frog Knot Pond Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.297 acres in the J.W. Bradley Survey, Abstract No. 124; Phyllis A. Barrow Living Trust, Owner; Preston Trail Land Surveying, LLC, Surveyor (100 and 122 Trails End Circle)

Issue:

Final Plat Approval of Frog Knot Pond Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ), being 2.297 acres in the J.W. Bradley Survey, Abstract No. 124; Phyllis A. Barrow Living Trust, Owner; Preston Trail Land Surveying, LLC, Surveyor (100 and 122 Trails End Circle)

Background:

The property is located at 100 and 122 Trails End Circle in west Sherman, off O.B. Groner Road in the City of Sherman's ETJ. The owner would like to plat the property into two lots to sell the properties.

Origination:

Phyllis A Barrow Living Trust (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Financial Consideration:

None

Staff Recommendation:

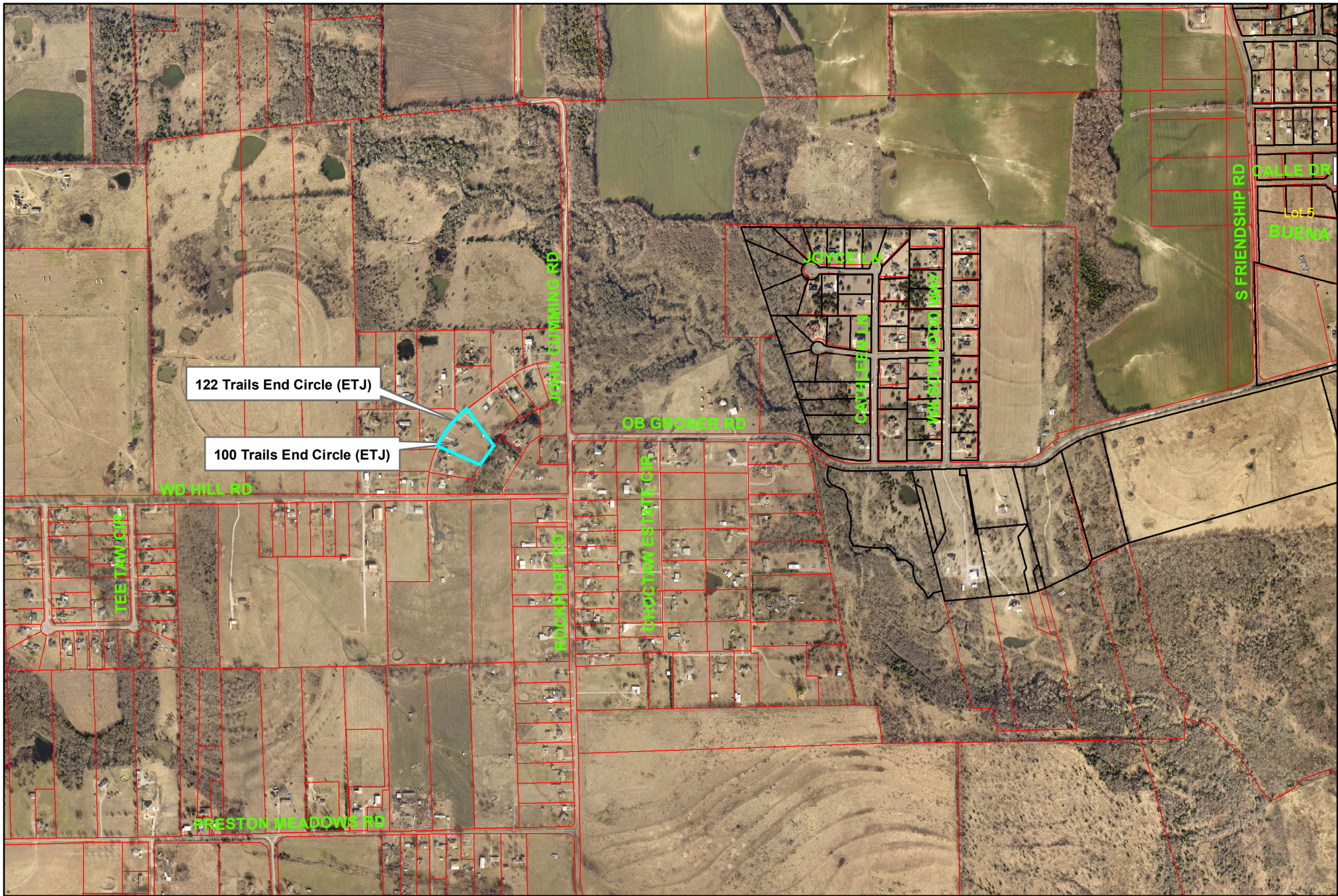
At the July 21, 2020 regular meeting, the Planning and Zoning Board voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Aerial Location Map
Frog Knot Pond Addition
Staff Review Letter
P&Z Communication



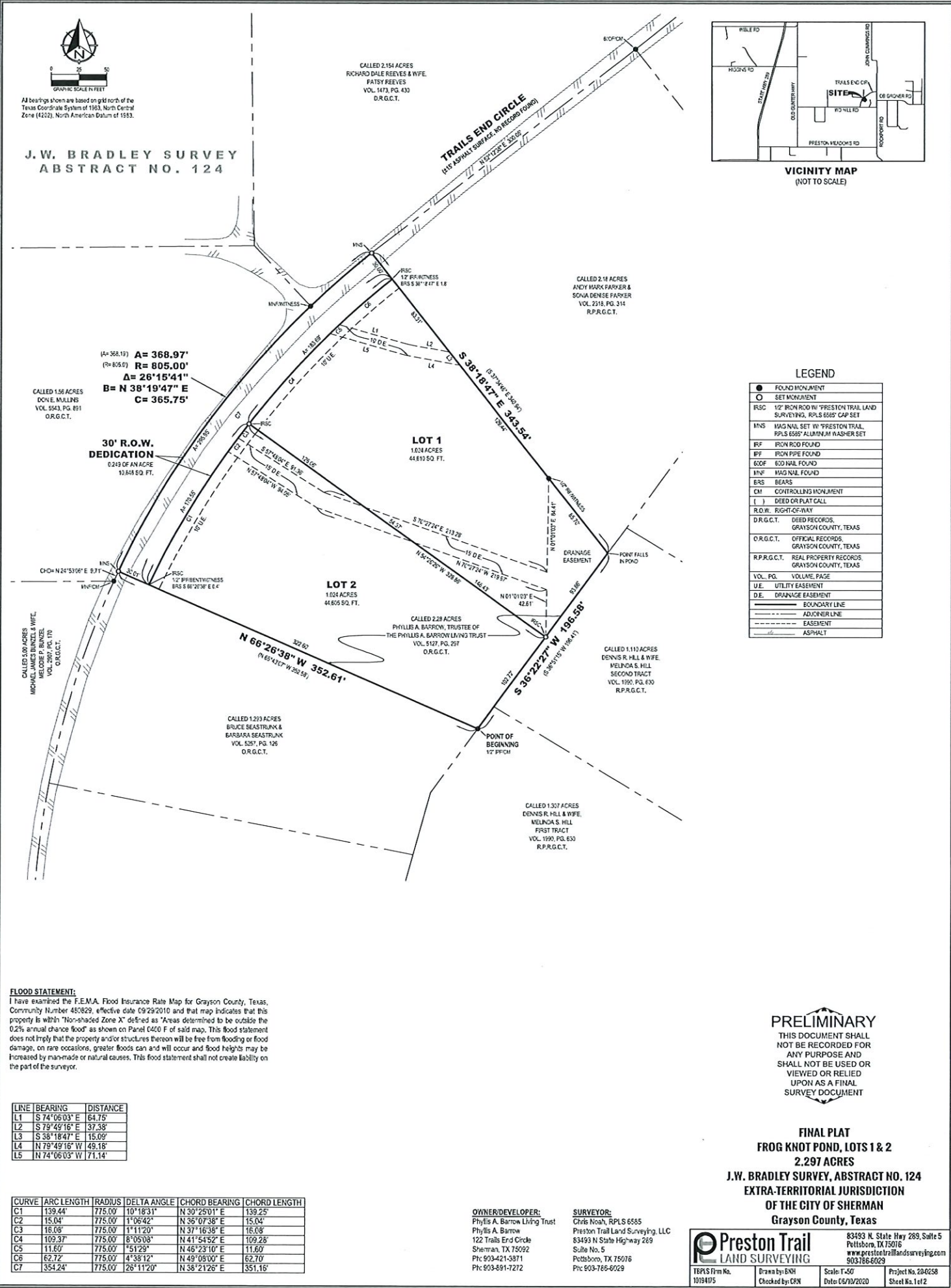
100 & 122 Trails End Circle (ETJ)

City of Sherman, Texas
Developmental Services Department



NOT TO SCALE

1 in = 1,000 ft



OWNER'S CERTIFICATE

WHEREAS THE PHYLLIS A. BARROW LIVING TRUST is the owner of all of that certain tract or parcel of land situated in the J.W. Bradley Survey, Abstract No. 124, Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 2.28 acre tract of land described in the deed to Phyllis A. Barrow, Trustee of the Phyllis A. Barrow Living Trust, recorded in Volume 5127, Page 297, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the southerly corner of said 2.28 acre tract, common to the northeast corner of a called 1.293 acre tract of land described in the deed to Bruce Seastrunk and Barbara Seastrunk, recorded in Volume 5257, Page 126, said Official Records, and on the northerly line of a called 1.307 acre tract of land described as First Tract in the deed to Dennis R. Hill and wife, Melinda S. Hill, recorded in Volume 1990, Page 630, Real Property Records, Grayson County, Texas;

THENCE North 69°26'35" West, with the southwesterly line of said 2.28 acre tract, and with the northeasterly line of said 1.293 acre tract, passing en route at a distance of 322.18 feet a 1/2-inch iron pipe found for witness on the easterly side of Trails End Circle (no record found), and continuing on said course a total distance of 352.61 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL, RPLS 6555" set for the westerly corner of said 2.28 acre tract, common to the northeast corner of said 1.293 acre tract, and on the southeasterly line of a called 1.56 acre tract of land described in the deed to Don E. Mullins, recorded in Volume 5543, Page 891, said Official Records, and in said Trails End Circle, and at the beginning of a non-tangent curve to the right having a delta angle of 26°15'41", a radius of 805.00 feet, and a chord bearing and distance of North 38°19'47" East, a distance of 365.75 feet;

THENCE with the northwesterly line of said 2.28 acre tract, and with the southeasterly line of said 1.56 acre tract, and in said Trails End Circle, and with said curve to the right, passing en route at an arc distance of 295.55 feet a Mag Nail found for the eastern-most southeast corner of said 1.56 acre tract, and continuing on said course, with the southeasterly line of a called 2.154 acre tract of land described in the deed to Richard Dale Reeves and wife, Patsy Reeves, recorded in Volume 1473, Page 430, Deed Records, Grayson County, Texas, a total arc distance of 368.97 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6555" set for the northerly corner of said 2.28 acre tract, common to the westerly corner of a called 2.18 acre tract of land described in the deed to Andy Mark Parker and Sonia Denise Parker, recorded in Volume 2318, Page 314, said Real Property Records;

THENCE South 38°19'47" East, with the northeasterly line of said 2.28 acre tract, and with the southwesterly line of said 2.18 acre tract, passing en route at a distance of 31.77 feet a 1/2-inch iron rod found for witness on the easterly side of said Trails End Circle, and continuing on said course, passing en route at a distance of 257.84 feet a 1/2-inch iron rod found for witness, and continuing on said course a total distance of 242.53 feet to the easterly corner of said 2.28 acre tract, common to the southerly corner of said 2.18 acre tract, and on the northwesterly line of a called 1.110 acre tract of land described as Second Tract in aforesaid deed to Dennis R. Hill and wife, Melinda S. Hill, said point falls in a pond;

THENCE South 38°22'27" West, with the southeasterly line of said 2.28 acre tract, and with the northwesterly line of said 1.110 acre tract, and with the northwesterly line of aforesaid 1.307 acre tract, a distance of 195.58 feet to the POINT OF BEGINNING and enclosing 2.297 acres (100,665 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That THE PHYLLIS A. BARROW LIVING TRUST, does hereby adopt this plat designating the hereinbefore described property as FROG KNOT POND, LOTS 1 & 2, an Addition to the Extra-Territorial Jurisdiction of the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Sherman, Texas.

By: The Phyllis A. Barrow Living Trust

By: Phyllis A. Barrow, Trustee

STATE OF _____ \$
COUNTY OF _____ \$

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Phyllis A. Barrow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas:

Mayor, City of Sherman, Texas _____ Date _____

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of FROG KNOT POND, LOTS 1 & 2 to the City of Sherman was submitted to the City Council on the _____ day of _____, 20____, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places as shown and set forth in and upon said map or plat and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed.

Witness my hand this _____ day of _____, A.D. 20____.

Clerk, City of Sherman, Texas _____

PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

Accepted this _____ day of _____, 20____, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____

Secretary _____

SURVEYORS CERTIFICATE

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah
Registered Professional Land Surveyor No. 6555

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT
FROG KNOT POND, LOTS 1 & 2
2.297 ACRES
J.W. BRADLEY SURVEY, ABSTRACT NO. 124
EXTRA-TERRITORIAL JURISDICTION
OF THE CITY OF SHERMAN
Grayson County, Texas

Preston Trail LAND SURVEYING
83493 N. State Hwy 289, Suite 5
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-766-6029

TEPLS Firm No. 1019405
Drawn by: BNH
Checked by: CKN
Scale: T-50
Date: 06/10/2020
Project No. 20-0058
Sheet No. 2 of 2

OWNER/DEVELOPER:
Phyllis A. Barrow Living Trust
Phyllis A. Barrow
122 Trails End Circle
Sherman, TX 75092
Ph: 903-421-3871
Ph: 903-891-7272

SURVEYOR:
Chris Noah, RPLS 6555
Preston Trail Land Surveying, LLC
83493 N State Highway 289
Suite No. 5
Pottsboro, TX 75076
Ph: 903-766-6029



STAFF REVIEW LETTER

July 8, 2020

Phyllis A. Barrow Living Trust
Phyllis A. Barrow
122 Trails End Circle
Sherman, TX 75092

Preston Trail Land Surveying
83493 N. State Highway 289, Ste. 5
Pottsboro, TX 75076

Dear Applicants,

The request for approval of the Final Plat of Frog Knot Pond, Lots 1 & 2 has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 21, 2020 at 5:00 p.m., in the City Council Chambers, City Hall at 220 W. Mulberry.

City staff has reviewed your request with regards to engineering and development guidelines and finds the following items need to be addressed:

1. Letters from various utility providers are required verifying availability of service and when service will be available.
2. Original tax certificates with \$0.00 balance shall be furnished for the purpose of recording the plat.
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit is required from City of Sherman Engineering Department.
4. The width of the right-of-way and pavement for streets shall be shown on the plat.
5. Drainage Easements to be shown as Private Drainage Easements. Note on plat must show as privately maintained.
6. No city utilities are available to property.
7. Metes and bounds description must match drawing.
8. Any other changes made to the plat prior to the final fulfillment of the conditions of the staff review, must be considered minor by staff, as to not require resubmission to the Planning & Zoning Commission.
9. 1 Mylar and 3 paper copies must be submitted in 24"x36" size for recording. Both mylar and paper copies must be split, but not cut, to be 2-24"x18" pages per Grayson County requirements. 1 page must have the legal description (preferably in portrait layout) and the other page must have the image. Both mylar and paper copies must look the same. Both split pages must include the Subdivision Name block and page numbers. Submit digital image to the Engineering department for approval prior to printing mylars and paper copy. CAD file must be submitted digitally at time of final approval.

The Board will not consider a request unless it has representation. You are hereby notified to be present, either in person or by a legally authorized representative to present your case on the date and time stated above.

If additional information or clarification is needed, do not hesitate to contact Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,



Wayne E. Lee, P.E., CFM,
Director of Engineering

cc: Robby Hefton, City Manager
Rob Rae, Incoming Director of Development Services
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager

Scott Shadden, Director of Development Services
Brandon Shelby, City Attorney
Billy Hartsfield, Fire Marshal



**Planning & Zoning Commission and Board of
Adjustments**

Agenda Item No. 9.

Meeting Date: 07/21/2020

Prepared by: Patsy Reeves, Developmental Services Coordinator
Scott Shadden, Director of Development Services

Clay Mahone, Chairman

Eric Elliott, Vice Chairman

Shawn Davis, Commissioner

David Downtain, Commissioner

Trish Wood, Commissioner

Leigh Ann Sims, Commissioner

Paul Manley, Commissioner

Requested Action/Proposed Use:

*** 100 & 122 TRAILS END CIRCLE (ETJ)**

The request of Phyllis A Barrow Living Trust (Owner) and Preston Trail Land Surveying, LLC (Surveyor) concerning the property located at 100 and 122 Trails End Circle, being 2.297 acres in the J.W. Bradley Survey, Abstract No.124, as follows:

Planning and Zoning Commission

Final Plat approval of Frog Knot Pond Addition in the City of Sherman's Extra Territorial Jurisdiction (ETJ)

Background:

The property is located at 100 and 122 Trails End Circle in west Sherman, off O.B. Groner Road in the City of Sherman's Extra Territorial Jurisdiction (ETJ). The owner would like to plat the property into two lots to sell the properties.

Adjacent Zoning:

Outside City

Origination:

Phyllis A Barrow Living Trust (Owner)
Preston Trail Land Surveying, LLC (Surveyor)

Master Plan Designation:

Was not included in Masterplan

Number of notices mailed:

Not required.

Objections Received:

0

Attachments

Location Map

Frog Knot Pond Addn

Staff Review Letter



SHERMAN CITY COUNCIL

Agenda Communication Form

City Council Regular Meeting

Meeting Date: 08/17/2020

Prepared By: Pamela Cloer, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Attachments

2020 Council Calendar

2020

JANUARY						
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DECEMBER						
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1/20/2020	Martin Luther King, Jr. Day/Called City Council Meeting on 1/21/2020
2/12/2020	Called Council Meeting - Training Session for Council Members
3/30/2020	Called Council Meeting - Intro and PH of Ordinance No. 6288, Extending Declaration of Public Health Disaster Indefinitely and Other Matters related to COVID-19
4/6/2020	City Council Meeting - Cancelled
6/25/2020	Called Budget Workshop in the Municipal Ballroom - Rescheduled
6/26/2020	Called Budget Workshop in the Municipal Ballroom - Rescheduled
9/7/2020	Labor Day/Called City Council Meeting on 9/8/2020

9/11/2020	Called Joint Meeting of City Council and SEDCO Board in the Council Chambers