CITY OF SHERMAN
CITY COUNCIL REGULAR MEETING AGENDA
COUNCIL CHAMBERS OF THE CITY HALL
220 WEST MULBERRY STREET
SHERMAN, TEXAS
MONDAY, AUGUST 16, 2021
5:00 P.M.

A. 1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN

A. 2. PLEDGE OF ALLEGIANCE LED BY DEPUTY MAYOR DARON HOLLAND

A. 3. INVOCATION BY DEPUTY MAYOR DARON HOLLAND

A. 4. APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 2, 2021.

Citizen Comments

B. 1. CITIZEN COMMENTS
During this meeting, the City Council welcomes public comment **only** on agenda items listed under the Open Meeting portion of the agenda, in accordance with Texas Government Code Section 551.007. For items not listed on the agenda, those matters may be discussed with City staff during regular business hours, or with the Mayor or any Council member by contacting them at times other than at City Council meetings.

Consent Agenda

C. 1. CONSENT AGENDA
Asterisked (*) items are considered to be routine and will be enacted in one motion without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

C. 2. CONSENT AGENDA
Double Asterisked (**) items are considered to be routine and will be enacted in one motion, subject to staff review letter, without discussion unless a Council Member or a citizen requests a specific item be discussed and voted on separately

Public Hearing

D. 1. PUBLIC HEARING
Capital Improvement Program 2021-2026

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

D. 2. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6401**
Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022

D. 3. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6402**
Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2021; 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 Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon

D. 4. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6403**
Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 2nd day of November, 2021, for the Purpose of Electing a Mayor and Two (2) At-Large 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

D. 5. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6404**
Re-appointing a Presiding Municipal Court of Record Judge and an Alternate Municipal Court of Record Judge for the City of Sherman, Grayson County, Texas

D. 6. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6405**
Amending Chapter 3 of the Code of Ordinances, entitled "Building Regulations", at Article 3.06, entitled "Housing Code", Division 2, entitled "Dangerous Buildings", at Section, 3.06.015, entitled "Order to Abate"; Providing for Inclusion in the Code of Ordinances; Providing a Repealing Clause, a Severability Clause nad a Penalty Clause; Providing a Penalty not to Exceed $2,000

D. 7. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6406**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Property within the R-1 (One-Family Residential) District, located at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition (DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor); Providing for a Penalty not to Exceed $2,000.00

D. 8. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6407**
Amending Chapter 10 of The Code of Ordinances, City of Sherman, Texas, Entitled "Subdivision Regulation", Article 10.05, Entitled "Subdivision Ordinance", at Exhibit A, Entitled "Subdivision Ordinance" and Chapter 14 of the Code of Ordinances, City of Sherman, Texas, Entitled "Zoning Ordinance", Article 14.04, Entitled "General Zoning Ordinance"; at Exhibit A, Entitled "General Zoning Ordinance" Providing For Inclusion in The Code of Ordinances; Modifying Certain Regulations Relating to The Development Application and Processing Procedures for Platting and Site Plan Approval; Providing A Repealing Clause, A Severability Clause And A Penalty Clause; Providing A Penalty Not to Exceed $2,000.00

Close Public Hearing and Consider Adoption of Ordinances

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

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

Adoption of Ordinances

G. 1. **ADOPTION OF ORDINANCE NO. 6401**
Providing for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal year beginning October 1, 2021 and ending September 30, 2022

G. 2. **ADOPTION OF ORDINANCE NO. 6402**
Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2021; Distributin 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; providng for a Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon

G. 3. **ADOPTION OF ORDINANCES**
Consider Adoption of Ordinance Numbers 6403, 6404, 6405, 6406 & 6407

Resolutions

H. 1. **RESOLUTION NO. 6764**
Approving and Adopting a Five-Year Capital Improvement Program for the City of Sherman, Texas

H. 2. **RESOLUTION NO. 6765**
Authorizing Execution of an Agreement with Sherman Federal Courthouse Square, LLC under the City of Sherman's Central Business District Historic Building Restoration and Improvement Grant Program for Improvements to 300 North Travis Street

H. 3. **RESOLUTION NO. 6766**
Authorizing Execution of a Professional Engineering Services Agreement with D&S Engineering Labs, LLC for Construction Materials Testing Services for Bel-Air Village Phase I, Bel-Air Boulevard Phase I, and Legacy Water Line Phase I

H. 4. **** RESOLUTION NO. 6767***
Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 2, 2021

Other Business

I. 1. **OTHER BUSINESS**
Consider Scheduling a Joint Meeting of the City Council and the Sherman Independent School District Board of Trustees for Monday, October 25, 2021 at 12:00 p.m. for a Strategic Planning Session

I. 2. **OTHER BUSINESS**
Site Plan Approval and Exception under Ordinance No. 2252, Article IV, Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with an 85’ setback in lieu of the required 100’ required from any road, street or arterial highway in the Blalock Industrial Park, being 10 acres in the Elizabeth Jones Survey, Abstract No. 62 (2600 West Travis Street).

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

I. 3. **OTHER BUSINESS**

Site Plan Approval, Exception and Variance under Ordinance No. 2252 Article IV, Section 410 (2)(a), (2)(g)(1), (2)(j), and Section 510 to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio with a 57' setback from the east property line in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park/O-1.1 (FM Highway 1417) Overlay District, being Lot 1, Block 2, Northgate Business Park Phase 1; Sherman Economic Development Corporation, Owner; 903 Brewers, Proposed Tenant; and Ashley Johnson, Method Architecture, Architect/Representative (3232 Northgate Drive).

I. 4. ****OTHER BUSINESS***

Consider Calling a Special Meeting of the City Council for Tuesday, September 7, 2021, due to Conflict with a Federal Holiday

I. 5. *****OTHER BUSINESS***

Site Plan Approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District, being Lot 26, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2; PAGA LTD, Owner; BWG, Architect; and KRG Civil Engineers, Inc., Civil Engineer (3260 South U.S. Highway 75).

I. 6. ***** OTHER BUSINESS***

Replat Approval of a part of Lots 6 and 7, Block 14 of the Chaffin's First Addition, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition; DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (813 East Pecan Street)

I. 7. ***** OTHER BUSINESS***

Final Plat Approval of Sherman PD on West Travis Addition, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625; City of Sherman, Owner;Jonathan Hake , P.E., Cross Engineering Consultants, Civil Engineer/Representative; Hidell Associates, Architects; and Underwood Drafting and Surveying, Surveyor (2600 West Travis Street)

I. 8. ***** OTHER BUSINESS***

Replat Approval of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition; Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1008 South Throckmorton Street)

I. 9. ***** OTHER BUSINESS***

Replat Approval of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition, being 0.238 acres in the G.B. Pilant Survey, Abstract No. 963 Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1108 East Lamar Street)

I. 10. ***** OTHER BUSINESS***

Replat Approval of Lot 7 & North 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, being 0.206 acres in the J.B. McAnair Survey Abstract No. 763, also being all of Lot 7 and the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, Hambrick Triple H Investment Group, LLC, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (825 North East Street)

J. MEDIA QUESTIONS

K. COUNCIL COMMENTS

Executive Session

EXECUTIVE SESSION

In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may hold an Executive Session if the discussion of any of the items identified in this agenda, or any of the items identified below, concern one or more of the following:

Tex. Gov't Code § 551.071	Seeking the advice of its attorney about pending or contemplated litigation, settlement offers or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act.
Tex. Gov't Code § 551.072	Deliberating the purchase, exchange, lease or value of real property if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.
Tex. Gov't Code § 551.073	Deliberating a negotiated contract for a prospective gift or donation to the City if deliberation in an Open Meeting would have a detrimental effect on the position of the City in negotiations with a third person.
Tex. Gov't Code § 551.074	Deliberating the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. (a) Annual Performance Evaluation of the City Manager
Tex. Gov't Code § 551.076	Deliberating the deployment, or specific occasions for implementation, of security personnel or devices or a security audit.
Tex. Gov't Code § 551.087	Discussing or deliberating commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay or expand in or near the City and with which the City is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. (a) Presentation from Ivy Group on the Sherman Hospital Project (b) Discuss Economic Development Prospects
Tex. Gov't Code § 551.089	Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementation of security personnel, critical infrastructure or security devices.

The Council reconvenes into General Session

M. 1. OPEN MEETING

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

N. 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 12, 2021 at 4:00 p.m., and said time of posting was 72 hours before said meeting was convened or called to order.

Dated this 12th day of August, 2021.
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	Deputy Mayor	Council Members	
David Plyler	Daron Holland	Willie Steele, Council-At-Large, PL #1	Josh Stevenson, Council – District #2
		Sandra Melton, Council-At-Large, PL #2	Pamela L. Howeth, Council – District #3
		Shawn C. Teamann, Council – District #1	Daron Holland, Council – District #4

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **A. 4.**

Meeting Date: 08/16/2021

Approved By: Robby Hefton, City Manager

Caption:

APPROVE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 2, 2021.

Issue:

Attachments

August 2, 2021

STATE OF TEXAS §

August 2, 2021

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 2, 2021.

MEMBERS PRESENT: **MAYOR DAVID PLYLER; DEPUTY MAYOR DARON HOLLAND.**
COUNCIL MEMBERS HOWETH, MELTON, STEELE, STEVENSON, TEAMANN.

MEMBERS ABSENT: **NONE.**

CALL TO ORDER — **CALL TO ORDER**

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

APPROVE MINUTES — **APPROVE MINUTES**

The Council reviewed the Minutes of the Regular City Council Meeting of July 19, 2021. Council Member Howeth moved to approve the Minutes, as presented; Second by Council Member Melton; All present voted AYE.
MOTION CARRIED.

SPECIAL PRESENTATION
RECOGNITION OF SEVEN SMALL BUSINESSES CELEBRATING ONE YEAR OF OPERATION IN THE CITY OF SHERMAN — **ONE YEAR ANNIVERSARY OF BUSINESSES**

Mayor Plyler introduced Eddie Brown, President of the Sherman Chamber of Commerce, to recognize six small businesses that are celebrating one year in Sherman and/or one year in the Chamber of Commerce.

Those in attendance that were recognized were Brandi Shaver, Premier Baby Imaging; Angel O'Brien, Angel O'Brien Design; Tina Gardner, Heart of a Matter Ministries; and Julie Miller, RPM Staffing. Other businesses recognized were Mizzica Salon and Planet Fitness.

Mayor Plyler thanked the small business owners for being a part of the community and said they were the "heart of the City."

CITIZEN'S COMMENTS
COMMUNITY MENTAL HEALTH GRANT — **COMMUNITY MENTAL HEALTH GRANT**

Bill Magers, Grayson County Judge, announced that the County applied for, and received a four-year grant from the Judicial Commission on Mental Health, to fund the position of Community Diversion Coordinator of Grayson County.

They received acknowledgement yesterday that they were awarded the grant and it will be on the August 10, 2021, Commissioner Meeting for funding. The grant will fund the expenses and salary of this position for the first two years. It will then fund 80% for the third year, and 60% for the fourth year.

This position will work directly for the courts and bring attention to mental health cases in Grayson County. It will help determine the best outcome for that inmate by providing mental health resources for them as opposed to incarceration.

The goal of the program is to reduce the jail population, thereby reducing the tax burden on the taxpayer. It currently costs $60 per day for an inmate to be incarcerated in the Grayson County Jail. The program will also divert mental health inmates from jail to seek mental health assistance and will increase the likelihood that someone needing mental health assistance will be able to receive it.

He said this grant happened through teamwork. He recognized District Judge Larry Phillips, Sheriff Tom Watt, District Attorney Brett Smith, and the Grayson County Commissioners, for their part in the receipt of the grant. He also recognized Texoma Community Center, local health care organizations and hospitals, Grayson County Adult Probation, and most importantly, the Texoma Behavioral Health Leadership Team.

He introduced Gail Utter, Texoma Behavioral Health Leadership Team, to discuss the impact of the organization. She explained that the TBHLT is a consortium of many different entities, working together to bring the mental health issue to the forefront. The program works to be more efficient, more cost effective, and to keep people out of jail who don't belong in jail.

They've had a lot of support by local entities, but this is substantial money from out of the area, and is a "huge step forward."

Tom Watt, Grayson County Sheriff, said it is much cheaper to divert someone out of jail that has made some bad choices, based on their mental health status. He said it is cheaper to treat them than it is to house them in the jail. It is a regional issue and is the foundation for the future of the infrastructure of mental health care for the community. Chief Watt said this is the place to start, and thanked everyone for their support of the program.

He also recognized Ms. Utter as the "driving force" behind TBHLT, and said she continues to be that force.

Mayor Plyler recognized mental health treatment as opposed to incarceration, but also asked about the homeless population, that Sherman, and other Texas cities, deal with. He asked if this new position would also help with homelessness.

Ms. Utter said it is a first step, but that is a key component, because once you keep them out of jail, they have to go somewhere. They need community support, advocacy, and they often have to have a place to live. They also need support and accountability for the medication issue.

Sheriff Watt agreed, saying homelessness and mental health are a "dual component." He felt this grant will help them start dealing with this problem, as well.

CONSENT AGENDA **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.

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

PUBLIC HEARING **PUBLIC HEARING BUDGET**

FIRST PUBLIC HEARING REQUIRED BY THE CHARTER TO ADOPT A BUDGET AND PROVIDE FOR THE APPROPRIATION OF FUNDS FOR OPERATING AND CAPITAL EXPENDITURES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; DECLARING THAT THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY $1,355,000 AND 7.6%, AND OF THAT AMOUNT $509,000 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF

Mayor Plyler read the following statement, "this Budget will raise more total property taxes than last year's Budget by $1,355,000 and 7.6% and, of that amount, $509,000 is revenue to be raised from new property to be added to the roll this year."

Mr. Hefton said this is the first action on the Budget, that is required by the Charter, which will be considered by the Council for final action at the August 16, 2021 Council Meeting. Items included in the Budget have been discussed by the Council over the past several months.

The Budget is about $125 million, with about a third of that being Capital Improvement Projects. All of the major operating funds have at least 60 days of reserves, and it includes a 4.2% utility rate increase, as was discussed at the last meeting. No increase in the tax rate or solid waste rates is proposed.

The next action on the Budget will be at the August 16, 2021 Council Meeting, and will be an ordinance for consideration and adoption.

No citizens appeared before the City Council to discuss the First Public Hearing on the Budget.

The Public Hearing was closed.

RES 6758 PETITION FOR A MUNICIPAL UTILITY DISTRICT IN ETJ

RESOLUTION NO. 6758 – AUTHORIZING APPROVAL OF RECEIPT OF A PETITION FROM LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC TO CREATE A MUNICIPAL UTILITY DISTRICT OVER APPROXIMATELY 177 ACRES OF LAND IN THE EXTRATERRITORIAL JURISDICTION OF SHERMAN, TEXAS, ACKNOWLEDGING THE FILING OF THE SAME PETITION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING APPROVAL OF RECEIPT OF A PETITION FROM LACKLAND GRAYSON COUNTY DEVELOPMENT, LLC TO CREATE A MUNICIPAL UTILITY DISTRICT OVER APPROXIMATELY 177 ACRES OF LAND IN THE EXTRATERRITORIAL JURISDICTION OF SHERMAN, TEXAS, ACKNOWLEDGING THE FILING OF THE SAME PETITION.

Mr. Philpott said Resolution 6758 and 6759 are part of Lackland Grayson County Development's request to create a Municipal Utility District. They have asked the City of Sherman to consent to this request.

The development is located outside the City limits, but within the extraterritorial jurisdiction. Water service will be through the Luella Special Utility District, and sewer service will be individual septic tanks. Lots will be on one acre and the roads will be County maintained and operated.

A requirement of the State Legislature says that if a development is in a City's ETJ, and they want to establish a Municipal Utility District, they must obtain the consent of that City.

Resolution 6758 authorizes the approval of their petition, and Resolution 6759 is the actual consent of the Municipal Utility District.

ACTION TAKEN.

Motion by Council Member Stevenson to adopt Resolution No. 6758, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6759 CREATION OF MUNICIPAL UTILITY DISTRICT IN ETJ

RESOLUTION NO. 6759 – CONSENTING TO THE CREATION OF GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 9 WHICH LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SHERMAN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, CONSENTING TO THE CREATION OF GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 9 WHICH LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SHERMAN.

Mr. Philpott said Council had just approved the submission of the petition, so this resolution is consenting to the creation of the MUD.

ACTION TAKEN.

Motion by Council Member Howeth to adopt Resolution No. 6759, as presented. Second by Council Member Stevenson.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6760 MASTER DEVELOPMENT AGREEMENT FOR HERITAGE RANCH

RESOLUTION NO. 6760 – AUTHORIZING EXECUTION OF A MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND TPJ PROPERTIES, LTD, FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE RESIDENTIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS HERITAGE RANCH, BEING AN APPROXIMATE 174-ACRE RESIDENTIAL DEVELOPMENT ALONG U.S. HWY 82 AND BETWEEN PLAINVIEW ROAD AND TRAVIS STREET IN THE CITY OF SHERMAN, TEXAS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SHERMAN AND TPJ PROPERTIES, LTD, FOR THE CONSTRUCTION OF PUBLIC FACILITIES IN THE RESIDENTIAL PORTION OF THE MIXED-USE PLANNED DEVELOPMENT KNOWN AS HERITAGE RANCH, BEING AN APPROXIMATE 174-ACRE RESIDENTIAL DEVELOPMENT ALONG U.S. HWY 82 AND BETWEEN F.M. 1417 (HERITAGE PARKWAY) AND TRAVIS STREET IN THE CITY OF SHERMAN, TEXAS.

Mr. Hefton said this is Phase 1 of the Heritage Ranch Development, and it consists entirely of single-family residential development. It is approximately 170 acres and they expect to have 650 lots, of varying width.

They are requesting that, at some point soon, the City would create a Reinvestment Zone that would cover only a specific portion of the project. He said, because of the Municipal Utility District that has been approved, there really needs to be two separate Reinvestment Zones for the project.

By the end of the year, the staff will probably present a project financing plan for the creation of another Reinvestment Zone. After the TIRZ is created, it would dedicate 50% of the M&O portion of the TIRZ toward the MUD, and development of public infrastructure and improvement.

They are also requesting a sewer line and lift station that would serve the entire tract, both the single-family residential and the other part. A force main would be needed to push it to a larger sewer line in the area.

He said they wanted to present this one to the Council first, because the details on the other part are "a little challenging." He said they are working on the Master Development Agreement for the other part, the non-residential portion, but it is a little more challenging. It should be ready to bring to the Council in the next

two or three meetings. He said approval of this Phase, will allow the builders to begin the project.

ACTION TAKEN.
Motion by Council Member Melton to adopt Resolution No. 6760, as presented. Second by Council Member Stevenson.
VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson.
VOTING NAY: None.
ABSTAIN: Teamann.
MOTION CARRIED.

RES 6761 PURCHASE SOLID WASTE VEHICLE

RESOLUTION NO. 6761 – AUTHORIZING THE PURCHASE OF A NEW 2022 AUTOCAR XPEDITOR ACX64 CHASSIS SUITABLE FOR USE AS A COMMERCIAL FRONT END LOADER FROM CHASTANG ENTERPRISES FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 2022 AUTOCAR XPEDITOR ACX64 CHASSIS SUITABLE FOR USE AS A COMMERCIAL FRONT END LOADER FROM CHASTANG ENTERPRISES FOR THE SOLID WASTE DEPARTMENT THROUGH THE TEXAS LOCAL GOVERNMENT PURCHASING COOPERATIVE (BUYBOARD).

Kevin Winkler, Public Works Manager, said this vehicle would replace the one that was recently wrecked on Harrison Street. Several Council Members thought this had already been approved.

He confirmed this was the vehicle that was wrecked. Council Member Teamann said they had previously approved advertising for the vehicle. Council Member Howeth verified that the City is not purchasing two of these vehicles.

ACTION TAKEN.
Motion by Council Member Melton to adopt Resolution No. 6761, as presented. Second by Deputy Mayor Holland.
VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6762 PURCHASE SOLID WASTE VEHICLE

RESOLUTION NO. 6762 – AUTHORIZING THE PURCHASE OF A NEW 40 CUBIC YARD FRONTIER FRONT LOADER BODY FOR THE SOLID WASTE DEPARTMENT FROM BRIDGEPORT MANUFACTURING THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS (H-GAC)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING THE PURCHASE OF A NEW 40 CUBIC YARD FRONTIER FRONT LOADER FROM BRIDGEPORT MANUFACTURING FOR THE SOLID WASTE DEPARTMENT THROUGH HOUSTON-GALVESTON AREA COUNCIL (H-GAC).

Mr. Winkler said this was the second part of the Solid Waste vehicle.

ACTION TAKEN.
Motion by Council Member Steele to adopt Resolution No. 6762, as presented. Second by Deputy Mayor Holland.
VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

RES 6763 RESIDENTIAL TAX ABATEMENT (1804 E. ALMA)

RESOLUTION NO. 6763 – AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1804 EAST ALMA AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH M&G HOME BUILDERS LLC FOR THE ABATEMENT OF AD VALOREM PROPERTY TAXES FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 1804 EAST ALMA AVENUE WITHIN CITY OF SHERMAN REINVESTMENT ZONE, NUMBER TEN (#10).
CONSENT AGENDA.

REQUEST TO ADV WATER TREATMENT PLANT FACILITY IMPROVEMENTS

REQUEST TO ADVERTISE
WATER TREATMENT PLANT FACILITY IMPROVEMENTS
The City Council approved the request to advertise for public bids for Water Treatment Plant Facility Improvements.

These improvements are required to preserve the electrical and structural integrity of buildings at the Plant. Condensation and other factors have begun to damage the facilities, particularly the electrical system. In order for the Plant to operate efficiently and avoid further deterioration, doors, windows, ductwork, and environmental systems need repairs and upgrading.

Funding for the project was approved in the FY 2020-2021 Budget, through the Capital Improvement Program.
CONSENT AGENDA.

TAX RATES

OTHER BUSINESS
REVIEW NOTICE OF TAX RATES AS REQUIRED BY THE TEXAS TAX CODE
Mr. Hefton said State statue requires that the City review the notice of the public tax rate, before it is published. In the past, the two rates were known as the "effective tax rate" and the "roll-back rate." Now they are known as the "no-new-revenue" tax rate, which is the effective tax rate, and the "voter-approval" tax rate, which is the roll-back rate.

He said $0.460 is the no-new-revenue rate, and $0.523 is the voter approval rate. Therefore, if the City was proposing a rate over the $0.523 rate, it would require voter approval. The City's proposed rate is $0.489, so no action is required from the voters.

No action is currently needed from the Council, but the notice will be published at the appropriate time, as required.

DRAFT CIP

REVIEW OF THE DRAFT CAPITAL IMPROVEMENT PROGRAM (CIP) 2021-2026 AND SET A PUBLIC HEARING FOR MONDAY, AUGUST 16, 2021

Mr. Hefton presented the Capital Improvement Program portion of the Budget process. The CIP covers 2021 through 2026, however the first year is the only one that is funded. Council Members have discussed the CIP projects in detail, at an earlier work session.

The final CIP will be presented to Council for consideration at the August 16, 2021 Council Meeting. A couple of projects were added, as requested by Council, including the Martin Luther King Park Restrooms and a Basketball Court at Fairview Park.

ACTION TAKEN.

Motion by Council Member Stevenson to set a public hearing on the 2021-2026 Capital Improvement Program, for the August 16, 2021 Regular City Council Meeting, as presented. Second by Council Member Teamann.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

ANIMAL CONTROL ADVISORY COMMITTEE

APPOINT/REMOVE OR CONSIDER QUALIFICATIONS TO BOARDS AND COMMISSIONS
ANIMAL CONTROL ADVISORY COMMITTEE (2)

ACTION TAKEN.

Motion by Council Member Melton to reappoint Mignon Plyler to the Animal Control Advisory Committee, for a term from March 17, 2021 to March 17, 2024, as presented. Second by Council Member Steele.

VOTING AYE: Holland, Howeth, Melton, Steele, Stevenson, Teamann.
VOTING NAY: None.
MOTION CARRIED.

Council Member Melton said there is still one vacancy on this board and urged citizens to consider service on the board.

MEDIA QUESTIONS

MEDIA QUESTIONS
There were no media questions.

COUNCIL COMMENTS

BOARDS & COMMISSIONS

BOARDS AND COMMISSIONS
Council Member Melton urged citizens to get involved in what's going on in Sherman and consider serving on one of the boards or commissions.

BACK TO SCHOOL

BACK TO SCHOOL
Council Member Melton asked citizens to remember them as schools will be back in session next Monday.

BUSINESS AWARDS — **BUSINESS AWARDS**

Council Member Teamann said he appreciated the businesses that attended tonight to accept their award. He said Council Members were happy they chose to do business in Sherman.

ANNOUNCEMENTS — **ANNOUNCEMENTS**

Mayor Plyler announced the following:

- **The 40th Annual Sherman Arts Fest will be held on September 18, 2021, on the Municipal Building Grounds.**
- **The Sherman Celtic Festival will be held on September 25 and 26, 2021, at Pecan Grove Park. The event will include Highland Games, a bagpipe competition, live music on two stages, a Viking Village, and much more.**
- **The Sherman Chamber of Commerce will hold their Annual Legislative Luncheon on October 2, 2021, at Austin College. Tickets are available at ShermanChamber.US.**

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

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

TEX. GOV'T CODE § 551.071 --
SEEKING THE ADVICE OF ITS ATTORNEY ABOUT PENDING OR CONTEMPLATED LITIGATION, SETTLEMENT OFFERS OR ANY MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE CITY COUNCIL UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE TEXAS OPEN MEETINGS ACT

(A) RECEIVE LEGAL ADVICE REGARDING *FUHR v. CITY OF SHERMAN*, CASE NO. 4:21-CV-000549-SDJ, IN THE U.S. DISTRICT COURT FOR THE EASTERN DISTRICT OF TEXAS

TEX. GOV'T CODE § 551.072 --
DELIBERATING THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.073 --
DELIBERATING A NEGOTIATED CONTRACT FOR A PROSPECTIVE GIFT OR DONATION TO THE CITY IF DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON

TEX. GOV'T CODE § 551.074 --
DELIBERATING THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE OR

DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE; OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE UNLESS THE OFFICER OR EMPLOYEE WHO IS THE SUBJECT OF THE DELIBERATION OR HEARING REQUESTS A PUBLIC HEARING

TEX. GOV'T CODE § 551.076 –
DELIBERATING THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION, OF SECURITY PERSONNEL OR DEVICES OR A SECURITY AUDIT

TEX. GOV'T CODE § 551.087 –
DISCUSSING OR DELIBERATING COMMERCIAL OR FINANCIAL INFORMATION THAT THE CITY HAS RECEIVED FROM A BUSINESS PROSPECT THAT THE CITY SEEKS TO HAVE LOCATE, STAY OR EXPAND IN OR NEAR THE CITY AND WITH WHICH THE CITY IS CONDUCTING ECONOMIC DEVELOPMENT NEGOTIATIONS; OR DELIBERATING THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT

- **(A) DISCUSS MARILEE WATER SERVICE AGREEMENT**
- **(B) DISCUSS ECONOMIC DEVELOPMENT PROSPECTS**

TEX. GOV'T CODE § 551.089 --
DELIBERATING SECURITY ASSESSMENTS OR DEPLOYMENTS RELATING TO INFORMATION RESOURCES TECHNOLOGY, NETWORK SECURITY INFORMATION, OR THE DEPLOYMENT OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL, CRITICAL INFRASTRUCTURE OR SECURITY DEVICES

On Motion duly made and carried, the Open Meeting recessed and reconvened in Executive Session at 5:36 p.m.

On Motion duly made and carried, the Executive Session recessed at 6:30 p.m. and reconvened in Open Meeting.

OPEN MEETING **OPEN MEETING**

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

ADJOURNMENT **ADJOURNMENT**

On Motion duly made and carried, the meeting adjourned at 6:31 p.m.

MAYOR

CITY CLERK

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **C. 1.**

Meeting Date: 08/16/2021

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:

H. 4. **** RESOLUTION NO. 6767***

Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 2, 2021

I. 4 ****OTHER BUSINESS***

Consider Calling a Special Meeting of the City Council for Tuesday, September 7, 2021, due to Conflict with a Federal Holiday

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SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **C. 2.**

Meeting Date: 08/16/2021

Approved By: Robby Hefton, City Manager

Caption:

CONSENT AGENDA

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

Issue:

I. 5. *****OTHER BUSINESS***

Site Plan Approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District, being Lot 26, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2; PAGA LTD, Owner; BWG, Architect; and KRG Civil Engineers, Inc., Civil Engineer (3260 South U.S. Highway 75).

I. 6. ***** OTHER BUSINESS***

Replat Approval of a part of Lots 6 and 7, Block 14 of the Chaffin's First Addition, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition; DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (813 East Pecan Street)

I. 7. ***** OTHER BUSINESS***

Final Plat Approval of Sherman PD on West Travis Addition, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625; City of Sherman, Owner;Jonathan Hake , P.E., Cross Engineering Consultants, Civil Engineer/Representative; Hidell Associates, Architects; and Underwood Drafting and Surveying, Surveyor (2600 West Travis Street)

I. 8. ***** OTHER BUSINESS***

Replat Approval of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition; Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1008 South Throckmorton Street)

I. 9. ***** OTHER BUSINESS***

Replat Approval of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition, being 0.238 acres in the G.B. Pilant Survey, Abstract No. 963 Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1108 East Lamar Street)

I. 10. ***** OTHER BUSINESS***

Replat Approval of Lot 7 & North 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, being 0.206 acres in the J.B. McAnair Survey Abstract No. 763, also being all of Lot 7 and the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, Hambrick Triple H Investment Group, LLC, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (825 North East Street)

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 1.**

Meeting Date: 08/16/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

PUBLIC HEARING

Capital Improvement Program 2021-2026

Issue:

Holding a public hearing for the City of Sherman's Capital Improvement Program (CIP) covering the period from October 1, 2021 through September 30, 2026

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. 6764, 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) 2021-2022 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 2021-2026. There is no Council action required on this public hearing.

Alternatives:

Those as may be directed by the City Council

Attachments

DRAFT CIP 2021-2026

Capital Improvement Plan of the City of Sherman

October 1, 2021 - September 30, 2026

David Plyler, Mayor
Daron Holland, Deputy Mayor

Council Members
Willie Steele
Shawn Teamann
Pamela Howeth
Josh Stevenson
Sandra Melton

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2021 - SEPTEMBER 30, 2026

CITY COUNCIL

David Plyler, Mayor
Daron Holland, Deputy Mayor

Council Members

Willie Steele
Shawn Teamann
Pamela L. Howeth
Josh Stevenson
Sandra Melton

Robby Hefton, City Manager

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City of Sherman, Texas

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Sherman
CLASSIC TOWN. BROAD HORIZON.

MAYOR
DAVID PLYLER
DEPUTY MAYOR
DARON HOLLAND
CITY COUNCIL
WILLIE STEELE
SHAWN TEAMANN
PAMELA L. HOWETH
JOSH STEVENSON
SANDRA MELTON
CITY MANAGER
ROBBY HEFTON

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

Subject: 2021-2022/2025-2026 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, 2021 through September 30, 2026.

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 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
ENGINEERING SERVICES					
Design & Construct Shepherd Road Adjacent to Proposed Development	$ 330,000	$ 3,300,000	$ -	$ -	$ -
Major Rebuild Projects	$ 1,000,000	$ 500,000	$ -	$ -	$ -
Design & Construct Signal at FM 1417 & Bel Air Boulevard	$ 75,000	$ 400,000	$ -	$ -	$ -
Design & Construct Beach Club Boulevard	$ 300,000	$ 1,500,000	$ -	$ -	$ -
Design & Construct Lamberth Road Expansion - Shady Oaks to Friendship Road	$ 500,000	$ -	$ 3,000,000	$ -	$ -
Design & ROW Acquisition for FM 1417 Improvements - SH 56 to W. Travis	$ 1,500,000	$ -	$ -	$ -	$ -
Repair South Travis Street Bridge at Post Oak Creek	$ 600,000	$ -	$ -	$ -	$ -
Engineer & Construct McGee Street - Phase II - Little Lane to Sand Creek	$ 540,000	$ -	$ -	$ -	$ -
Reconstruct North End of San Miguel Street as a Cul-de-sac	$ 110,000	$ -	$ -	$ -	$ -
Schematic Design of Friendship Road - SH 56 to OB Groner	$ 600,000	$ -	$ -	$ -	$ -
Bel Air Boulevard Construction - Phase II	$ 1,500,000	$ -	$ -	$ -	$ -
TIF #2 - Downtown General Improvements	$ 600,000	$ -	$ -	$ -	$ -
TIF #3 - Old Medical Plaza Hospital Demolition & Asbestos Mitigation	$ 200,000	$ -	$ -	$ -	$ -
TIRZ #5 - Crossroads General Improvements	$ 325,000	$ -	$ -	$ -	$ -
TIRZ #6 - Reimburse Sherman Landing Developer	$ 800,000	$ -	$ -	$ -	$ -
Extend Moore Street - Park Ave to Power Easement	$ 2,200,000	$ -	$ -	$ -	$ -
Design & Construct Heritage Ranch East-West Collector - Plainview Road to FM 1417	$ -	$ 500,000	$ 3,000,000	$ 2,000,000	$ -
Repair Erosion Damage & Overlay Bridge Deck on McGee Street Bridge	$ -	$ 150,000	$ 750,000	$ -	$ -
Design & Construct Legacy Boulevard	$ -	$ 200,000	$ 1,200,000	$ -	$ -
Planning Costs for FM 1417 Improvements - US 75 East to Railroad Crossing	$ -	$ 500,000	$ -	$ -	$ -
Extend Moore Street - Power Easement to Center Street	$ -	$ 3,000,000	$ -	$ -	$ -
Bel Air Boulevard Construction - Phase III	$ -	$ 1,000,000	$ -	$ -	$ -
Construct Progress Drive - Progress Rail to Flanary Road	$ -	$ -	$ 1,900,000	$ -	$ -
Construct Street Connecting Loy Lake Road to Fallon Drive Overpass	$ -	$ -	$ 500,000	$ -	$ -
Construct Flanary Road - FM 1417 to Progress Drive	$ -	$ -	$ 3,700,000	$ -	$ -
Engineering Design for Future McGee/Washington Construction - Washington to SH 289	$ -	$ -	$ 1,000,000	$ -	$ -
Engineer & Construct McGee Street Bridge Across Sand Creek	$ -	$ -	$ 500,000	$ -	$ -
Design & Construct Park Street - Lake Street to SH 11	$ -	$ -	$ -	$ 300,000	$ 1,700,000
Final Engineering of Fallon Drive - East Towards Dripping Springs	$ -	$ -	$ -	$ 100,000	$ 1,000,000
Total Engineering Services	$ 11,180,000	$ 11,050,000	$ 15,550,000	$ 2,400,000	$ 2,700,000

GENERAL SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
DEVELOPMENT SERVICES					
Update Comprehensive Master Plan	$ 100,000	$ -	$ -	$ -	$ -
Total Development Services	$ 100,000	$ -	$ -	$ -	$ -
FIRE DEPARTMENT					
Replace Overhead Bay Doors at Multiple Stations	$ 94,000	$ -	$ -	$ -	$ -
Land Acquisition & Design for New Fire Station	$ -	$ 1,500,000	$ -	$ -	$ -
Construction of New Fire Station	$ -	$ -	$ 4,500,000	$ -	$ -
Total Fire Department	$ 94,000	$ 1,500,000	$ 4,500,000	$ -	$ -
INFORMATION TECHNOLOGY					
Update City-owned Fiber to Support Demand	$ 235,000	$ -	$ -	$ -	$ -
Total Information Technology	$ 235,000	$ -	$ -	$ -	$ -
PARKS AND RECREATION					
Crushed Concrete Trail Development	$ 50,000	$ -	$ -	$ -	$ -
Install Additional Power Outlets at Pecan Grove West	$ 35,000	$ -	$ -	$ -	$ -
Fairview Park - Expand Tennis Courts & Add Pickleball Court Lines	$ 240,000	$ -	$ -	$ -	$ -
Martin Luther King Park - Replace Restroom Facility**	$ 90,000	$ -	$ -	$ -	$ -
Conduct Recreation Center Study	$ 40,000	$ -	$ -	$ -	$ -
Fairview Park - Basketball Courts Development	$ 150,000	$ -	$ -	$ -	$ -
Pecan Grove Athletic Complex - Install Shading	$ 270,000	$ -	$ -	$ -	$ -
Pecan Grove East - Design-Build Restroom & Trail Lighting	$ -	$ 400,000	$ -	$ -	$ -
Fairview Park - Replace Softball Field Lighting with LED	$ -	$ 600,000	$ -	$ -	$ -
Expand Existing Parking Lot at Taylor Street Gym	$ -	$ 75,000	$ -	$ -	$ -
Old Settlers Park - Replace Softball Field Lighting with LED	$ -	$ 1,000,000	$ -	$ -	$ -
Install Bridge Connecting Binkley Park to Lamar Street Greenspace	$ -	$ 175,000	$ -	$ -	$ -
Pecan Grove Athletic Complex - Install Ballfield Lights	$ -	$ 860,000	$ -	$ -	$ -
Continued Development of Trails & Bicycle Boulevards	$ -	$ -	$ 300,000	$ 300,000	$ 300,000
Expand Existing Skatepark	$ -	$ -	$ 300,000	$ -	$ -
Herman Baker Park - Install Fishing Pier & Boat Ramp	$ -	$ -	$ 625,000	$ -	$ -
Herman Baker Park - Install Pavilion & Playground	$ -	$ -	$ 500,000	$ -	$ -
Acquire Land to Accommodate Neighborhood Parks in Residential Development Areas	$ -	$ -	$ 400,000	$ -	$ -
Pecan Grove Athletic Complex - Install Trail Lights	$ -	$ -	$ 270,000	$ -	$ -
Binkley Park - Install Restroom Facility	$ -	$ -	$ -	$ 300,000	$ -

***CDBG funds will match 240,000*

GENERAL SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Expand Decking, Seating, & Shading at The Splash	$ -	$ -	$ -	$ 750,000	$ -
Install Additional Dog Park	$ -	$ -	$ -	$ 125,000	$ -
Update Parks & Recreation Master Plan	$ -	$ -	$ -	$ -	$ 75,000
Develop Neighborhood Park at Pebblebrook II	$ -	$ -	$ -	$ -	$ 600,000
Total Parks & Recreation	$ 875,000	$ 3,110,000	$ 2,395,000	$ 1,475,000	$ 975,000
POLICE DEPARTMENT					
Continue Implementation of Watchguard Video Evidence Software	$ 100,790	$ 100,790	$ 100,790	$ 157,220	$ -
Construct New Police Headquarters Facility	$ 17,250,000	$ -	$ -	$ -	$ -
Install Call Recording Software	$ 70,000	$ -	$ -	$ -	$ -
Total Police Department	$ 17,420,790	$ -	$ -	$ -	$ -
SHERMAN MUNICIPAL AIRPORT					
Airport Pavement Maintenance - 10% City Matching	$ 182,500	$ -	$ -	$ -	$ -
Total Sherman Municipal Airport	$ 182,500	$ -	$ -	$ -	$ -
Total General Services	$30,087,290	$15,760,790	$22,545,790	$4,032,220	$3,675,000

UTILITY SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Oversizing Costs for Annual Water & Sewer Projects	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Upgrade Water System at High Country Estates	$ 60,000	$ 70,000	$ 80,000	$ -	$ -
Replace Deteriorated Southside Industrial Sewer	$ 250,000	$ 2,400,000	$ 1,950,000	$ -	$ -
Replace EDR Process with RO Filtration at WTP	$ 50,000	$ 400,000	$ 4,000,000	$ -	$ -
Engineer & Rehabilitate Backwash Tank at WTP	$ 250,000	$ 1,500,000	$ -	$ -	$ -
Refurbish Flocculation/Sedimentation Basin at WTP	$ 250,000	$ 2,125,000	$ -	$ -	$ -
Perform Maintenance & Refurbish Rex Cruse Elevated Storage Tank	$ 75,000	$ 500,000	$ -	$ -	$ -
Engineer & Construct Wastewater Concentrate Disposal Line at WTP	$ 400,000	$ 2,000,000	$ -	$ -	$ -
Replace WWTP Main Switchgear & Upgrade Electrical	$ 500,000	$ 4,500,000	$ -	$ -	$ -
Legacy Surface Water Line - Phases II & III	$ 1,500,000	$ 1,000,000	$ -	$ -	$ -
Replace Center Street Inverted Siphon Sewer Line	$ 65,000	$ 500,000	$ -	$ -	$ -
Implement AWIA Security Upgrades for WTP	$ 200,000	$ -	$ -	$ -	$ -
Implement Vulnerability Assessment Security Upgrade Recommendations	$ 100,000	$ -	$ -	$ -	$ -
Replace Headworks Pump #1 at WWTP	$ 145,000	$ -	$ -	$ -	$ -
Ida Road Ground Storage Tank - Modifications & Repairs	$ 3,000,000	$ -	$ -	$ -	$ -
Replace 12" Water Main Along Texoma Parkway	$ 2,500,000	$ -	$ -	$ -	$ -
Abandon Old Wells & Pumps at High Country & Preston Club	$ 50,000	$ -	$ -	$ -	$ -
Construct Backup Generator at WTP	$ 1,000,000	$ -	$ -	$ -	$ -
Construct Backup Generator at Texoma Pump Station	$ 900,000	$ -	$ -	$ -	$ -
Construct Sewer in Northwest Sherman	$ 1,823,000	$ -	$ -	$ -	$ -
Perform Annual Stream Stabilization	$ 100,000	$ -	$ -	$ -	$ -
Design & Construct Heritage Ranch Lift Station	$ 1,000,000	$ -	$ -	$ -	$ -
Engineer Creek Stabilization Near Nantucket/Post Oak Creek	$ 600,000	$ -	$ -	$ -	$ -
Extend Utilities to Serve Shepherd Drive Development	$ 400,000	$ -	$ -	$ -	$ -
Construct Legacy Waterline - Phase I	$ 400,000	$ -	$ -	$ -	$ -
Construct Utilities Within Bel Air Boulevard Planned Development	$ 300,000	$ -	$ -	$ -	$ -
Engineer, Design & Construct Main Digester Complex Rehabilitation	$ -	$ 500,000	$ 3,500,000	$ -	$ -
Upgrade WTP Lake Station Pump	$ -	$ 100,000	$ -	$ 2,310,000	$ -
Expand & Remodel Lab Facility & Interior Areas	$ -	$ 1,750,000	$ -	$ -	$ -
Engineer, Design & Construct Equalization Basin Blower Rehabilitation	$ -	$ 750,000	$ -	$ -	$ -
Replace Base & Resurface Main Road at WWTP	$ -	$ 90,000	$ -	$ -	$ -
Demolish Old Sludge Drying Beds	$ -	$ -	$ 250,000	$ -	$ -
Conduct Odor Management Strategies Study for WWTP	$ -	$ -	$ 200,000	$ -	$ -
Rehabilitate Sludge Lagoon at WWTP	$ -	$ -	$ 250,000	$ -	$ -
Replace Filter Media & Refurbish Filter Basin at WTP	$ -	$ -	$ 600,000	$ -	$ -
Refurbish Ground Storage Tank at Fairview	$ -	$ -	$ 600,000	$ -	$ -
Build Out UF/RO Space to Increase Capacity at WTP	$ -	$ -	$ -	$ 300,000	$ 2,500,000
Refurbish Dorchester Site 8 Ground Storage Tank	$ -	$ -	$ -	$ 600,000	$ -
Resurface Concrete Filter Basins at WTP	$ -	$ -	$ -	$ 300,000	$ -

UTILITY SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Rehabilitate UV Disinfection System at WWTP	$ -	$ -	$ -	$ 1,500,000	$ -
Conduct Digester System Upgrade Feasibility Study	$ -	$ -	$ -	$ 200,000	$ -
Engineer, Design & Construct Rehab Grit Removal Process	$ -	$ -	$ -	$ -	$ 500,000
Engineer, Design & Construct Rehab Bar Screens	$ -	$ -	$ -	$ -	$ 500,000
Total Utility Services	$ 16,118,000	$ 18,385,000	$ 11,630,000	$ 5,410,000	$ 3,700,000

STORMWATER SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Design & Construct Storm Drainage System Under Blanton Drive	$ 250,000	$ -	$ -	$ -	$ -
Lamberth Road Bridges - Erosion & Overlay	$ -	$ 115,000	$ -	$ -	$ -
Hillcrest/Woods Bridges - Erosion & Overlay	$ -	$ 100,000	$ -	$ -	$ -
Taylor/Washington Bridges - Erosion & Overlay	$ -	$ -	$ 120,000	$ -	$ -
Ricketts/Centennial/etc. Bridges - Erosion & Overlay	$ -	$ -	$ 85,000	$ -	$ -
Increase Culvert Capacity Under Gribble Street	$ -	$ -	$ -	$ 350,000	$ -
Construct Regional Stormwater Detention Facility at Town Center	$ -	$ -	$ -	$ -	$ 525,000
Total Stormwater Services	$ 250,000	$ 215,000	$ 205,000	$ 350,000	$ 525,000

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 2nd day of August, 2021, 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 16th day of August, 2021.

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 _____, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____

LINDA ASHBY, CITY CLERK **DAVID PLYLER, MAYOR**

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF

ABERNATHY,
ROEDER, BOYD & HULLETT,
P.C.

BY: _____
NAME:_____
CITY ATTORNEY

CAPITAL BUDGET
2021 - 2026

GENERAL SERVICES
2021 - 2026

GENERAL SERVICES

CAPITAL BUDGET: 2021-2026

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.

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

DESCRIPTION:	**Design phase to construct south two lanes of ultimate six lane boulevard, adjacent to proposed development.**
ESTIMATED COST:	**$330,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Necessary in coordination through development team to accommodate traffic needs for Shepherd Place proposed development.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MAJOR REBUILD PROJECTS

DESCRIPTION:	**Annual in-house projects to address curbing, base rock, and asphalt needs among existing streets.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation**
PROJECT NECESSITY:	**Extensive maintenance is needed to remedy wear and tear across various streets.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

DESCRIPTION:	**Design signal to be installed at the intersection of FM 1417 and Bel Air Boulevard.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Necessary for traffic control, in conjunction with completion of Bel Air Boulevard construction.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

DESCRIPTION:	**Design phase of Beach Club Boulevard, a proposed two-lane road from Legacy Boulevard to Bel Air Boulevard.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**This project is included in the master development agreement with the developer to provide traffic flow for the surrounding neighborhood growth.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

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:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

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

DESCRIPTION:	**Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
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**

PROJECT YEAR: 2021 - 2022

REPAIR SOUTH TRAVIS BRIDGE AT POST OAK CREEK

DESCRIPTION:	**General bridge repairs to the South Travis bridge at Post Oak Creek.**
ESTIMATED COST:	**$600,000**
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**

ENGINEER & CONSTRUCT MCGEE STREET - PHASE II - LITTLE LANE TO SAND CREEK

DESCRIPTION:	**Engineering design for construction of McGee Street from Little Lane to Sand Creek.**
ESTIMATED COST:	**$540,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Design will assist in the areas of development in West Sherman. The 2020 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

RECONSTRUCT SAN MIGUEL STREET AS A CUL-DE-SAC

DESCRIPTION:	**Reconstruct the north end of San Miguel to a cul-de-sac.**
ESTIMATED COST:	**$110,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**TxDOT reconstruction of FM 1417, which San Miguel currently intersects, will raise FM 1417 too high to reconnect existing intersection.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

SCHEMATIC DESIGN OF FRIENDSHIP ROAD - SH 56 TO OB GRONER

DESCRIPTION:	**Develop schematic design for expansion of Friendship Road to a four-lane boulevard.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Property development along this corridor will require expansion of Friendship Road to address traffic needs and to assist in right-of-way requirements for new water main placement to provide adequate water supply.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

BEL AIR BOULEVARD CONSTRUCTION - PHASE II

DESCRIPTION:	**Bel Air Boulevard construction from Beach Club Boulevard south approximately 950 feet from Phase I construction.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Project is included in the master development agreement, as well as recommended by the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	**Repair of various sidewalks and other general improvements within the Central Business District.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**TIRZ #2 Construction Fund**
PROJECT NECESSITY:	**Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

DEMOLISH OLD MEDICAL PLAZA HOSPITAL & REMEDIATION

DESCRIPTION:	**Demolish deteriorated structures and remediate environmental issues.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**TIRZ #3 Construction Fund**
PROJECT NECESSITY:	**Tax Increment Reinvestment Zone (TIRZ) #3 was created for the Sherman Commons area, east of US 75 at Loy Lake Road. This project will require expansion of the existing zone boundaries to include property to the south.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CROSSROADS GENERAL IMPROVEMENTS

DESCRIPTION:	**General improvements in the reinvestment zone at Sherman Crossroads.**
ESTIMATED COST:	**$325,000**
PROPOSED FINANCING:	**TIRZ #5 Construction Fund**
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**

PROJECT YEAR: 2021 - 2022

REIMBURSE DEVELOPER AT SHERMAN LANDING

DESCRIPTION:	**Reimburse developer for public infrastructure, including streets, water, and sewer utilities.**
ESTIMATED COST:	**$800,000**
PROPOSED FINANCING:	**TIRZ #6 Construction Fund**
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**

EXTEND MOORE STREET - PARK AVENUE TO POWER EASEMENT

DESCRIPTION:	**Construction to extend Moore Street from Park Avenue to power easement.**
ESTIMATED COST:	**$2,200,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Project is part of a minor thoroughfare, recommended by the the 2020 Grayson County Thoroughfare Plan, to connect FM 1417 to Park Street.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

UPDATE COMPREHENSIVE MASTER PLAN

DESCRIPTION:	**Update the Comprehensive Master Plan for the City, which brings all departmental master plans under one umbrella.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Updates are recommended every ten years. The most recent master plan was released in 2009.**
DEPARTMENT/DIRECTOR:	**Director of Development Services, Rob Rae**

REPLACE OVERHEAD BAY DOORS AT MULTIPLE STATIONS

DESCRIPTION:	**Replace overhead bay doors at various fire station locations.**
ESTIMATED COST:	**$94,000**
PROPOSED FINANCING:	**Tax Notes**
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

UPDATE CITY-OWNED FIBER TO SUPPORT DEMAND

DESCRIPTION:	**Replace City-owned fiber infrastructure used to connect multiple facilities, including the Police Department, Central Fire Station, and the Municipal Building.**
ESTIMATED COST:	**$235,000**
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 and eliminate current monthly leasing costs.**
DEPARTMENT/DIRECTOR:	**Director of Finance, Mary Lawrence**

CRUSHED CONCRETE TRAIL DEVELOPMENT

DESCRIPTION:	**Construct crushed concrete trail system between Park Street and Baker Park.**
ESTIMATED COST:	**$50,000**
PROPOSED FINANCING:	**Tax Notes**
PROJECT NECESSITY:	**The project is consistent with the Comprehensive Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

INSTALL ADDITIONAL POWER OUTLETS AT PECAN GROVE WEST

DESCRIPTION:	**Install power outlets along trails at Pecan Grove West.**
ESTIMATED COST:	**$35,000**
PROPOSED FINANCING:	**Tax Notes**
PROJECT NECESSITY:	**Park events currently require the rental of generators for power sources. Power outlets will improve electrical access and reduce operating costs.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

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:	**$240,000**
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**

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. CDBG grant funding will match $240,000.**
ESTIMATED COST:	**$90,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**The current open-air restroom facility is in need of extensive repairs, having reached the end of its useful life.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONDUCT RECREATION CENTER STUDY

DESCRIPTION:	**Conduct a feasibility study on the development of a City Recreation Center, determining size, costs, and potential locations.**
ESTIMATED COST:	**$40,000**
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**

PROJECT YEAR: 2021 - 2022

FAIRVIEW PARK - BASKETBALL COURTS DEVELOPMENT

DESCRIPTION:	**Construct two basketball courts at Fairview Park.**
ESTIMATED COST:	**$150,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Expansion of current park facilities is necessary to address increased growth and amenities usage at Fairview Park.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PECAN GROVE ATHLETIC COMPLEX - INSTALL SHADING

DESCRIPTION:	**Construct shade structures for both the playground and field stands at Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$270,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Shading amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

CONSTRUCT NEW POLICE HEADQUARTERS FACILITY

DESCRIPTION:	**Construction phase for a new police headquarters facility.**
ESTIMATED COST:	**$17,250,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**A new police headquarters facility is needed, as the department has outgrown the current location.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Second of five years implementing the replacement of current L3 video evidence software.**
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 necessary specifications.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

PROJECT YEAR: 2021 - 2022

INSTALL CALL RECORDING SOFTWARE

DESCRIPTION:	**Install call recording software for use in select departments, including the Sherman Police Department.**
ESTIMATED COST:	**$70,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Current system has reached end of life. Recording software is necessary for legal and informational documentation.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

AIRPORT PAVEMENT MAINTENANCE - 10% CITY MATCH

DESCRIPTION:	**Pavement overlay and rehabilitation of runway and taxiways at the Sherman Municipal Airport**
ESTIMATED COST:	**$182,500**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Periodic support structure improvements are necessary to enhance useful life. The TxDOT Aviation Grant will fund the remaining 90% of project costs.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Clint Philpott**

2022-2023

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

DESCRIPTION:	**Construction phase to construct south two lanes of ultimate six lane boulevard, adjacent to proposed development.**
ESTIMATED COST:	**$3,300,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Necessary in coordination through development team to accommodate traffic needs for Shepherd Place proposed development.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MAJOR REBUILD PROJECTS

DESCRIPTION:	**Annual in-house projects to address curbing, base rock, and asphalt needs among existing streets.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation**
PROJECT NECESSITY:	**Extensive maintenance is needed to remedy wear and tear across various streets.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

DESCRIPTION:	**Construction phase of signal to be installed at the intersection of FM 1417 and Bel Air Boulevard.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Necessary for traffic control, in conjunction with completion of Bel Air Boulevard construction.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

DESCRIPTION:	**Construction phase of Beach Club Boulevard, a proposed two-lane road from Legacy Boulevard to Bel Air Boulevard.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**This project is included in the master development agreement with the developer to provide traffic flow for the surrounding neighborhood growth.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Design phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MCGEE STREET BRIDGE EROSION & OVERLAY REPAIRS

DESCRIPTION:	**Begin 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: 2022 - 2023

DESIGN & CONSTRUCT LEGACY BOULEVARD

DESCRIPTION:	**Design phase to construct two-lanes for Legacy Boulevard.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

FM 1417 IMPROVEMENTS PLANNING COSTS - US 75 EAST TO RAILROAD CROSSING

DESCRIPTION:	**Schematic design costs for improvements on FM 1417, from from US 75 east to railroad crossing, in conjunction with TxDOT.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Traffic volume on the thoroughfare has increased significantly and planning for improvements is required before more growth transpires.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

EXTEND MOORE STREET - POWER EASEMENT TO CENTER STREET

DESCRIPTION:	**Construction to extend Moore Street from power easement to Center Street.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Project is part of a minor thoroughfare, recommended by the the 2020 Grayson County Thoroughfare Plan, to connect FM 1417 to Park Street.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

BEL AIR BOULEVARD CONSTRUCTION - PHASE III

DESCRIPTION:	**Bel Air Boulevard construction from end of Phase II to south end of the subdivision.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Project is included in the master development agreement, as well as recommended by the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

LAND ACQUISITION & DESIGN FOR NEW FIRE STATION

DESCRIPTION:	**Land acquisition and design for future site of a new fire station.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The Fire Station Master Plan supports the need for future fire station sites, as City growth demands.**
DEPARTMENT/DIRECTOR:	**Fire Chief, Danny Jones**

PECAN GROVE EAST - DESIGN-BUILD RESTROOM & TRAIL LIGHTING

DESCRIPTION:	**Add restroom and install trail lighting at Pecan Grove East.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Expansion of current part infrastructure is necessary to address increasing usage of park facilities and public safety.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2022 - 2023

FAIRVIEW PARK - REPLACE SOFTBALL FIELD LIGHTING

DESCRIPTION:	**Replace existing softball field lights with LED lights at Fairview Park.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Current Halite light bulbs used at 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**

EXPAND EXISTING PARKING LOT AT TAYLOR STREET GYM

DESCRIPTION:	**Expand the existing parking lot at the Taylor Street Gym.**
ESTIMATED COST:	**$75,000**
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**

PROJECT YEAR: 2022 - 2023

OLD SETTLERS PARK - REPLACE SOFTBALL FIELD LIGHTING

DESCRIPTION:	**Replace existing softball field lights with LED lighting.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

INSTALL BRIDGE CONNECTING BINKLEY PARK TO LAMAR STREET GREENSPACE

DESCRIPTION:	**Install bridge at Lamar Street Greenspace.**
ESTIMATED COST:	**$175,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Installing a bridge will create connectivity from Binkley Park to Lamar Street Greenspace and beyond.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2022 - 2023

PECAN GROVE ATHLETIC COMPLEX - INSTALL BALLFIELD LIGHTS

DESCRIPTION:	**Install ballfield lights at the Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$860,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Lighting amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Third of five years implementing the replacement of current L3 video evidence software.**
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 necessary specifications.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

2023-2024

PROJECT YEAR: 2023 - 2024

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:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Construction phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

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:	**$750,000**
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**

DESIGN & CONSTRUCT LEGACY BOULEVARD

DESCRIPTION:	**Construction phase to construct two-lanes for Legacy Boulevard.**
ESTIMATED COST:	**$1,200,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

CONSTRUCT PROGRESS DRIVE - PROGRESS RAIL TO FLANARY ROAD

DESCRIPTION:	**Phased construction of Progress Drive between Progress Rail and Flanary Road.**
ESTIMATED COST:	**$1,900,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan has identified this project to address growth in the industrial park area.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONSTRUCT STREET CONNECTING LOY LAKE ROAD TO FALLON DRIVE OVERPASS

DESCRIPTION:	**Construct a street to connect Loy Lake Road to US 75 southbound frontage road and the overpass at Fallon Drive.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Increased traffic at Loy Lake Road and US 75 requires a new street to provide circulation to this developing area of Sherman.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

CONSTRUCT FLANARY ROAD - FM 1417 TO PROGRESS DRIVE

DESCRIPTION:	**Phased construction of Flanary Road between FM 1417 and Progress Road.**
ESTIMATED COST:	**$3,700,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan has identified this project to address growth in the area.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

ENGINEERING DESIGN FOR FUTURE MCGEE/WASHINGTON CONSTRUCTION

DESCRIPTION:	**Engineering design for future construction of McGee/ Washington Street from Washington to SH 289.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

ENGINEER & CONSTRUCT MCGEE STREET BRIDGE ACROSS SAND CREEK

DESCRIPTION:	**Engineering and construction of McGee Street Bridge across Sand Creek.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONSTRUCTION OF NEW FIRE STATION

DESCRIPTION:	**Construction of a new fire station at a to-be-determined future location.**
ESTIMATED COST:	**$4,500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The Fire Station Master Plan supports the need for future fire station sites, as City growth demands.**
DEPARTMENT/DIRECTOR:	**Fire Chief, Danny Jones**

PROJECT YEAR: 2023 - 2024

CONTINUED DEVELOPMENT OF TRAIL & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project corresponds to improvement projects identified in the Trail Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

EXPAND EXISTING SKATEPARK

DESCRIPTION:	**Expand the existing skatepark at Hawn Park.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Increased public activities at the Hawn Park skatepark suggest the need for area expansion. This project is consistent with the Parks Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2023 - 2024

HERMAN BAKER PARK - INSTALL FISHING PIER & BOAT RAMP

DESCRIPTION:	**Install a fishing pier and boat ramp at Herman Baker Park.**
ESTIMATED COST:	**$625,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	**Install a new pavilion and playground at Herman Baker Park.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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: 2023 - 2024

ACQUIRE LAND TO ACCOMMODATE NEIGHBORHOOD PARKS

DESCRIPTION:	**Acquire land in various locations to accommodate additional neighborhood parks.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

PECAN GROVE ATHLETIC COMPLEX - INSTALL TRAIL LIGHTS

DESCRIPTION:	**Install trail lighting at the Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$270,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Lighting amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2023 - 2024

CONTINUED IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Fourth 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**

2024-2025

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Complete construction phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$2,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	**Design phase to connect Park Street from Lake Street to SH 11.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2024 - 2025

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	**Final engineering of Fallon Drive, east towards Dripping Spring, for construction of 800 linear feet of road adjacent to current warehouse development.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**Project is directly related to new development and corresponds to right-of-way widths included in the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project corresponds to improvement projects identified in the Trail Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2024 - 2025

BINKLEY PARK - INSTALL RESTROOM FACILITY

DESCRIPTION:	**Install restroom facility at Binkley Park.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

EXPAND DECKING, SEATING, & SHADING AT THE SPLASH

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:	**Certificates of Obligation / Impact Fees**
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: 2024 - 2025

INSTALL ADDITIONAL DOG PARK

DESCRIPTION:	**Install an additional dog park within the City parks system.**
ESTIMATED COST:	**$125,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project is consistent with the Trails Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Final year of five-year replacement of 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**

2025-2026

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	**Construction phase to connect Park Street from Lake Street to SH 11.**
ESTIMATED COST:	**$1,700,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	**Final engineering of Fallon Drive, east towards Dripping Spring, for construction of 800 linear feet of road adjacent to current warehouse development.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**Project is directly related to new development and corresponds to right-of-way widths included in the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2025 - 2026

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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 and Recreation Master Plan.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Texas Parks & Wildlife requires updates every five years, in order to be eligible for available grant funding. The most recent Parks and Recreation Master Plan update occurred in 2017.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Clint Philpott**

PROJECT YEAR: 2025 - 2026

DEVELOP NEIGHBORHOOD PARK AT PEBBLEBROOK II

DESCRIPTION:	**Develop a neighborhood park at Pebblebrook II.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Residential development trends reflect the need for a neighborhood park development, consistent with the 2017 Parks & Recreation Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

UTILITY SERVICES
2021 - 2026

UTILITY SERVICES

CAPITAL BUDGET: 2021-2026

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.

2021-2022

PROJECT YEAR: 2021 - 2022

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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**

PROJECT YEAR: 2021 - 2022

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$250,000**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$50,000**
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**

PROJECT YEAR: 2021 - 2022

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	Engineering to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.
ESTIMATED COST:	$250,000
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 FLOCCULATION-SEDIMENTATION BASIN AT WTP

DESCRIPTION:	Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), which is used during the water treatment process.
ESTIMATED COST:	$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain treatment process integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

DESCRIPTION:	**Repair and refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruse.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Maintenance and refurbishment is required to extend the useful life of the storage tank.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

DESCRIPTION:	**Design phase to construct a wastewater concentrate disposal line at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Multi-year design and research phase in required for the construction of the concentrate disposal line, which will have the capacity to remove 100% of waste water created during the water treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

DESCRIPTION:	**Main switchgear building replacement includes the relocation of all main breakers and components to a new building, relocation of main transformers, and rerouting of main power feeds.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

LEGACY SURFACE WATER LINE - PHASES II & III

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

DESCRIPTION:	**Replace an inverted siphon sewer line at Center Street.**
ESTIMATED COST:	**$65,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement is necessary to address undersizing of the existing sewer line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

IMPLEMENT AWIA SECURITY UPGRADES AT WTP

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:	**GTUA**
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**

PROJECT YEAR: 2021 - 2022

IMPLEMENT VULNERABILITY ASSESSMENT SECURITY UPGRADE RECOMMENDATIONS

DESCRIPTION:	**Implement security protection measures, including improved lighting, expanding CCTV cameras, and provide controlled access for existing buildings.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Consultant recommendations to improve facility security and meet federal water sector risk assessment standards.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE HEADWORKS PUMP #1 AT WWTP

DESCRIPTION:	**Replace existing headworks pump #1 to provide sufficient pumping capacity during peak flows at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$145,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Replacement is necessary due to excessive wear from aging.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS & REPAIRS

DESCRIPTION:	**Repair, repaint, and modify the Ida Road ground storage tank.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**The existing structure requires repairs and recoating to extend its useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE 12" WATER MAIN ALONG TEXOMA PARKWAY

DESCRIPTION:	**Replace existing 12" water main along Texoma Parkway from Fallon Drive to SH 691.**
ESTIMATED COST:	**$2,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement of existing line is necessary due to water main deterioration.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

ABANDON OLD WELLS & PUMPS AT HIGH COUNTRY & PRESTON CLUB

DESCRIPTION:	**Abandon old wells and pumps at High Country Estates and Preston Club subdivisions.**
ESTIMATED COST:	**$50,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Abandonment required to meet TCEQ standards.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT BACKUP GENERATOR AT WTP

DESCRIPTION:	**Construct backup generator at the Water Treatment Plant (WTP), including generator and automatic transfer switch upgrades.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funds**
PROJECT NECESSITY:	**Generator is crucial to water plant operations in case of power outage.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

CONSTRUCT BACKUP GENERATOR AT TEXOMA PUMP STATION

DESCRIPTION:	**Construct backup generators at the Texoma Pump Station, including generator and automatic transfer switch upgrades.**
ESTIMATED COST:	**$900,000**
PROPOSED FINANCING:	**Federal Grant Funds**
PROJECT NECESSITY:	**Generator is crucial to pump station operations in case of power outage.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT SEWER IN NORTHWEST SHERMAN

DESCRIPTION:	**Complete construction of a lift station and sewer lines to connect utility infrastructure to expanding areas of development.**
ESTIMATED COST:	**$1,823,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Expansion of existing wastewater utilities is necessary to ties surrounding areas into the City sewer system.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

PERFORM ANNUAL STREAM STABILIZATION

DESCRIPTION:	**Annual stabilization where streams are eroding stream bank areas.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Yearly stabilization is required to prevent further bank erosions, which impacts existing sewer lines.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

DESIGN & CONSTRUCT HERITAGE RANCH LIFT STATION

DESCRIPTION:	**Install a new lift station for Heritage Ranch planned development.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Lift station installation is necessary to tie expanding development into City utilities infrastructure.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

ENGINEER CREEK STABILIZATION NEAR NANTUCKET/POST OAK CREEK

DESCRIPTION:	**Design sewer line replacement and stream bank stabilization near Nantucket/Post Oak Creek.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Project required to replace deteriorating sewer line and stabilize surrounding stream bank to preserve the new line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

EXTEND UTILITIES TO SERVE SHEPHERD DRIVE DEVELOPMENT

DESCRIPTION:	**Extend utilities with addition of a new 24" gravity sewer line to serve Shepherd Drive development.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Extension will connect to existing sewer line behind Finisar and needed to collect for areas south of Shepherd Drive.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

CONSTRUCT LEGACY WATER LINE - PHASE I

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT UTILITIES WITHIN BEL AIR BOULEVARD PLANNED DEVELOPMENT

DESCRIPTION:	**Construct utility lines within the planned development at Bel Air Boulevard.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Necessary infrastructure to service planned development and tie into new Legacy water line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

2022-2023

PROJECT YEAR: 2022 - 2023

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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**

PROJECT YEAR: 2022 - 2023

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$400,000**
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**

PROJECT YEAR: 2022 - 2023

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	**Construction phase to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.**
ESTIMATED COST:	**$1,500,000**
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 FLOCCULATION-SEDIMENTATION BASIN AT WTP

DESCRIPTION:	**Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), which is used during the water treatment process.**
ESTIMATED COST:	**$2,125,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain treatment process integrity.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

DESCRIPTION:	**Repair and refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruse.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Maintenance and refurbishment is required to extend the useful life of the storage tank.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

DESCRIPTION:	**Construction phase to construct a wastewater concentrate disposal line at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$2,000,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Multi-year design and research phase in required for the construction of the concentrate disposal line, which will have the capacity to remove 100% of waste water created during the water treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

DESCRIPTION:	**Main switchgear building replacement includes the relocation of all main breakers and components to a new building, relocation of main transformers, and rerouting of main power feeds.**
ESTIMATED COST:	**$4,500,000**
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**

LEGACY SURFACE WATER LINE - PHASES II & III

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

DESCRIPTION:	**Replace an inverted siphon sewer line at Center Street.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement is necessary to address undersizing of the existing sewer line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$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 (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

EXPAND & REMODEL LAB FACILITY & INTERIOR AREAS

DESCRIPTION:	**Construction to expand current laboratory facility for field testing and backup generator samples.**
ESTIMATED COST:	**$1,750,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER, DESIGN & CONSTRUCT 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 at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE BASE & RESURFACE MAIN ROAD AT WWTP

DESCRIPTION:	**Replace base and resurface the main road to handle new traffic from solid waste trucks hauling dewatering biosolids.**
ESTIMATED COST:	**$90,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Current road at the Wastewater Treatment Plant (WWTP) is deteriorating, due to age and traffic, and not able to handle increasing heavy truck traffic.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WTP LAKE STATION PUMP

DESCRIPTION:	**Engineering phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$100,000**
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**

2023-2024

PROJECT YEAR: 2023 - 2024

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$1,950,000**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; 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**

PROJECT YEAR: 2023 - 2024

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$3,500,000**
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 (WWTP).**
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:	**GTUA**
PROJECT NECESSITY:	**Removal of these drying beds would allow for future expansions of the wastewater treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2023 - 2024

CONDUCT ODOR MANAGEMENT STRATEGIES FOR WWTP

DESCRIPTION:	**Conduct study to evaluate control strategies for managing odors from treatment processes.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Odor control will be necessary as future development occurs near the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REHABILITATE SLUDGE LAGOON AT WWTP

DESCRIPTION:	**Rehabilitation will include installation of energy dissipator, removal of old concrete structures, etc.**
ESTIMATED COST:	**$250,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Rehabilitation is necessary to prevent erosion/damages and enhances ability of the City to manage peak flows encountered during heavy storm events.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2023 - 2024

REPLACE FILTER MEDIA & REFURBISH FILTER BASIN 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:	**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**

REFURBISH GROUND STORAGE TANK AT FAIRVIEW

DESCRIPTION:	**Refurbish the ground storage tank at Fairview.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Based on the 2020 inspection report, various items were identified as needing attention, in order to extend the useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

2024-2025

PROJECT YEAR: 2024 - 2025

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 WTP LAKE STATION PUMP

DESCRIPTION:	**Construction phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$2,310,000**
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: 2024 - 2025

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

DESCRIPTION:	**Add 2 x UF units and 1 x RO units of UF/RO space at the membrane building at Water Treatment Plant (WTP).**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Build out will add an additional 5 MG of treatment capacity to assist in total capacity outpacing future Sherman water demand, as well as regional demand for projected 15-20 year period.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REFURBISH DORCHESTER SITE 8 GROUND STORAGE TANK

DESCRIPTION:	**Refurbish Dorchester Site 8 ground storage tank.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
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: 2024 - 2025

RESURFACE CONCRETE FILTER BASINS AT WTP

DESCRIPTION:	**Resurface the concrete filter basins that hold filter media for water treatment at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**The walls and troughs have become pitted and need to be repaired/coated to increase useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REHABILITATE UV DISINFECTION SYSTEM AT WWTP

DESCRIPTION:	**Replace electrical/control systems and mechanical components in the UV disinfection building at the Wastewater Treatment Plant (WWTP).**
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

CONDUCT DIGESTER SYSTEM UPGRADE FEASIBILITY STUDY

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

2025-2026

PROJECT YEAR: 2025 - 2026

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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**

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

DESCRIPTION:	**Add 2 x UF units and 1 x RO units of UF/RO space at the membrane building at Water Treatment Plant (WTP).**
ESTIMATED COST:	**$2,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Build out will add an additional 5 MG of treatment capacity to assist in total capacity outpacing future Sherman water demand, as well as regional demand for projected 15-20 year period.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2025 - 2026

ENGINEER, DESIGN & CONSTRUCT REHAB GRIT REMOVAL PROCESS

DESCRIPTION:	**Replace electrical/control systems, mechanical components, and improve design of the grit removal process at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$500,000**
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**

ENGINEER, DESIGN & CONSTRUCT REHAB BAR SCREENS

DESCRIPTION:	**Replace bar screens, electrical/control systems, lighting pole, and other mechanical components in the bar screen facility at the Wastewater Treatment Plant (WWTP).**
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**

STORMWATER SERVICES
2021 - 2026

STORMWATER SERVICES

CAPITAL BUDGET: 2021-2026

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.

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**

2022-2023

PROJECT YEAR: 2022 - 2023

LAMBERTH ROAD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on the Lamberth Road Bridge at Post Oak Creek Bridge.**
ESTIMATED COST:	**$115,000**
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:	**Director of Engineering, Wayne Lee**

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:	**$100,000**
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:	**Director of Engineering, Wayne Lee**

2023-2024

PROJECT YEAR: 2023 - 2024

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:	**$120,000**
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:	**Director of Engineering, Wayne Lee**

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:	**$85,000**
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:	**Director of Engineering, Wayne Lee**

2024-2025

PROJECT YEAR: 2024 - 2025

INCREASE CULVERT CAPACITY UNDER GRIBBLE ROAD

DESCRIPTION:	**Increase the capacity of the Stream G box culvert under Gribble Street.**
ESTIMATED COST:	**$350,000**
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**

2025-2026

PROJECT YEAR: 2025 - 2026

CONSTRUCT REGIONAL STORMWATER DETENTION FACILITY AT TOWN CENTER

DESCRIPTION:	**Construct a regional stormwater detention facility at Town Center.**
ESTIMATED COST:	**$525,000**
PROPOSED FINANCING:	**Stormwater 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 and the bonded debt for Lake Texoma Water Rights, which is attributable to Utility Services. 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
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	$2,641,162,657	$839,573,445	$3,480,736,102
2021	$2,878,715,276	$941,125,157	$3,819,840,433

ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2017	$10,966,479	$10,696,411	97.54%	$101,377	$10,797,788
2018	$12,505,911	$11,907,264	95.21%	$75,138	$11,982,401
2019	$13,354,618	$12,489,427	93.52%	$75,365	$12,564,792
2020	$17,020,800	$15,882,649	93.31%	$79,154	$15,961,803
2021	$18,679,020	$17,505,842	93.72%	$0	$17,505,842

NOTE: 2021 COLLECTIONS ARE ESTIMATES AT 6-30-2021

TABLE II

BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2020-2021

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2020
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	$2,840,000	$2,155,000	$685,000
2006	LAKE TEXOMA WATER RIGHTS	40	$3,727,060	$1,401,455	$2,325,605
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	$1,830,000	$1,830,000	$0
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	$885,000	$6,085,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	$9,360,000	$1,655,000	$7,705,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	$18,110,000	$1,285,000	$16,825,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	$3,900,000	$420,000	$3,480,000
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	$18,980,000	$470,000	$18,510,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2020
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	$19,130,000	$435,000	$18,695,000
2021	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC FACILITY AND STREET IMPROVEMENTS	30	$29,025,000	$0	$0

BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2021 - 2051

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2021	$3,249,862	$2,694,152	$5,944,014
2022	$3,778,603	$3,539,189	$7,317,792
2023	$4,137,455	$3,193,969	$7,331,425
2024	$4,056,423	$3,016,545	$7,072,969
2025	$4,225,510	$2,842,559	$7,068,069
2026	$4,434,720	$2,651,899	$7,086,619
2027-2031	$22,196,286	$10,418,258	$32,614,544
2032-2036	$23,007,717	$6,755,958	$29,763,675
2037-2041	$16,595,000	$3,618,819	$20,213,819
2042-2046	$13,675,000	$1,565,213	$15,240,213
2047-2051	$6,375,000	$435,088	$6,810,088
TOTAL	$105,731,578	$40,731,648	$146,463,226

TABLE III

CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2021 - 2046

YEAR	PRINCIPAL	INTEREST	TOTAL
2021	$4,623,379	$1,748,195	$6,371,574
2022	$4,887,600	$1,772,434	$6,660,034
2023	$5,318,000	$1,392,880	$6,710,880
2024	$5,444,480	$1,672,819	$7,117,299
2025	$5,310,960	$1,538,802	$6,849,762
2026	$5,447,440	$1,399,606	$6,847,046
2027-2031	$25,797,160	$4,889,639	$30,686,799
2032-2036	$20,275,000	$2,042,682	$22,317,682
2037-2041	$7,370,000	$559,272	$7,929,272
2038-2046	$2,400,000	$154,550	$2,554,550
TOTAL	$86,874,019	$17,170,879	$104,044,898

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 2.**

Meeting Date: 08/16/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6401

Providing for the Appropriation of Funds for Operating and Capital Expenditures for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022

Issue:

To hold the public hearing on the proposed budget for the 2021-2022 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 17-18, 2021. The draft budget contains about $125.1 million in appropriations, which is about $28.1 million more than the prior year's original budget of $97.0 million, due to an increase in General Fund operations and capital expenses. Capital expenditures total about $39 million of the total budget. Staffing levels for full-time positions increased from 473 to 482, including six in the General Fund, one each in the Utility, Equipment Service Center and Information Technology Funds. Fund balances for the General, Utility and Solid Waste Funds are within the targeted range of 60 to 90 days. The draft budget proposes funding for improvements and new City streets, a new Police Headquarters, Utility Fund projects, and a three percent (3%) across-the-board increase for staff. An expected distribution from the Texoma Area Solid Waste Authority (TASWA) in FY 2022 is critical for the support of the Solid Waste Fund. The property tax rate is unchanged at $.489/$100 valuation. As recommended by a rate study, Utility rates will increase about 4.2%. Tax Notes will be used to finance about $1.8 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 $1,355,000 and 7.6% and, of that amount, $509,000 is revenue to be raised from new property to be added to the roll this year."

Origination:

Director of Finance

Financial Consideration:

The proposed budget contains appropriations of $125.1 million for the 2021-2022 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. 6401

Draft Budget FY2022

ORDINANCE NO. 6401

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, 2021, AND ENDING SEPTEMBER 30, 2022; 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, 2021, and ending September 30, 2022.

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, 2021, and ending September 30, 2022.

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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN PITTMAN, CITY ATTORNEY

This budget will raise more total property taxes than last year's budget by $1,355,000 and 7.6%, and of that amount $509,000 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
August 2, 2021

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2022 is based on the direction provided by the City Council at the June 17 - 18, 2021 budget workshop and the City Council regular meeting on July 19, 2021.

The proposed budget of $125.1 million includes funding for a 3% across-the-board increase for employees, a new police headquarters, $3.5 million in fleet and equipment, $17.4 million in utility projects, $11.9 million in street projects including major rebuild projects of existing streets, and $1.5 million for park and other projects. This budget is about $28.1 million more than the original FY 2021 budget due to an increase in capital expenses and General Fund operations. Fund balance in the General, Utility and Solid Waste Funds are at targeted levels.

GENERAL FUND

The **General Fund** is balanced ongoing. Property values and property tax revenue are projected to increase about 8%. The property tax rate is unchanged at .489/$100. Sales tax revenue is budgeted to increase about 3.6% after considering the one-time events in FY2021. Tax notes will be used to finance equipment purchases of about $1.7 million. Fund balance is projected to be $10.4 million or 83 days of operating expenses at the end of FY2022. New positions consist of a civil engineer, an engineering inspector, a motorcycle officer, two building inspectors and a cemetery maintenance worker.

UTILITY FUND

The **Utility Fund** is balanced for FY2022 and ongoing. A 4.2% utility rate increase as a result of the recommendation from a utility rate study is proposed. One new position is budgeted to address inflow and infiltration. Various fleet and equipment critical to operations are budgeted. Fund balance at the end of FY2022 is projected to be about $4.2 million, or about 60 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis. A distribution of $700,000 in FY2021 and another expected distribution of $700,000 in FY2022 from the City's joint venture in the landfill is critical to this fund. Fund balance is projected to be $1.3 million, or 60 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about $30.6 million in the **General Improvement Fund** primarily consists of funding for a new police headquarters ($17.2 million), street projects funded by debt and impact fees, and smaller projects for parks and other departments funded by the General Fund and by the sale of city property in FY2021. Major projects include Moore Street, Bel Air Boulevard, right-of-way and design of FM 1417 south of Hwy 56, a match for a federal grant for a new bridge on South Travis Street, and a match for a Texas Department of Transportation grant for airport improvements. Reserves of about $3.0 million are expected at the end of FY 2022 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 impact fees. Projects totaling $17.4 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, the last phase of a water line replacement on Texoma Parkway, major rehabiliatation of the Ida Road ground storage tank, backup generators at the water and wastewater treatment plants, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves are expected be about $127,000 at the end of FY 2022.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about $1.3 million over last year due to growth in the value of existing property and new property added to the tax roll. Sales tax revenue has been especially volatile since August of 2020 and is expected to be about the 3.6% above what is projected in FY2021. The effects of the public health emergency related to the pandemic and trillions of dollars of federal stimulus have created a challenging environment for planning.

Wage Increase

The proposed budget contains a 3% across-the-board increase for employees. The cost is projected to be about $1 million.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include a residential solid waste collection truck ($366,000), an ambulance ($289,000), a front-end loader for the Street Department ($250,000), a bulk and brush truck for solid waste ($190,000) and four police Tahoes ($216,000).

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2022 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
2021-2022 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	$ 10,892,343	$ 3,482,721	$ 34,332,346	$ 618,310	$ 510,776	$ 462,902	$ 1,963,322	$ -	$ 52,262,720
Revenues:									
Taxes	36,155,525	-	539,864	569,000	-	6,776,717	-	-	44,041,106
Water Sales	-	15,694,000	-	-	-	-	-	-	15,694,000
Sewer Sales	-	8,614,000	-	-	-	-	-	-	8,614,000
Solid Waste Sales	-	7,464,000	-	-	-	-	-	-	7,464,000
Sales & Service	4,915,041	1,091,000	1,870,000	1,505,250	12,425,086	-	18,000	(12,425,086)	9,399,291
Intergovernmental	256,407	1,608,488	4,736,174	-	-	-	-	-	6,601,069
Interest Income	80,000	26,800	174,550	4,000	200	1,000	100,000	-	386,550
Miscellaneous Revenue	219,500	809,000	-	333,000	-	-	-	-	1,361,500
Debt Proceeds	-	-	334,000	-	1,434,352	-	-	-	1,768,352
Transfers In	3,358,139	183,000	2,394,000	260,000	-	1,069,000	-	(7,264,139)	-
Total Revenues	44,984,612	35,490,288	10,048,588	2,671,250	13,859,638	7,846,717	118,000	(19,689,225)	95,329,868
Total Funds Available	55,876,955	38,973,009	44,380,934	3,289,560	14,370,414	8,309,619	2,081,322	(19,689,225)	147,592,588
Expenditures:									
Personnel	31,338,960	8,948,860	-	411,150	1,914,360	-	-	-	42,613,330
Supplies	1,938,512	1,962,028	-	458,959	932,701	-	-	-	5,292,200
Repair & Maintenance	2,015,704	2,645,347	-	122,111	1,315,661	-	-	-	6,098,823
Utilities	1,098,070	1,695,920	-	39,030	50,550	-	-	-	2,883,570
Information Technology	1,041,100	380,050	-	17,000	46,350	-	-	(1,484,500)	-
Debt Service	-	7,117,205	-	-	758,984	7,837,711	-	-	15,713,900
Services & Charges	3,500,796	4,284,890	-	801,393	6,127,338	7,200	-	(5,465,170)	9,256,447
Vehicle Usage	1,966,490	1,643,540	-	-	-	-	-	(3,610,030)	-
Fleet Services & Charges	783,698	901,688	-	180,000	-	-	-	(1,865,386)	-
Capital Expenses	401,950	353,335	39,377,290	378,000	2,715,325	-	-	-	43,225,900
Transfers Out	1,410,000	3,541,139	1,937,000	376,000	-	-	-	(7,264,139)	-
Total Expenditures	45,495,281	33,474,003	41,314,290	2,783,643	13,861,268	7,844,911	-	(19,689,225)	125,084,171
Excess Revenues Over Expenditures	(510,669)	2,016,285	(31,265,702)	(112,393)	(1,630)	1,806	118,000	-	(29,754,303)
Ending Fund Balance	$ 10,381,674	$ 5,499,007	$ 3,066,644	$ 505,917	$ 509,146	$ 464,708	$ 2,081,322	$ -	$ 22,508,417

City of Sherman
GENERAL FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 8,186,565	$ 8,344,554	$ 9,373,124	$ 10,892,343
Revenues				
Property Tax	11,138,247	12,254,100	12,218,400	11,697,400
Sales Tax	18,224,887	18,369,000	20,757,000	21,495,000
Franchise Tax	2,806,622	2,834,000	2,835,000	2,798,000
Other Taxes	142,123	161,980	162,125	165,125
Fines & Penalties	354,832	567,150	376,100	448,600
Recreation	66,022	256,750	265,600	285,600
Licenses & Permits	608,943	665,200	710,000	811,500
Rentals	24,466	31,500	29,550	29,550
Cemetery	238,308	165,600	256,100	221,100
Sales & Service	734,274	649,891	1,393,427	1,866,491
Ambulance Service	1,706,343	1,450,000	1,252,200	1,252,200
Interest Income	128,409	60,000	80,000	80,000
Grant Revenue	699,367	406,522	1,349,195	42,800
Intergovernmental	346,566	320,263	340,979	231,407
Miscellaneous Revenue	369,177	351,220	239,227	201,700
Debt Proceeds	-	-	-	-
Total Revenues	37,588,586	38,543,176	42,264,903	41,626,473
Transfers In	4,149,000	4,881,000	3,925,719	3,358,139
Total Revenues and Transfers In	41,737,586	43,424,176	46,190,622	44,984,612
Total Funds Available	49,924,152	51,768,730	55,563,746	55,876,955
Expenditures				
Personnel	28,977,408	30,290,581	29,809,680	31,338,960
Supplies	1,573,462	2,001,649	2,292,165	1,938,512
Repair & Maintenance	1,580,580	1,796,572	2,027,097	2,015,704
Utilities	1,008,056	1,056,090	1,206,140	1,098,070
Information Technology	615,427	700,010	838,530	1,041,100
Services & Charges	2,750,524	3,057,185	4,168,305	3,500,796
Vehicle Usage	1,726,987	1,641,430	1,883,281	1,966,490
Capital Expenses	1,015,400	535,130	560,239	401,950
Fleet Services & Charges	1,071,183	1,025,966	1,025,966	783,698
Transfers Out	232,000	210,000	860,000	1,410,000
Total Expenditures	40,551,028	42,314,612	44,671,403	45,495,281
Excess Revenues over Expenditures	1,186,559	1,109,564	1,519,219	(510,669)
Ending Fund Balance	$ 9,373,124	$ 9,454,118	$ 10,892,343	$ 10,381,674

City of Sherman
ENTERPRISE FUNDS
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 4,803,087	$ 6,592,762	$5,117,874	$3,482,721
Revenues:				
Water Sales	14,323,100	14,713,000	14,192,000	15,694,000
Sewer Sales	7,720,347	7,801,000	8,006,000	8,614,000
Solid Waste Service	7,018,269	6,994,000	7,295,000	7,464,000
Service Charges & Penalties	551,588	665,000	738,000	750,000
Laboratory	140,214	140,000	140,000	140,000
Charges for Services	140,523	144,500	161,000	201,000
Intergovernmental	409,170	1,601,350	401,350	1,608,488
Interest Income	69,379	30,800	26,000	26,800
Miscellaneous Revenue	303,553	1,088,500	833,573	809,000
Transfers In	634,000	158,000	558,000	183,000
Total Revenues	31,310,142	33,336,150	32,350,923	35,490,288
Total Funds Available	36,113,229	39,928,912	37,468,797	38,973,009
Expenditures:				
Personnel	8,202,729	8,850,855	8,461,410	8,948,860
Supplies	1,689,406	1,717,097	1,751,268	1,962,028
Repair & Maintenance	2,280,454	2,213,002	3,047,757	2,645,347
Utilities	1,698,543	1,706,810	2,467,190	1,695,920
Information Technology	227,311	254,930	305,350	380,050
Services & Charges	3,615,089	4,280,123	4,208,308	4,284,890
Vehicle Usage	1,505,017	1,470,090	1,580,082	1,643,540
Debt Service	7,146,903	7,320,862	6,708,743	7,117,205
Fleet Services & Charges	1,104,778	586,070	858,295	901,688
Capital Expenses	292,125	187,325	513,953	353,335
Transfers Out	3,233,000	5,639,000	4,083,719	3,541,139
Total Expenditures	30,995,355	34,226,164	33,986,075	33,474,003
Excess Revenues over Expenditures	314,787	(890,014)	(1,635,152)	2,016,285
Ending Fund Balance	$ 5,117,874	$ 5,702,748	$ 3,482,721	$ 5,499,007

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

	222 General CIP	224 Street Revolving	235 Regional Detention	250 Roadway Impact Fee #1	251 Roadway Impact Fee #2	253 Roadway Impact Fee #3	330 TIRZ #2 Construction
Beginning Fund Balance	$ 31,598,481	$ 462,284	$ 382,559	$ -	$ -	$ -	$ 474,633
Revenues:							
Interest Income	150,000	2,200	1,200	-	-	-	1,000
Taxes	-	-	-	-	-	-	194,189
Intergovernmental	-	-	-	-	-	-	-
Sales & Service	-	-	20,000	200,000	190,000	350,000	-
Miscellaneous Revenue	-	-	-	-	-	-	-
Debt Proceeds	334,000	-	-	-	-	-	-
Transfers In	1,569,000	-	-	-	-	-	-
Total Revenues	2,053,000	2,200	21,200	200,000	190,000	350,000	195,189
Total Funds Available	33,651,481	464,484	403,759	200,000	190,000	350,000	669,822
Expenditures							
Capital Expenses	30,617,290	200,000	200,000	100,000	80,000	-	600,000
Transfers Out	-	-	119,000	-	-	300,000	-
Total Expenditures	30,617,290	200,000	319,000	100,000	80,000	300,000	600,000
Excess Revenues over Expenditures	(28,564,290)	(197,800)	(297,800)	100,000	110,000	50,000	(404,811)
Ending Fund Balance	$ 3,034,191	$ 264,484	$ 84,759	$ 100,000	$ 110,000	$ 50,000	$ 69,822

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

230 TIRZ #3 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	770 Utility CIP	750 Utility Impact Fee	Total
$ 15,304	$ 458,685	$ 1,031,907	$ (91,508)	$ 870,541	$ -	$ 34,332,346
200	4,200	3,600	150	12,000	-	162,550
190,397	78,063	31,284	45,931	-	-	539,864
-	75,295	30,175	(44,296)	4,675,000	-	61,174
-	-	-	-	-	1,110,000	760,000
-	-	-	-	-	-	-
-	-	-	-	-	-	334,000
-	-	-	-	825,000	-	1,569,000
190,597	157,558	65,059	1,785	5,512,000	1,110,000	3,426,588
205,901	616,243	1,096,966	(89,723)	6,382,541	1,110,000	37,758,934
200,000	325,000	800,000	-	6,255,000	-	33,122,290
-	289,000	226,000	178,000	-	825,000	1,112,000
200,000	614,000	1,026,000	178,000	6,255,000	825,000	34,234,290
(9,403)	(456,442)	(960,941)	(176,215)	(743,000)	285,000	(30,807,702)
$ 5,901	$ 2,243	$ 70,966	$ (267,723)	$ 127,541	$ 285,000	$ 3,524,644

City of Sherman
SPECIAL REVENUE FUNDS
2021-2022 Annual Budget

	420 Stormwater	440 E 911	450 Security & Technology	460 Hotel/ Motel	470 Drug Enforcement	480 Airport	455 Parks Pride	456 Police Pride	457 Donations	Total
Beginning Fund Balance	$ 36,570	$ 211,323	$ 61,195	$ (27,376)	$ 196,024	$ 86,387	$ 30,863	$ 16,588	$ 6,737	$ 618,310
Revenues										
Taxes	-	-	-	569,000	-	-	-	-	-	569,000
Sales & Service	452,000	294,000	32,250	60,000	200,000	467,000	-	-	-	1,505,250
Interest Income	1,500	1,000	100	-	1,000	200	100	50	50	4,000
Miscellaneous Revenue	250,000	-	-	-	-	50,000	11,000	11,000	11,000	333,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	260,000	-	-	-	-	-	260,000
Total Revenues	703,500	295,000	32,350	889,000	201,000	517,200	11,100	11,050	11,050	2,671,250
Total Funds Available	740,070	506,323	93,545	861,624	397,024	603,587	41,963	27,638	17,787	3,289,560
Expenditures										
Personnel	104,490	108,300	-	198,360	-	-	-	-	-	411,150
Supplies	4,109	-	5,000	22,400	86,200	326,250	-	-	15,000	458,959
Repair & Maintenance	51,500	-	1,116	33,500	27,000	8,995	-	-	-	122,111
Utilities	-	-	-	29,210	-	9,820	-	-	-	39,030
Information Technology	3,090	-	-	13,910	-	-	-	-	-	17,000
Services & Charges	3,540	180,673	3,700	427,500	5,000	135,980	40,000	5,000	-	801,393
Capital Expenses	250,000	-	5,000	5,000	-	100,000	-	18,000	-	378,000
Fleet Services & Charges	-	-	-	-	180,000	-	-	-	-	180,000
Transfers Out	269,000	-	-	107,000	-	-	-	-	-	376,000
Total Expenditures	685,729	288,973	14,816	836,880	298,200	581,045	40,000	23,000	15,000	2,783,643
Excess Revenues over Expenditures	17,771	6,027	17,534	52,120	(97,200)	(63,845)	(28,900)	(11,950)	(3,950)	(112,393)
Ending Fund Balance	$ 54,341	$ 217,350	$ 78,729	$ 24,744	$ 98,824	$ 22,542	$ 1,963	$ 4,638	$ 2,787	$ 505,917

City of Sherman
INTERNAL SERVICE FUNDS
2021-2022 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	$ 374,093	$ 80,559	$ 6,295	$ 49,829	$ 510,776
Revenue					
Sales & Service	5,465,170	1,484,500	3,610,030	1,865,386	12,425,086
Interest Income	-	-	-	200	200
Debt Proceeds	-	-	-	1,434,352	1,434,352
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	5,465,170	1,484,500	3,610,030	3,299,938	13,859,638
Total Funds Available	5,839,263	1,565,059	3,616,325	3,349,767	14,370,414
Expenditures					
Personnel	-	812,700	1,101,660	-	1,914,360
Supplies	-	63,086	869,615	-	932,701
Repair & Maintenance	-	162,818	1,152,843	-	1,315,661
Utilities	-	35,710	14,840	-	50,550
Information Technology	-	-	46,350	-	46,350
Services & Charges	5,467,000	288,614	371,724	-	6,127,338
Debt Service	-	-	-	758,984	758,984
Capital Expenses	-	121,575	53,000	2,540,750	2,715,325
Total Expenditures	5,467,000	1,484,503	3,610,032	3,299,734	13,861,268
Excess Revenues over Expenditures	(1,830)	(3)	(2)	204	(1,630)
Ending Fund Balance	$ 372,263	$ 80,557	$ 6,293	$ 50,033	$ 509,146

City of Sherman
DEBT SERVICE FUNDS
2021-2022 Annual Budget

	300 Debt Service	320 TIRZ #1 Debt Service	Total
Beginning Fund Balance	$ 87,366	$ 375,536	$ 462,902
Revenues			
Taxes	6,455,000	321,717	6,776,717
Interest Income	-	1,000	1,000
Intergovernmental	-	-	-
Transfers In	1,069,000	-	1,069,000
Total Revenues	7,524,000	322,717	7,846,717
Total Funds Available	7,611,366	698,253	8,309,619
Expenditures:			
Debt Service	7,516,297	321,414	7,837,711
Services & Charges	7,000	200	7,200
Transfers Out	-	-	-
Total Expenditures	7,523,297	321,614	7,844,911
Excess Revenues over Expenditures	703	1,103	1,806
Ending Fund Balance	$ 88,069	$ 376,639	$ 464,708

City of Sherman
PERPETUAL CARE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 1,583,320	$ 1,677,322	$ 1,963,322
Revenues			
Sales & Service	10,516	18,000	18,000
Interest Income	83,486	268,000	100,000
Total Revenues	94,002	286,000	118,000
Total Funds Available	1,677,322	1,963,322	2,081,322
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	$ 1,677,322	$ 1,963,322	$ 2,081,322

City of Sherman
UTILITY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Reserve	$ 3,992,537	$ 4,984,976	$ 4,489,706	$ 2,628,975
Revenues				
Water Sales	14,323,100	14,713,000	14,192,000	15,694,000
Sewer Sales	7,720,347	7,801,000	8,006,000	8,614,000
Laboratory	140,214	140,000	140,000	140,000
Service Charges & Penalties	475,746	575,000	593,000	610,000
Charges for Services	140,523	144,500	161,000	201,000
Interest Income	68,836	30,000	26,000	25,000
Intergovernmental	409,170	1,601,350	401,350	1,608,488
Miscellaneous Revenue	233,185	65,500	73,000	81,000
Total Revenues	23,511,120	25,070,350	23,592,350	26,973,488
Transfers In	494,000	158,000	438,000	183,000
Total Revenues and Transfers In	24,005,120	25,228,350	24,030,350	27,156,488
Total Funds Available	27,997,657	30,213,326	28,520,056	29,785,463
Expenditures				
Personnel	6,328,018	6,898,987	6,619,040	6,978,640
Supplies	1,431,183	1,434,865	1,473,730	1,594,248
Repair & Maintenance	2,205,868	2,124,928	2,955,083	2,586,504
Utilities	1,670,463	1,675,560	2,434,010	1,646,370
Information Technology	182,643	198,750	238,060	293,540
Debt Service	7,146,903	7,320,862	6,708,743	7,117,205
Services & Charges	1,397,900	2,053,716	1,956,009	1,895,604
Vehicle Usage	455,831	403,930	398,904	467,900
Fleet Services & Charges	254,778	236,070	358,295	346,791
Capital Expenses	255,365	143,693	449,207	239,606
Total Expenditures	21,328,951	22,491,361	23,591,081	23,166,408
Transfers Out	2,179,000	3,300,000	2,300,000	2,426,000
Total Expenditures and Transfers Out	23,507,951	25,791,361	25,891,081	25,592,408
Excess Revenues over Expenditures	497,169	(563,011)	(1,860,731)	1,564,080
Ending Reserve	$ 4,489,706	$ 4,421,965	$ 2,628,975	$ 4,193,055

City of Sherman
SOLID WASTE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 810,550	$ 829,730	$ 628,168	$ 853,746
Revenues				
Solid Waste Service	7,018,269	6,994,000	7,295,000	7,464,000
Service Charges & Penalties	75,842	90,000	145,000	140,000
Interest Income	543	800	-	1,800
Miscellaneous Revenue	70,367	1,023,000	760,573	728,000
Transfers In	140,000	-	120,000	-
Total Revenues	7,305,022	8,107,800	8,320,573	8,333,800
Total Funds Available	8,115,572	8,937,530	8,948,741	9,187,546
Expenditures				
Personnel	1,874,711	1,951,869	1,842,370	1,970,220
Supplies	258,223	282,232	277,539	367,780
Repair & Maintenance	74,586	88,074	92,674	58,844
Utilities	28,080	31,250	33,180	49,550
Information Technology	44,668	56,180	67,290	86,510
Services & Charges	2,217,189	2,226,407	2,252,299	2,389,286
Vehicle Usage	1,049,186	1,066,160	1,181,178	1,175,640
Capital Expenses	36,760	43,632	64,746	113,729
Fleet Services & Charges	850,000	350,000	500,000	554,897
Transfers Out	1,054,000	2,339,000	1,783,719	1,115,139
Total Expenditures	7,487,404	8,434,804	8,094,995	7,881,595
Excess Revenues over Expenditures	(182,382)	(327,004)	225,578	452,205
Ending Fund Balance	$ 628,168	$ 502,726	$ 853,746	$ 1,305,952

City of Sherman
GENERAL IMPROVEMENT FUND

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 19,280,728	$ 15,867,436	$ 9,656,463	$ 31,598,481
Revenues				
Transfers In	-	-	250,000	1,269,000
Land Sale Proceeds	-	4,000,000	3,656,000	-
Intergovernmental	1,715,500	500,000	-	-
Transfer In - Impact Fees	-	-	-	300,000
Interest Income	158,135	250,000	30,000	150,000
Debt Proceeds	-	-	29,844,600	334,000
Grant Revenue	-	-	-	-
Total Revenues	1,873,635	4,750,000	33,780,600	2,053,000
Total Funds Available	21,154,363	20,617,436	43,437,063	33,651,481
Expenditures				
(1) FM 1417 (82 to 56) Eng, ROW & Match	30,881	-	2,000,000	-
(1) Pecan Grove Ball Fields	1,459,807	9,468	34,000	-
(1) Legacy Blvd	158,767	-	-	-
(1) Moore St - Park to W. Travis	1,697,982	-	180,000	-
(1) Steeplechase Dr Extension	100,000	-	500,000	-
(1) Munson Planned Development	92,745	-	-	-
(1) Hilre Drive Extension	49,304	-	283,545	-
(1) Travis St West	4,304,827	-	783,204	-
(1) Park Ave Realignment	126,726	1,200,000	1,745,000	-
(1) Bridges-Center/McGee	-	700,000	-	-
(1) TxDOT 1417 & W. Travis Intersection	1,804,990	-	-	-
(1) Lamberth Rd Thoroughfare	2,500	-	-	500,000
(1) Taylor St Extension Eng & ROW/McGee St Ext	18,446	1,500,000	960,000	540,000
(1) Friendship ROW 56 to Lamberth	33,890	-	(270)	600,000
(2) Flanary Rd and Progress Dr Ext/Imp	72,897	-	25,000	-
(3) UB Remodel	26,413	-	2,200	-
(3) Pecan Grove Basketball Courts	97,890	-	-	-
(3) Library Park	31,203	-	-	-
(3) Station #3 Remodel	7,129	-	-	-
(3) Fallon Drive	832,731	-	-	-
(3) Fire Station #4 Shower Repair	9,167	-	-	-
(3) Fire Station #1 Bathroom	5,337	-	-	-
(3) Remodel at Station 5	12,150	-	-	-
(3) Finance Remodel	2,226	-	-	-
(3) Police Dept Exterior Renovation	7,803	-	500	-
(3) Police Firing Range	26,718	-	5,000	-
(3) Renovate Cemetery & Maint Bldg	136,222	-	30,000	-
(3) ESC Spray Insulation windows	12,750	-	-	-
(3) Self check-out stations RFID	-	40,000	40,000	-
(3) (Necessity) Station No. 1 roof replacement	-	85,000	85,000	-
(3) New police station - site and design	-	1,354,000	1,354,000	-
(3) Land Sale at W. Travis & FM 1417	-	-	7,500	-
(3) Auditorium Chiller	-	-	165,000	-
(3) Bel Air Blvd Construction Ph I	-	-	1,500,000	-
(3) Quail Run Extension			250,000	
(3) Recreation Center Study				40,000
(3) Call Recording Software	-	-	-	70,000
(3) FM 1417 signal at Bel Air Blvd Design	-	-	-	75,000
(3) MLK Restrooms (partial CDBG funded $240,000)				90,000
(3) Comprehensive Master Plan				100,000
(3) Watchguard video evidence platform	-	100,790	100,790	100,790

City of Sherman
GENERAL IMPROVEMENT FUND

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
(3) Re-construct San Miguel cul-de-sac	-	-	-	110,000
(3) Fairview Basketball	-	-	-	150,000
(3) Airport Pavement Maintenance-City match	-	-	-	182,500
(3) Replace Fiber from Muni to PD	-	-	-	235,000
(3) Expand Fairview tennis courts; pickleball	-	-	-	240,000
(3) Pecan Grove West shading	-	-	-	270,000
(3) Beach Club Blvd design	-	-	-	300,000
(4) Sign Table	-	-	-	17,500
(4) Additional Parking Sta 2	-	-	-	20,000
(4) Latex Printer Sign Shop	-	-	-	20,500
(4) Privacy Fence Sta 3	-	-	-	25,000
(4) Front Fence & Gate for Sta 5.5	-	-	-	35,000
(4) Pecan Grove West Electrical Upgrade	-	-	-	35,000
(4) Wanco Message Boards	-	-	-	37,000
(4) Trail Development The Grove	-	-	-	50,000
(4) Bay Doors at Sta 1,2,3, & 5	-	-	-	94,000
(5) Shepherd Rd Design	-	-	-	330,000
(5) Bridge-S. Travis	82,490	300,000	-	600,000
(5) FM 1417 design/ROW - SH 56 to W. Travis	253,910	2,000,000	500,000	1,500,000
(5) Bel Air Blvd Construction Ph II	-	-	-	1,500,000
(5) Moore St - W. Travis to FM 1417	-	2,500,000	500,000	2,300,000
(5) Moore St - Park to power easement	-	-	-	2,200,000
(5) New police HQ - Construction	-	-	788,113	17,250,000
(5) Major Street Rebuilds				1,000,000
Total Expenditures	11,497,900	9,789,258	11,838,582	30,617,290
Excess Revenues over Expenditures	(9,624,265)	(5,039,258)	21,942,018	(28,564,290)
Ending Fund Balance	$ 9,656,463	$ 10,828,178	$ 31,598,481	$ 3,034,191

(1) Pre-2021 CO	1,640,000
(2) SEDCO funded	-
(3) Land-sale funded/General Fund Transfer	1,963,290
(4) 2021 Tax Notes	334,000
(5) 2021 CO/Impact Fees	26,680,000
Total Projects FY2022	30,617,290

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 2,878,642	$ 729,610	$ 1,925,541	$ 870,541
Revenues				
Intergovernmental	1,191,521	-	-	-
Interest Income	24,307	-	12,000	12,000
Miscellaneous Revenue	-	-	-	-
Transfers In	-	600,000	-	-
Transfers In - Impact Fees				825,000
Grant Revenue	-	-	302,000	4,675,000
Total Revenues	1,215,828	600,000	314,000	5,512,000
Total Funds Available	4,094,470	1,329,610	2,239,541	6,382,541
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	118,424	-	10,332	-
(1) Water crossing under 75 at Choctaw	4,295	-	10,156	-
(1) WWTP Control Building Expansion Engineering	7,788	-	5,250	-
(1) Storm Water lift station/Force mail upgrade	26,397	-	-	-
(1) Flanary Rd Wastewater Extension	432,874	-	1,209	-
(1) Moore St Sewer (through Munson Dev) (SISD $400m)	626,450	-	8,728	-
(1) Utility relocates-FM 1417	27,363	-	-	-
(1) Legacy Waterline - Engineering	28,629	213,000	213,000	-
(1) Marilee SUD	1,367	2,000,000	2,000,000	-
(1) Texoma Pkwy sewer overflow relief	-	200,000	200,000	-
(1) Wastewater system study	-	200,000	200,000	-
(1) Water hydraulic study	-	200,000	200,000	-
(1) Laboratory facility expansion - design and engineering	-	250,000	250,000	-
(1) Gate actuator upgrades WWTP	-	300,000	300,000	-
(1) Preston Club Water Line	8,824	-	2,000	-
(1) Travis St West Water	(900)	425,000	-	-
(1) Lamberth Water	(6)	-	-	-
(1) High Country Estates Water	7,105	-	1,443	-
(1) Replace EDR process with RO at WTP (Engineering)	-	-	-	50,000
(1) Replace inverted siphon sewer line (Eng)	-	-	-	65,000
(1) Refurbish Rex Cruz EST-Eng	-	-	-	75,000
(1) Security Upgrades at WWTP	-	-	-	100,000
(1) Backwash tank at WTP	-	-	-	250,000
(1) Refurbish flocculation/sedimentation basin at WTP	-	-	-	250,000
(1) Replace Southside industrial sewer	-	2,400,000	250,000	250,000
(1) Concentrate Disposal Phase II Yr 1	-	1,700,000	1,700,000	400,000
(1) WWTP Main Switchgear & Electrical Upgrade	-	-	-	500,000
(1) Stream Bank Stablization - Nantucket	-	-	-	600,000
(1) WWTP Control Building Expansion-Construction	-	575,000	-	1,260,000
(1) North west Sewer	159,913	3,600,000	607,000	1,823,000
(1) Replace Texoma Pkwy 12" water line	-	1,050,000	-	2,500,000
(1) Ida Road ground storage tank repair	-	2,050,000	-	3,000,000
(2) WTP Backup Generator - Engineering	-	-	190,000	-
(2) WWTP Backup Generator Engineering	-	-	112,000	-
(2) Bel Air Blvd Utiities Ph I	-	-	-	300,000
(2) Shepherd Utilities	-	-	-	400,000
(2) Legacy Waterline - Ph I	-	-	-	400,000
(2) Texoma Pump Station Backup Generator	-	-	-	900,000
(2) Heritage Ranch Lift Station	-	-	-	1,000,000
(2) WTP Backup Generator Construction	-	-	-	1,000,000
(2) Legacy Waterline - Construction Ph II & III	-	2,400,000	-	1,500,000

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
(3) AWIA Security Upgrades @ WTP	-	200,000	-	200,000
(3) Dos Lagos	-	-	20,000	-
(3) Fencing/Gate Repairs	5,635	-	75,000	-
(3) Water Distribution system improvements	2,277	-	-	-
(3) Primary Clarifier #1 Rehab Engineering	40,961	-	15,000	-
(3) Center St. Utility Relocation on Hwy 75	493,472	-	-	-
(3) WWTP Fine Screen Rehab	41,506	-	42,000	-
(3) BNSF move utilities	136,560	-	-	-
(3) Improve system lines to address water quality	-	50,000	25,000	-
(3) Upgrade High Country Estates water system	-	60,000	60,000	-
(3) Abandon old wells/pumps at High Country and Preston Club	-	70,000	70,000	-
(3) Re-route Center Street sewer line	-	80,000	80,000	-
(3) Loop Lamberth Road water line	-	135,000	135,000	-
(3) WTP Flow Meter Improvement	-	100,000	100,000	-
(3) Fairview 6" water line	-	150,000	150,000	-
(3) Implement SSO initiatives	-	150,000	75,000	-
(3) WTP Facilities Improvement	-	150,000	75,000	-
(3) Brine Line Phase II Engineering (City Funds)	-	-	70,000	-
(3) Abandon GST & pump station - High Country & Preston Club	-	-	-	50,000
(3) Upgrade water system at High Country	-	-	-	60,000
(3) Yearly Stream Bank Stabilization	-	-	-	100,000
(3) WWTP Headworks Pump	-	-	-	145,000
(3) Utility oversizing/annual replacements	-	150,000	75,000	200,000
GTUA Funding	-	(17,563,000)	(5,959,118)	(11,123,000)
Total Expenditures	2,168,929	1,295,000	1,369,000	6,255,000
Excess Revenues over Expenditures	(953,102)	(695,000)	(1,055,000)	(743,000)
Ending Fund Balance	$ 1,925,541	$ 34,610	$ 870,541	$ 127,541

(1) GTUA Funding	11,123,000.00
(2) Grant Funded	5,500,000
(3) Utility Fund	755,000
Total Projects FY2022	17,378,000

City of Sherman
STREET REVOLVING FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 450,004	$ 460,084	$ 462,284
Revenues			
Sales & Service	-	-	-
Interest Income	10,080	2,200	2,200
Total Revenues	10,080	2,200	2,200
Total Funds Available	460,084	462,284	464,484
Expenditures			
Capital Expenses	-	-	200,000
	-	-	200,000
Ending Fund Balance	$ 460,084	$ 462,284	$ 264,484

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 217,259	$ 370,658	$ 474,633
Revenues			
Property Tax	149,512	190,475	194,189
Interest Income	4,887	1,000	1,000
Total Revenues	154,399	191,475	195,189
Total Funds Available	371,658	562,133	669,822
Expenditures:			
Capital Expenses	1,000	87,500	600,000
Transfers Out	-	-	-
Total Expenditures	1,000	87,500	600,000
Excess Revenues over Expenditures	153,399	103,975	(404,811)
Ending Fund Balance	$ 370,658	$ 474,633	$ 69,822

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 104,614	$ (10,347)	$ (91,508)
Revenues			
Property Tax	21,589	49,217	45,931
Intergovernmental	23,033	47,472	(44,296)
Interest Income	1,473	150	150
Transfers In	132,000	-	-
Total Revenues	178,095	96,839	1,785
Total Funds Available	282,709	86,492	(89,723)
Expenditures			
Capital Expenses	133,856	-	-
Transfers Out	159,200	178,000	178,000
Total Expenditures	293,056	178,000	178,000
Excess Revenues over Expenditures	(114,961)	(81,161)	(176,215)
Ending Fund Balance	$ (10,347)	$ (91,508)	$ (267,723)

City of Sherman
ROADWAY IMPACT FEES ZONE #1
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	200,000
Total Revenues	-	-	200,000
Total Funds Available	-	-	200,000
Expenditures			
Capital Expenses	-	-	100,000
Transfers Out	-	-	-
Total Expenditures	-	-	100,000
Excess Revenues over Expenditures	-	-	100,000
Ending Fund Balance	-	-	100,000

City of Sherman
ROADWAY IMPACT FEES ZONE #2
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	190,000
Total Revenues	-	-	190,000
Total Funds Available	-	-	190,000
Expenditures			
Capital Expenses	-	-	80,000
Transfers Out	-	-	-
Total Expenditures	-	-	80,000
Excess Revenues over Expenditures	-	-	110,000
Ending Fund Balance	-	-	110,000

City of Sherman
ROADWAY IMPACT FEES ZONE #4
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	350,000
Total Revenues	-	-	350,000
Total Funds Available	-	-	350,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	300,000
Total Expenditures	-	-	300,000
Excess Revenues over Expenditures	-	-	50,000
Ending Fund Balance	-	-	50,000

City of Sherman
UTILITY IMPACT FEES
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	1,110,000
Total Revenues	-	-	1,110,000
Total Funds Available	-	-	1,110,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	825,000
Total Expenditures	-	-	825,000
Excess Revenues over Expenditures	-	-	285,000
Ending Fund Balance	-	-	285,000

City of Sherman
DEBT SERVICE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 192,883	$ 88,025	$ 87,366
Revenues			
Property Tax	4,371,000	4,739,000	6,455,000
Sales Tax	269,440	-	-
Transfers In	1,290,245	1,070,490	1,069,000
Interest Income	2,577	-	-
Miscellaneous Revenue	505	-	-
Total Revenues	5,933,767	5,809,490	7,524,000
Total Funds Available	6,126,650	5,897,515	7,611,366
Expenditures			
Debt Service	5,909,837	5,804,149	7,516,297
Services & Charges	4,500	6,000	7,000
Transfers Out	124,287	-	-
Total Expenditures	6,038,625	5,810,149	7,523,297
Excess Revenues over Expenditures	(104,858)	(659)	703
Ending Fund Balance	$ 88,025	$ 87,366	$ 88,069

City of Sherman
TIRZ #1 DEBT SERVICE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 354,944	$ 363,841	$ 375,536
Revenues			
Property Tax	314,354	324,998	321,717
Interest Income	8,199	1,000	1,000
Total Revenues	322,553	325,998	322,717
Total Funds Available	677,497	689,839	698,253
Expenditures			
Debt Service	313,456	313,553	321,414
Services & Charges	200	750	200
Total Expenditures	313,656	314,303	321,614
Excess Revenues over Expenditures	8,897	11,695	1,103
Ending Fund Balance	$ 363,841	$ 375,536	$ 376,639

City of Sherman
STORMWATER FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 1,912,477	$ 1,722,589	$ 36,570
Revenues			
Sales & Service	444,681	448,000	452,000
Grant Revenue	-	-	250,000
Interest Income	17,814	1,500	1,500
Total Revenues	462,495	449,500	703,500
Total Funds Available	2,374,972	2,172,089	740,070
Expenditures			
Personnel	74,286	101,710	104,490
Supplies	4,057	7,809	4,109
Repair & Maintenance	42,554	53,000	51,500
Information Technology	993	2,500	3,090
Services & Charges	1,860	1,500	3,540
Capital Expenses	113,751	1,700,000	250,000
Transfers Out	261,582	269,000	269,000
Fleet Services & Charges	153,300	-	-
Total Expenditures	652,383	2,135,519	685,729
Excess Revenues over Expenditures	(189,888)	(1,686,019)	17,771
Ending Fund Balance	$ 1,722,589	$ 36,570	$ 54,341

City of Sherman
EMERGENCY 9-1-1 FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 272,458	$ 322,985	$ 211,323
Revenues			
Sales & Service	296,281	295,000	294,000
Interest Income	4,899	1,000	1,000
Total Revenues	301,181	296,000	295,000
Total Funds Available	573,639	618,985	506,323
Expenditures			
Personnel	108,231	108,530	108,300
Supplies	2,250	-	-
Repair & Maintenance	-	-	-
Services & Charges	119,534	170,465	180,673
Capital Expenses	20,640	128,666	-
Total Expenditures	250,654	407,661	288,973
Excess Revenues over Expenditures	50,526	(111,661)	6,027
Ending Fund Balance	$ 322,985	$ 211,323	$ 217,350

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 50,963	$ 58,265	$ 61,195
Revenues			
Fines & Penalties	30,897	29,200	32,250
Interest Income	891	100	100
Total Revenues	31,788	29,300	32,350
Total Funds Available	82,751	87,565	93,545
Expenditures			
Supplies	290	550	5,000
Repair & Maintenance	22,324	23,820	1,116
Services & Charges	1,873	2,000	3,700
Capital Expenses	-	-	5,000
Total Expenditures	24,486	26,370	14,816
Excess Revenues over Expenditures	7,301	2,930	17,534
Ending Fund Balance	$ 58,265	$ 61,195	$ 78,729

City of Sherman
PARKS PRIDE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 17,533	$ 19,813	$ 30,863
Revenues			
Miscellaneous Revenue	31,137	21,000	11,000
Interest Income	452	50	100
Total Revenues	31,589	21,050	11,100
Total Funds Available	49,122	40,863	41,963
Expenditures			
Services & Charges	29,309	10,000	40,000
Capital Expenses	-	16,500	-
Total Expenditures	29,309	26,500	40,000
Excess Revenues over Expenditures	2,280	(5,450)	(28,900)
Ending Fund Balance	$ 19,813	$ 30,863	$ 1,963

City of Sherman
POLICE PRIDE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 15,114	$ 8,038	$ 16,588
Revenues			
Miscellaneous Revenue	10,064	11,000	11,000
Interest Income	295	50	50
Total Revenues	10,359	11,050	11,050
Total Funds Available	25,473	19,088	27,638
Expenditures			
Supplies	-	-	-
Services & Charges	7,435	2,500	5,000
Capital Expenses	10,000	-	18,000
Total Expenditures	17,435	2,500	23,000
Excess Revenues over Expenditures	(7,075)	8,550	(11,950)
Ending Fund Balance	$ 8,038	$ 16,588	$ 4,638

City of Sherman
DONATIONS FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 6,424	$ 5,687	$ 6,737
Revenues			
Miscellaneous Revenue	10,120	11,000	11,000
Interest Income	137	50	50
Total Revenues	10,257	11,050	11,050
Total Funds Available	16,681	16,737	17,787
Expenditures			
Supplies	10,994	10,000	15,000
Excess Revenues over Expenditures	(737)	1,050	(3,950)
Ending Fund Balance	$ 5,687	$ 6,737	$ 2,787

City of Sherman
HOTEL/MOTEL TAX FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ (28,643)	$ (46,190)	$ (27,376)
Revenues			
Hotel-Motel Taxes	500,209	556,000	569,000
Fines & Penalties	60	-	-
Miscellaneous Revenue	90	25	-
Interest Income	27	-	-
Sales & Service	61,190	35,000	40,000
Rentals	16,395	20,000	20,000
Transfers In	100,000	210,000	260,000
Total Revenues	677,971	821,025	889,000
Total Funds Available	649,328	774,835	861,624
Expenditures			
Personnel	193,006	195,810	198,360
Supplies	13,845	24,550	22,400
Repair & Maintenance	56,623	30,500	33,500
Utilities	25,044	35,050	29,210
Information Technology	2,978	3,740	13,910
Services & Charges	359,681	404,071	427,500
Capital Expenses	8,618	-	5,000
Transfers Out	35,725	108,490	107,000
Total Expenditures	695,518	802,211	836,880
Excess Revenues over Expenditures	(17,547)	18,814	52,120
Ending Fund Balance	$ (46,190)	$ (27,376)	$ 24,744

City of Sherman
DRUG ENFORCEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 206,135	$ 205,702	$ 196,024
Revenues			
Fines & Penalties	10,326	25,000	200,000
Interest Income	2,294	600	1,000
Total Revenues	12,620	25,600	201,000
Total Funds Available	218,755	231,302	397,024
Expenditures			
Supplies	2,704	25,000	86,200
Repair & Maintenance	-	-	27,000
Services & Charges	10,349	10,278	5,000
Capital Expenses	-	-	-
Fleet Services & Charges	-	-	180,000
Total Expenditures	13,053	35,278	298,200
Excess Revenues over Expenditures	(433)	(9,678)	(97,200)
Ending Fund Balance	$ 205,702	$ 196,024	$ 98,824

City of Sherman
MUNICIPAL AIRPORT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 227,152	$ 153,381	$ 86,387
Revenues			
Interest Income	2,905	500	200
Rentals	51,666	50,000	87,000
Sales & Service	352,232	380,000	380,000
Grant Revenue	-	50,000	50,000
Miscellaneous Revenue	-	-	-
Total Revenues	406,803	480,500	517,200
Total Funds Available	633,955	633,881	- 603,587
Expenditures			
Supplies	317,572	325,266	326,250
Repair & Maintenance	18,063	10,344	8,995
Services & Charges	124,517	97,825	135,980
Utilities	9,461	14,060	9,820
Vehicle Usage	-	-	-
Capital Expenses	10,960	100,000	100,000
Total Expenditures	480,574	547,495	581,045
Excess Revenues over Expenditures	(73,771)	(66,995)	(63,845)
Ending Fund Balance	$ 153,381	$ 86,387	$ 22,542

City of Sherman
EMPLOYEE INSURANCE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 691,865	$ 256,261	$ 122,163	$ 374,093
Revenues				
Employer Contributions	4,973,253	4,812,048	4,375,430	4,294,170
Employee Contributions	972,932	972,000	957,000	960,000
Retiree Contributions	208,485	213,000	211,000	211,000
COBRA Contributions	-	-	500	-
Miscellaneous Revenue	675	-	-	-
Interest Income	15,289	5,000	-	-
Total Revenues	6,170,634	6,002,048	5,543,930	5,465,170
Total Funds Available	6,862,499	6,258,309	5,666,093	5,839,263
Expenditures				
Health Insurance Claims	4,098,917	4,800,000	4,200,000	4,300,000
Administration & Premiums	1,048,836	1,040,000	1,050,000	1,125,000
Life Insurance Premiums	42,583	47,568	42,000	42,000
Transfers Out	1,550,000	-	-	-
Total Expenditures	6,740,336	5,887,568	5,292,000	5,467,000
Excess Revenues over Expenditures	(569,702)	114,480	251,930	(1,830)
Ending Fund Balance	$ 122,163	$ 370,741	$ 374,093	$ 372,263

City of Sherman
INFORMATION TECHNOLOGY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 105,193	$ 83,917	$ 80,559
Revenues			
Technology Services:			
General Fund	615,427	838,530	1,041,100
Stormwater	993	2,500	3,090
Tourism	2,978	3,740	13,910
Equipment Services Fund	21,838	38,630	46,350
Utility Fund	182,643	238,060	293,540
Solid Waste Fund	44,668	67,290	86,510
Interest Income	1,208	-	-
Miscellaneous Revenue	797	-	-
Total Revenues	870,552	1,188,750	1,484,500
Total Funds Available	975,744	1,272,667	1,565,059
Expenditures			
Personnel	595,213	592,320	812,700
Supplies	21,146	62,147	63,086
Repair & Maintenance	145,893	171,695	162,818
Utilities	34,449	38,430	35,710
Services & Charges	69,027	105,827	288,614
Capital Expenses	26,099	221,689	121,575
Total Expenditures	891,827	1,192,108	1,484,503
Excess Revenues over Expenditures	(21,276)	(3,358)	(3)
Ending Fund Balance	$ 83,917	$ 80,559	$ 80,557

City of Sherman
EQUIPMENT SERVICES FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 61,223	$ (10,508)	$ 6,295
Revenues			
Internal Service Revenue	3,217,177	3,463,363	3,610,030
Interest Income	947	-	-
Miscellaneous Revenue	22,340	-	-
Total Revenues	3,240,465	3,463,363	3,610,030
Total Funds Available	3,301,687	3,452,855	3,616,325
Expenditures			
Personnel	963,314	996,120	1,101,660
Supplies	652,386	776,090	869,615
Repair & Maintenance	1,231,593	1,249,366	1,152,843
Utilities	13,589	16,180	14,840
Information Technology	21,838	38,630	46,350
Services & Charges	331,675	342,758	371,724
Capital Expenses	97,802	27,416	53,000
Vehicle Usage	-	-	-
Total Expenditures	3,312,195	3,446,560	3,610,032
Excess Revenues over Expenditures	(71,731)	16,803	(2)
Ending Fund Balance	$ (10,508)	$ 6,295	$ 6,293

City of Sherman
FLEET REPLACEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 204,806	$ 53,999	$ (74,393)	$ 49,829
Revenues				
Fleet Replacement Revenue	2,207,036	1,612,036	1,884,261	1,865,386
Interest Income	2,993	5,000	200	200
Debt Proceeds	933,416	1,725,612	2,145,000	1,434,352
Miscellaneous Revenue	152,924	20,000	164,500	-
Total Revenues	3,296,370	3,362,648	4,193,961	3,299,938
Total Funds Available	3,501,176	3,416,647	4,119,568	3,349,767
Expenditures				
Debt Service	675,752	758,988	758,988	758,984
Capital Expenses	2,899,816	2,616,179	3,310,751	2,540,750
Total Expenditures	3,575,568	3,375,167	4,069,739	3,299,734
Excess Revenues over Expenditures	(279,199)	(12,519)	124,222	204
Ending Fund Balance	$ (74,393)	$ 41,480	$ 49,829	$ 50,033

BUDGETED FY21/22

FUND	DETAILS	*Expense TRANSFER FROM* Debit	*Revenue TRANSFER TO* Credit
100	From fund 700 5% franchise, admin cost		$ 2,426,000.00
	From fund 790, dept 243, 244		$ 876,000.00
	From 790, CSW truck debt service		$ 56,139.00
	To fund 222, capital projects	$ 1,150,000.00	
	To fund 460, fund balance	$ 260,000.00	
222	From fund 100, capital projects		$ 1,150,000.00
	From fund 325, Detention		$ 119,000.00
	From fund 253, Bel Air Blvd, Shepherd Place		$ 300,000.00
235	To fund 222, Detention	$ 119,000.00	
241	To fund 300, debt service	$ 289,000.00	
242	To fund 300, debt service	$ 226,000.00	
243	To fund 300, debt service	$ 178,000.00	
253	To fund 222, Bel Air Blvd, Shepherd Place	$ 300,000.00	
300	From fund 420, debt service		$ 269,000.00
	From fund 241, debt service		$ 289,000.00
	From fund 242, debt service		$ 226,000.00
	From fund 243, debt service		$ 178,000.00
	From fund 460, debt service		$ 107,000.00
420	To fund 300, debt service	$ 269,000.00	
460	To fund 300, debt service	$ 107,000.00	
	From fund j200, fund balance		$ 260,000.00
700	To fund 100 5% franchise, admin cost	$ 2,426,000.00	
	From fund 790, admin cost		$ 183,000.00
750	To fund 770, Bel Air, Heritage Rch, Shepherd	$ 825,000.00	
770	From fund 750, BelAir, Heritage Rch, Shepherd		$ 825,000.00
790	To fund 100 8% franchise, admin cost RSW	$ 254,000.00	
790	To fund 100 8% franchise, admin cost CSW	$ 622,000.00	
790	To fund 700 admin cost	$ 183,000.00	
790	To fund 100, CSW truck debt service	$ 56,139.00	
	TOTALS	$ 7,264,139.00	$ 7,264,139.00

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
2021	$ 3,819,840	$ 17,816	$ 17,348	$ 0.489

Total Collections as of 6/30/2021

City of Sherman, Texas

Bonded Debt as of 7/31/20

	(1)				(2)			
	$2,840,000				***$6,970,000***			
	Combination Tax & Tax Increment Revenue				***Tax & Waterworks & Sewer System (Limited Pledge)***			
	2004 Series TIF Zone#1, Certificates of Obligation				***Revenue Certificates of Obligation Series 2016***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**	**TOTAL**	**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		470,000.00	31,524.00	501,524.00		5,775,000.00	1,257,175.00	7,032,175.00

(1) These bonds were issued in 2004 to provide funding for infrastructure development for Sherman Town Center.

(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)				(4)			
	$7,776,530				***$474,557***			
	General Obligation				***TIF #1***			
	Refunding Bonds Series 2017				***Refunding Bonds Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	2.50%	694,412.34	203,772.69	898,185.03	2.50%	58,109.02	12,436.84	70,545.86
2023	3.00%	716,341.97	186,535.50	902,877.47	3.00%	61,336.98	11,384.80	72,721.78
2024	3.00%	736,341.97	165,103.23	901,445.20	3.00%	61,336.98	10,076.73	71,413.71
2025	4.00%	758,113.05	143,172.53	901,285.58	4.00%	64,565.90	8,738.24	73,304.14
2026	4.00%	795,200.26	113,100.90	908,301.16	4.00%	67,793.86	6,902.88	74,696.74
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		5,758,646.74	977,037.11	6,735,683.85		313,142.74	49,539.49	362,682.23

(3) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(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

	(5)				(6)			
	$1,108,913 Auditorium Refunding Bonds Series 2017				***$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		823,210.52	138,123.40	961,333.92		7,804,671.45	2,562,989.29	10,367,660.74

(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)				(8)			
	$3,900,000 TIRZ #5 Certificates of Obligation Series 2017				***$3,050,000 TIRZ #6 Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		3,474,682.50	1,141,056.87	4,615,739.37		2,717,379.90	892,364.99	3,609,744.89

(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

City of Sherman, Texas
Bonded Debt as of 7/31/20

	(9)				(10)			
	$2,400,000 TIRZ #7 Certificates of Obligation Series 2017				***$3,900,000 Stormwater Certificates of Obligation Series 2017A***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	96,079.51	81,437.33	177,516.84	4.00%	155,000.00	113,875.00	268,875.00
2023	5.00%	100,717.84	76,633.35	177,351.19	4.00%	165,000.00	107,675.00	272,675.00
2024	5.00%	106,018.77	71,597.46	177,616.23	4.00%	170,000.00	101,075.00	271,075.00
2025	5.00%	111,319.71	66,296.52	177,616.23	4.00%	175,000.00	94,275.00	269,275.00
2026	5.00%	116,620.65	60,730.54	177,351.19	4.00%	185,000.00	87,275.00	272,275.00
2027	5.00%	122,584.21	54,899.50	177,483.71	4.00%	190,000.00	79,875.00	269,875.00
2028	5.00%	127,885.15	49,996.13	177,881.28	4.00%	200,000.00	72,275.00	272,275.00
2029	3.00%	132,523.47	44,880.73	177,404.20	3.00%	205,000.00	64,275.00	269,275.00
2030	3.00%	136,499.17	40,905.02	177,404.20	3.00%	210,000.00	58,125.00	268,125.00
2031	3.00%	140,474.88	36,810.05	177,284.93	3.00%	220,000.00	51,825.00	271,825.00
2032	3.13%	145,113.20	32,420.21	177,533.41	3.00%	225,000.00	45,225.00	270,225.00
2033	3.25%	149,751.52	27,704.03	177,455.55	3.00%	230,000.00	38,475.00	268,475.00
2034	3.25%	155,052.46	22,649.92	177,702.37	3.13%	240,000.00	31,575.00	271,575.00
2035	3.38%	160,353.40	17,416.90	177,770.29	3.13%	245,000.00	24,075.00	269,075.00
2036	3.38%	165,654.33	11,804.53	177,458.86	3.13%	255,000.00	16,418.76	271,418.76
2037	3.50%	171,617.89	6,006.63	177,624.52	3.25%	260,000.00	8,450.00	268,450.00
2038				-		-	-	-
2039				-		-	-	-
2040				-		-	-	-
2041				-		-	-	-
2042				-		-	-	-
2043				-		-	-	-
2044				-		-	-	-
2045				-		-	-	-
2046				-		-	-	-
2047				-		-	-	-
2048				-		-	-	-
2049				-		-	-	-
2050				-		-	-	-
2051				-		-	-	-
		2,138,266.15	702,188.85	2,840,455.00		3,330,000.00	994,768.76	4,324,768.76

(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

(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)				(12)			
	$18,980,000 General Obligation Certificates of Obligation Series 2018				***$19,130,000 General Obligation Certificates of Obligation Series 2019***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		18,015,000.00	8,266,656.48	26,281,656.48		18,240,000.00	8,505,750.00	26,745,750.00

(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

	(13)				(14)			
	$29,025,000 General Obligation Certificates of Obligation Series 2021				***$1,980,000 General Obligation Tax Notes Series 2021***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	390,000.00	970,323.70	1,360,323.70	3.00%	300,000.00	64,450.00	364,450.00
2023	5.00%	600,000.00	761,968.76	1,361,968.76	3.00%	315,000.00	53,200.00	368,200.00
2024	5.00%	630,000.00	731,968.76	1,361,968.76	3.00%	325,000.00	40,600.00	365,600.00
2025	5.00%	660,000.00	700,468.76	1,360,468.76	3.00%	340,000.00	27,600.00	367,600.00
2026	3.00%	695,000.00	667,468.76	1,362,468.76	3.00%	350,000.00	14,000.00	364,000.00
2027	3.00%	730,000.00	632,718.76	1,362,718.76		-	-	-
2028	5.00%	765,000.00	596,218.76	1,361,218.76		-	-	-
2029	3.00%	805,000.00	557,968.76	1,362,968.76		-	-	-
2030	3.00%	845,000.00	517,718.76	1,362,718.76		-	-	-
2031	2.00%	885,000.00	475,468.76	1,360,468.76		-	-	-
2032	2.00%	905,000.00	457,768.76	1,362,768.76		-	-	-
2033	2.00%	925,000.00	439,668.76	1,364,668.76		-	-	-
2034	2.00%	940,000.00	421,168.76	1,361,168.76		-	-	-
2035	2.00%	960,000.00	402,368.76	1,362,368.76		-	-	-
2036	2.00%	980,000.00	383,168.76	1,363,168.76		-	-	-
2037	2.00%	1,000,000.00	363,568.76	1,363,568.76		-	-	-
2038	2.00%	1,020,000.00	343,568.76	1,363,568.76		-	-	-
2039	2.00%	1,040,000.00	323,168.76	1,363,168.76		-	-	-
2040	2.00%	1,060,000.00	302,368.76	1,362,368.76		-	-	-
2041	2.00%	1,080,000.00	281,168.76	1,361,168.76		-	-	-
2042	2.00%	1,100,000.00	259,568.76	1,359,568.76		-	-	-
2043	2.00%	1,125,000.00	237,568.76	1,362,568.76		-	-	-
2044	2.00%	1,145,000.00	215,068.76	1,360,068.76		-	-	-
2045	2.125%	1,170,000.00	192,168.76	1,362,168.76		-	-	-
2046	2.125%	1,195,000.00	167,306.26	1,362,306.26		-	-	-
2047	2.125%	1,220,000.00	141,912.50	1,361,912.50		-	-	-
2048	2.25%	1,245,000.00	115,987.50	1,360,987.50		-	-	-
2049	2.25%	1,275,000.00	87,975.00	1,362,975.00		-	-	-
2050	2.25%	1,305,000.00	59,287.50	1,364,287.50		-	-	-
2051	2.25%	1,330,000.00	29,925.00	1,359,925.00		-	-	-
		29,025,000.00	11,837,048.94	40,862,048.94		1,630,000.00	199,850.00	1,829,850.00

(13) These certificates were issued to fund new streets, major rebuild of some existing streets and a new police headquarters.

(14) These certificates were issued to fund fleet and equipment purchases

City of Sherman, Texas
Bonded Debt as of 7/31/20

	TOTALS		
Fiscal Yr	**Principal**	**Interest**	**TOTAL**
2022	3,950,000.00	3,537,710.46	7,487,710.46
2023	4,320,000.00	3,185,093.52	7,505,093.52
2024	4,245,000.00	2,999,037.52	7,244,037.52
2025	4,425,000.00	2,816,137.52	7,241,137.52
2026	4,640,000.00	2,616,087.52	7,256,087.52
2027	4,375,000.00	2,409,787.52	6,784,787.52
2028	4,570,000.00	2,222,187.52	6,792,187.52
2029	4,338,624.46	2,024,900.02	6,363,524.48
2030	4,046,375.54	1,860,787.52	5,907,163.06
2031	4,075,000.00	1,719,225.02	5,794,225.02
2032	4,195,000.00	1,599,650.02	5,794,650.02
2033	4,320,000.00	1,473,518.76	5,793,518.76
2034	4,460,000.00	1,341,031.26	5,801,031.26
2035	4,585,000.00	1,211,968.76	5,796,968.76
2036	4,725,000.00	1,074,381.28	5,799,381.28
2037	4,395,000.00	932,468.76	5,327,468.76
2038	2,925,000.00	798,818.76	3,723,818.76
2039	3,005,000.00	716,418.76	3,721,418.76
2040	3,090,000.00	630,443.76	3,720,443.76
2041	3,180,000.00	540,668.76	3,720,668.76
2042	3,270,000.00	448,131.26	3,718,131.26
2043	3,370,000.00	351,425.12	3,721,425.12
2044	2,270,000.00	251,631.26	2,521,631.26
2045	1,170,000.00	192,168.76	1,362,168.76
2046	1,195,000.00	167,306.26	1,362,306.26
2047	1,220,000.00	141,912.50	1,361,912.50
2048	1,245,000.00	115,987.50	1,360,987.50
2049	1,275,000.00	87,975.00	1,362,975.00
2050	1,305,000.00	59,287.50	1,364,287.50
2051	1,330,000.00	29,925.00	1,359,925.00
	99,515,000.00	37,556,073.18	137,071,073.18

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 3.**

Meeting Date: 08/16/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6402

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2021; 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 Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon

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 for the 2021 tax year that will raise the same amount of property tax revenue from the same properties in both the 2020 tax year and the 2021 tax year. The voter-approval rate is the highest tax rate that that may be adopted without holding an election to seek voter approval of the rate. This year's no-new-revenue tax rate is $0.460628/$100, with a voter-approval rate of $0.522884/$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 $0.183423/$100; and the M&O rate is $0.305577/$100.

Origination:

Director of Finance

Financial Consideration:

The proposed tax rate will generate approximately $19.2 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. 6402

Notice of PH on Tax Increase FY2022

ORDINANCE NO. 6402

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 2021; 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 LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; PROVIDING A PENALTY CLAUSE, SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; 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 the City Council hereby levies, approves and orders to be assessed and collected for the Tax Year 2021 beginning on January 1, 2021, and for each subsequent tax year until otherwise ordained, a Maintenance and Operations (M&O) ad valorem tax at the rate of $0.305577/$100 Dollars of taxable value and a debt service ad valorem tax at the rate of $0.183423/$100 Dollars of taxable value on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Sherman that is not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, with each such component being separately approved by the City Council:

FOR GENERAL FUND EXPENDITURES, $0.305577 on each One Hundred Dollars ($100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, $0.183423 on each One Hundred Dollars ($100.00) assessed valuation of such property.

The total tax rate of $0.489 is based on one hundred percent (100%) market value on each One Hundred Dollars ($100.00) of assessed valuation of all taxable property within the City.

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, 2022. Penalty charges shall be in accordance with the following schedule.

If paid in February, 2022	6%
If paid in March, 2022	7%
If paid in April, 2022	8%
If paid in May, 2022	9%
If paid in June, 2022	10%
If paid on or after July 1, 2022	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, 2022, shall be assessed to defray the cost of collection.

A tax imposed on tangible personal property that is delinquent on or after February 1 of the year in which it becomes delinquent shall incur an additional penalty sixty (60) days after the date the tax becomes delinquent. Pursuant to Section 33.11 of the Texas Property Tax Code, the tangible personal property taxes that remain delinquent on April 1 of the year in which they become delinquent shall incur an additional penalty of fifteen percent (15%) of the amount of taxes, penalty and interest due to defray the costs of collection.

The City shall have a lien on all taxable property located in the City to secure the payment of taxes, penalty and interest, and all costs of collection, assessed and levied hereby.

SECTION 3: Taxes are payable at the office of the Grayson County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 4: The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

SECTION 5. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 6. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 7. That it is 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 _____ , 2021.

ADOPTED on this the _____ day of _____ , 2021.

EFFECTIVE DATE on this the _____ day of _____ , 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
ABERNATHY, ROEDER,
BOYD, & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, 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	$0.46063	per $100
VOTER-APPROVAL TAX RATE	$0.52288	per $100

The no-new revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for the City of Sherman from the same properties in both the 2020 tax year and the 2021 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 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD AT 5:00 P.M. ON AUGUST 16, 2021 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

The following table 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.

	2020	**2021**	**Change**
Total tax rate (per $100 of value	$0.48900/$100	$0.48900/$100	-
Average homestead taxable value	$166,873	$172,317	$5,444
Tax on average homestead	$816	$843	$58
Total tax levy on all properties	$17,834,585	$19,170,413	$1,335,828

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 **D. 4.**

Meeting Date: 08/16/2021

Prepared By: Linda Ashby, City Clerk

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6403

Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 2nd day of November, 2021, for the Purpose of Electing a Mayor and Two (2) At-Large 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 2, 2021, to elect a Mayor and two City Council Members. Positions on the ballot will be for Mayor (currently held by David Plyler); Council Member At-Large, Place 1 (currently held by Willie Steele); and Council Member At-Large, Place 2 (currently held by Sandra Melton).

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. In 2020, the Election was canceled because there were no opposing candidates. The cost for this election is expected to be similar to the cost in 2019.

Staff Recommendation:

It is recommended that the City Council approve the ordinance calling the Regular Municipal Election for Tuesday, November 2, 2021.

Alternatives:

There is no viable alternative.

Attachments

Ordinance No. 6403

ORDINANCE NO. 6403

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 2nd DAY OF NOVEMBER, 2021, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO (2) AT-LARGE 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, 2021, the same being the 2nd day of said month, at which election all qualified voters may vote for the purpose of electing a Mayor; At-Large, Place 1 City Council Member; and an At-Large, Place 2 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. 6767, passed and approved on the 16th day of August, 2021.

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 Mayor; Council Member At-Large, Place 1; and Council Member At-Large, Place 2. The designation of each position on the official ballot shall be Mayor; Council Member, At-Large, Place 1; and Council Member, At-Large, Place 2, respectively.

SECTION 4. That no person's name shall be placed upon the official ballot as a candidate for the position of Mayor or 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. That any candidate for Mayor receiving a majority of the qualified votes shall be elected to such position. In the event no candidate receives a majority vote for Mayor, or a tie vote occurs for Council Member, 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 top two mayor candidates that did not receive a majority vote, and/or 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 Mayor and At-Large 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:

LOCATION	JUDGES
Bells City Hall 203 S. Broadway Bells, Texas	TBD Presiding Judge TBD Alternate Judge
Collinsville Community Center 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
Mt. Olive Baptist Church – Gym 1131 S. Scullin Denison, Texas	TBD Presiding Judge TBD Alternate Judge
Gordonville Baptist Church 187 Gordonville Rd. Gordonville, Texas	TBD Presiding Judge TBD Alternate Judge
Gunter First Baptist 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 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 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
Progressive Baptist – Fellowship Hall 1101 E. Houston Sherman, Texas 75090	TBD Presiding Judge TBD Alternate Judge

	TBD
Tioga Fire Dept. Meeting Room	Presiding Judge
601 E. Main	
Tioga, Texas	TBD
	Alternate Judge
	TBD
First National Bank – Edwards Community Room	Presiding Judge
109 S. Britton	
Tom Bean, Texas	TBD
	Alternate Judge
	TBD
Grayson College South Campus	Presiding Judge
Room SB113	
1455 W. Van Alstyne Pkwy	TBD
Van Alstyne, Texas	Alternate Judge
	TBD
Whitesboro City Hall	Presiding Judge
111 W. Main	
Whitesboro, Texas	TBD
	Alternate Judge
	TBD
Whitewright Church of Christ	Presiding Judge
206 W. Grand	
Whitewright, Texas	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, J.P. Court Room, 101 W. Woodard, Denison, Texas; at the Pottsboro ISD Administration Building, Board Meeting Room, 105 Cardinal Lane, Pottsboro, Texas; at Whitesboro City Hall, 111 W. Main, Whitesboro, Texas; and at Grayson College South Campus, Room SB113, 1455 W. Van Alstyne Parkway, Van Alstyne, Texas; from October 18 through October 22, 2021, from 8:00 a.m. to 5:00 p.m.; October 23, 2021, from 7:00 a.m. to 7:00 p.m.; October 24, 2021, from 12:00 noon to 5:00 p.m.; October 25 through October 29, 2021, from 7:00 a.m. to 7:00 p.m.

SECTION 13. That the Presiding Judge for Early Voting shall be Tamie Hayes, the Alternate Judge shall be Kelsi Stephens 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 Tamie Hayes, 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 15, 2021

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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
NAME: _____
CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 5.**

Meeting Date: 08/16/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6404

Re-appointing a Presiding Municipal Court of Record Judge and an Alternate Municipal Court of Record Judge for the City of Sherman, Grayson County, Texas

Issue:

The reappointment of Thomas Scott Smith as Presiding Judge and Holly Fox as Alternate Municipal Court of Record Judges

Background:

The City Council adopted Ordinance No. 6141 on August 6, 2018, which requires the reappointment of municipal court of record judges biennially in odd-numbered years.

Origination:

Finance Department

Financial Consideration:

There is no financial impact to making these reappointments.

Staff Recommendation:

The staff recommends the City Council reappoint Scott Smith as Presiding Judge and Holly Fox as Alternate Municipal Court of Record Judges for the City of Sherman, Grayson County, Texas.

Alternatives:

No alternatives are recommended.

Attachments

Ordinance No. 6404

Ordinance 6141

ORDINANCE NO. 6404

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, RE-APPOINTING A PRESIDING MUNICIPAL COURT OF RECORD JUDGE AND AN ALTERNATE MUNICIPAL COURT OF RECORD JUDGE FOR THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS; 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, Chapter 7, Section 7.04.031 of the City of Sherman Code of Ordinances requires the City Council to appoint one or more municipal judges in accordance with the City's Home Rule Charter biennially of each odd-numbered year; and

WHEREAS, the City Council of the City of Sherman, Texas, hereby finds and determines that Thomas Scott Smith, Attorney, and Holly Fox, Attorney, possess the qualifications and experience necessary for such position;

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

SECTION 1. That all of the above recitals are found to be true and correct and made a part hereof for all purposes.

SECTION 2. That Attorney Thomas Scott Smith is hereby appointed to serve in the capacity of Presiding Municipal Court Judge and that Attorney Holly Fox is hereby appointed to serve in the capacity of Alternate Municipal Court Judge.

SECTION 3. That it is hereby officially found and determined that the meeting 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 as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
ABERNATHY, ROEDER,
BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

ORDINANCE NO. 6141

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 7 OF THE CODE OF ORDINANCES, ENTITLED "MUNICIPAL COURT", CREATING A NEW ARTICLE 7.04 TO BE ENTITLED "MUNICIPAL COURT OF RECORD"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER CLAUSE; 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 Chapter 7 of the Code of Ordinances of the City of Sherman, Texas, entitled "Municipal Court", be and is hereby amended by adding a new Article 7.04, such article to read as follows:

ARTICLE 7.04 MUNICIPAL COURT OF RECORD

Division 1. Generally

Sec. 7.04.001 Creation and name

(a) The City Council hereby finds and determines that the creation of a municipal court of record is necessary to provide a more efficient disposition of cases arising within the City.

(b) The City Council hereby creates a municipal court of record to be known as the "Municipal Court of Record for the City of Sherman, Texas".

(c) The City Council hereby adopts state law regarding municipal courts of records, as amended, and to the extent that this article conflicts with state law, state law shall govern.

Sec. 7.04.002 Seal of the court

The City Council shall provide the court of record with a seal. The seal's appearance and use shall substantially conform to Vernon's Ann. C.C.P. art. 45.02. The seal shall include the following phrase: "Municipal Court of/in the City of Sherman, Texas".

Sec. 7.04.003 Jurisdiction

The municipal court of record, as created herein, shall exercise the entire jurisdiction conferred upon the judge and municipal court by the ordinances of the City and the Constitution and laws of the state. The municipal court shall have jurisdiction as follows:

(1) *General jurisdiction as provided by V.T.C.A., Texas Government Code § 30.00005, as amended;*

(2) *Concurrent jurisdiction with a district court or a county court at law under V.T.C.A., Texas Government Code Chapter 54, Subchapter B, within the City's territorial limits and property owned by the City located in the City's extraterritorial jurisdiction for the purpose of enforcing health and safety and nuisance abatement ordinances;*

(3) *Civil jurisdiction for the purpose of enforcing municipal ordinances enacted under V.T.C.A., Texas Local Government Code Chapter 214, Subchapter A; or V.T.C.A., Texas Transportation Code Chapter 683, Subchapter E;*

(4) *Authority to issue:*

a. *Search warrants for the purpose of investigating a health and safety or nuisance abatement ordinance violation; and*

b. *Seizure warrants for the purpose of securing, removing or demolishing the offending property and removing the debris from the premises.*

(5) *Over the forfeiture and collection of bonds given in proceedings therein, and to order the forfeiture of cash acceptance bonds upon failure of the defendant to appear, and to accept same in lieu of a fine;*

(6) *Over cases involving a license or permit granted by the City for any calling, occupation, business or vocation. In addition to the punishment to be imposed therefore, the court may suspend or revoke the license or permit so granted;*

(7) *To enforce all process of the court in accordance with state law and City ordinance, punish witnesses for failing to obey subpoenas, and compel their attendance by process of attachment;*

(8) *To punish for contempt, admit to bail and forfeit bonds under such circumstances and as provided by county courts, or county courts exercising criminal jurisdiction only; and*

(9) *Over all other matters and cases provided for by state law, City ordinance and the City's Home-Rule Charter.*

Sec. 7.04.004 Collection fee

(a) *A collection fee is hereby authorized and imposed, as provided by V.T.C.A., § 102.0031, in the amount of 30 percent of debts and accounts receivable, such as unpaid fines, fees, court costs, forfeited bonds or restitution ordered paid by a municipal court of record serving the City when such debt or account receivable is*

more than 60 days past due and has been referred to an attorney or private vendor for collection; and

(b) A collection fee is hereby authorized and imposed, as provided by V.T.C.A., Texas Criminal Procedure Code § 102.0031, in the amount of 30 percent of amounts in cases in which the accused has failed to appear:

(1) As promised under V.T.C.A., Texas Transportation Code Chapter 543, Subchapter A, or other law;

(2) In compliance with a lawful written notice to appear issued under V.T.C.A., Texas Criminal Procedure Code § 14.06(b) or other law;

(3) In compliance with a lawful summons issued under V.T.C.A., Texas Criminal Procedure Code § 15.03(b);

(4) In compliance with a lawful order of a court serving the City; or

(5) As specified in a citation, summons, or other notice authorized by V.T.C.A., Texas Transportation Code § 682.002, that charges the accused with a parking or stopping offense, when such amounts are more than 60 days past due and have been referred to an attorney or private vendor for collection.

Division 2. Municipal Judges

Sec. 7.04.005 Appointment of judge or judges

(a) *Generally*

(1) The municipal court of the City shall be presided over by the Municipal Court Judge, appointed according to Article IV, Section 4 of the City's Home Rule Charter.

(2) One or more alternate judges may be appointed according to the City Charter.

(3) Biennially in June of each odd-numbered year, the City Council shall appoint one or more municipal judges in accordance with the City's Home Rule Charter.

(4) A judge shall hold office for two years from the date of appointment or until his successor is appointed and qualified, unless sooner removed by the City Council, pursuant to Section 7.04.005 of this Article.

(5) *In the event of any vacancy in the office of a municipal judge by death, resignation or otherwise, the City Council shall appoint a qualified attorney to fill the unexpired term as municipal judge.*

(6) *A person may not serve as a municipal judge if the person is employed by the City. A municipal judge who accepts employment with the City vacates his position as municipal judge.*

(7) *Each municipal court judge shall devote as much time to the office as necessary.*

(b) *The presiding judge shall:*

(1) *Be the administrative head of the judiciary of the City;*

(2) *Maintain a central docket for cases filed within the territorial limits of the City over which the municipal court of record has jurisdiction;*

(3) *Provide for the distribution of cases from the central docket to the individual municipal judges to equalize the distribution of business in the courts;*

(4) *Request the jurors needed for cases that are set for trial by jury;*

(5) *Supervise and control the operation and functions of the proceedings of the court, specifically those operations relating to courtroom processes; however, the judge shall not supervise any court personnel;*

(6) *Promulgate work rules concerning the administration of the court dockets, the times and places for holding court, equalizing of the case assignments, the vacation schedules and other administrative details concerned with the judicial performance of the municipal court ("rules"), which rules shall be submitted to the city manager and city attorney for comment prior to adoption by the City Council;*

(7) *Be responsible to see that the rules are adhered to by the court; and*

Sec. 7.04.006 Salary

A municipal judge is entitled to a salary, the amount of which shall be determined by the City Council. The amount of a judge's salary may not be diminished during the judge's term of office. Further, the amount of the municipal court judge's salary shall not be based directly or indirectly on fines, fees or costs collected by the court of record.

Sec. 7.04.007 Powers and duties

The municipal judge shall take judicial notice of state law and the ordinances and corporate limits of the City. The municipal judge shall have all powers assigned by state law, including the power to grant writs of mandamus, attachment and other writs necessary to the enforcement of the jurisdiction of the court of record and may issue writs of habeas corpus in cases in which the offense charged is within the jurisdiction of the court of record. The municipal judge is a magistrate and may issue administrative search warrants.

Sec. 7.04.008 Removal of judge

A municipal judge may be removed from office at any time for the reasons stated and consistent with V.T.C.A., Texas Government Code § 30.000085, as amended.

Division 3. Court Clerk and Court Personnel

Sec. 7.04.009 Clerk of court

(a) *There shall be a clerk of the municipal court of record. Said clerk shall have the power to and shall perform all things and acts usual and necessary to be performed by clerks of court in issuing process of said court and conducting the business thereof, and such other duties as may be prescribed by ordinance of the City Council.*

(b) *The clerk of the municipal court shall keep the records of the municipal courts of record, issue process, and generally perform the duties that a clerk of a county court at law exercising criminal jurisdiction performs for that court. In addition, the clerk shall maintain an index of all court judgments in the same manner as county clerks are required by law to prepare for criminal cases arising in county courts.*

(c) *The clerk of the municipal court shall be subject to the personnel rules and regulations applicable to all City employees and may be removed at will.*

Sec. 7.04.010 Other court personnel

The City Council may provide deputy clerks, warrant officers and other personnel as needed for the proper operation of the municipal court of record. Such individuals shall perform their duties under the direction and control of the presiding judge during times when court is in session.

Division 4. Rules of Procedure

Article 7.04.011 Recording of court proceedings

All proceedings before the municipal court of record, to the extent requested, shall be recorded by use of a good quality electronic recording device. This shall be the primary method for the recording of proceedings utilized by the municipal court of record. No recording shall be made unless the municipal judge, or one of the parties to the proceedings, requests a record. As an

alternative to the electronic recording device, proceedings shall be recorded by an official court reporter appointed by the City Council. The record of the proceedings shall be kept by the clerk of court if an electronic recording device is used, or by the court reporter in cases where the court reporter records the proceedings, for the 20-day period beginning the day after the last day of the court proceeding, trial or denial of motion for new trial, whichever occurs last. If a case is appealed, the proceedings shall be transcribed from the recording by a court reporter appointed by the City.

Sec. 7.04.012 Court reporter; duties; compensation

The City Council shall appoint one or more court reporters to preserve a record in cases tried before the municipal court of record in which the proceedings are not recorded by a good quality recording device. The court reporter must meet the qualifications provided by law for official court reporters. The court reporter may use written notes, transcribing equipment, video or audio recording equipment, or a combination of those methods to record the proceedings of the court. The court reporter shall keep the record for the 20-day period beginning the day after the last day of the proceeding, trial or denial of motion for new trial, or until any appeal is final, whichever occurs last. The court reporter shall not be required to record testimony or any proceeding in a case unless the municipal judge or one of the parties requests a record. The party requesting the services of the official court reporter shall bear the cost of those services. When an electronic recording device is being used to record the proceedings, it is not necessary to have a court reporter present to record the proceedings or to certify the statement of facts. The city manager shall set the compensation of the court reporter.

Sec. 7.04.013 Transcript preparation fee

The City Council hereby establishes a transcript preparation fee in the amount of $25.00. This fee does not include the fee for an actual transcript of the proceedings. The party requesting an actual transcript must pay the transcript preparation fee and the fee for an actual transcript of the proceedings. The fee for a transcript shall include the actual cost, as invoiced by the court reporter, for transcribing the recorded proceedings and the cost for copies.

Sec. 7.04.014 Prosecutions

All prosecutions in the municipal court of record shall be conducted as provided by V.T.C.A., Texas Criminal Procedure Code § 45.03, as amended.

Division 5. Appeals

Sec. 7.04.015 Generally

A defendant has the right to appeal from a judgment or conviction in the municipal court of record, as provided by V.T.C.A., Texas Government Code § 30.00014, as amended. The state has the right to appeal from a judgment in the court of record in the manner provided for by V.T.C.A., Texas Criminal Procedure Code § 44.01, as amended. The appropriate county court of Grayson County, Texas, shall have jurisdiction of appeals from the court of record. All

appeals shall be conducted in the manner provided for by V.T.C.A., Texas Government Code Chapter 30, as amended. Upon the enactment of this article, all cases for offenses alleged to have been committed on or after September 1, 2018, shall be appealed in accordance with V.T.C.A., Texas Government Code Chapter 30, as amended. An offense committed before September 1, 2018, shall be appealed in accordance with the law in effect before such date.

Sec. 7.04.016 Perfecting right to appeal

(a) The City Council specifically adopts state law, as amended, relative to appeals.

(b) In order to perfect a right to appeal, the appellant must file a written motion for new trial with the clerk of court and must also give notice of the appeal to the appellee and to the court.

(c) The written motion for new trial must be filed with the clerk of court not later than the tenth day after the date on which judgment is rendered. The motion must set forth the points of error of which the appellant complains. The motion or amended motion may be amended with leave of court at any time before action on the motion is taken, but may not be amended later than the 20th day after the date on which the original or amended motion is filed. The court may for good cause extend the time for filing or amending, but the extension may not exceed 90 days from the original filing deadline. If the court does not act on the motion before the expiration of the 30 days allowed for determination of the motion, the original or amended motion is overruled by operation of law.

(d) If the appellant requests a hearing on the motion for new trial, the appellant may give the notice of appeal orally in open court after the motion is overruled. If there is no hearing, the appellant must file the notice with the court not later than the tenth day after the date on which the motion is overruled. The court may for good cause extend the time period for providing notice; however, the extension shall not exceed 90 days from the original filing deadline. If the defendant is in custody, the appeal is perfected when the notice of appeal is given as provided by V.T.C.A., Texas Criminal Procedure Code § 44.13, as amended.

Sec. 7.04.017 Appeal bond

If the defendant is not in custody, the defendant may not take an appeal until the defendant files an appeal bond with the municipal court of record. The bond must be approved by the court and must be filed not later than the tenth day after the date on which the motion for new trial is overruled. The appeal bond must be in the amount of $100.00 or double the amount of the fines and costs adjudged against the defendant, whichever is greater. The bond must state that the defendant was convicted in the case and has appealed and must be conditioned on the defendant's immediate and daily personal appearance in the court to which the appeal is taken. If the defendant is in custody, the defendant shall be committed to jail unless the defendant posts the appeal bond.

Sec. 7.04.018 Record

(a) *The record on appeal must substantially conform to the provisions relating to the preparation of a record on appeal in the Texas Rules of Appellate Procedure and the Texas Code of Criminal Procedure, as amended.*

(b) *Not later than the 60th day after the date on which the notice of appeal is given or filed, the parties must file with the clerk of court the statement of facts; a written description of material to be included in the transcript in addition to the required material; and any material to be included in the transcript that is not in the custody of the clerk of court. Upon completion of the record, the municipal judge shall approve the record in the manner provided for record completion, approval and notification in the court of appeals. After the municipal judge approves the record, the clerk of court shall promptly send the record to the appellate court clerk for filing. V.T.C.A., Government Code § 30.00020, as amended, charges the appellate court clerk with the responsibility of notifying the defendant and the prosecuting attorney that the record has been filed.*

Sec. 7.04.019 Statement of facts

The statement of facts must substantially conform to the provisions relating to the preparation of a statement of facts in the Texas Rules of Appellate Procedure and the Texas Code of Criminal Procedure, as amended. The appellant shall pay for the statement of facts.

Sec. 7.04.020 Transcript

The transcript must substantially conform to the provisions relating to the preparation of a transcript in the Texas Rules of Appellate Procedure and the Texas Code of Criminal Procedure, as amended.

Sec. 7.04.021 Bills of exception

Bills of exception must substantially conform to the provisions relating to the preparation of bills of exception in the Texas Rules of Appellate Procedure and the Texas Code of Criminal Procedure, as amended.

Sec. 7.04.022 Brief

(a) *Both the appellant and the appellee are required to file briefs with the appellate court clerk. Each party, on the filing of the party's brief with the appellate court clerk, shall deliver a copy of the brief to the opposing party and to the municipal judge. The record and the brief, on appeal, shall be limited as far as possible to the questions relied on for reversal. The municipal judge shall decide from the briefs of the parties whether the appellant should be permitted to withdraw the notice of appeal and be granted a new trial by the court of record. The court of record may grant a new trial at any time before the record is filed with the appellate court.*

(b) *The appellant must file a brief with the appellate court clerk not later than the 15th day after the date on which the transcript and statement of facts are filed with that clerk. The appellant or the appellant's attorney must certify that the brief has been properly mailed to the appellee.*

(c) *The appellee must file its brief with the appellate clerk not later than the 15th day on which the appellant's brief is filed.*

SECTION 2. That it is the intention of the City Council of the City of Sherman, Texas, that the provisions of this ordinance shall become a part of the Code of Ordinances of the City of Sherman, Texas, and that sections of this ordinance may be renumbered or re-lettered to accomplish such intention.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity of effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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 6th day of August, 2018.

ADOPTED on this the 6th day of August, 2018.

EFFECTIVE DATE on this the 6th day of August, 2018.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: Linda Ashby
LINDA ASHBY, CITY CLERK

BY: DLR
DAVID PLYLER, MAYOR

APPROVED AS TO FORM AND CONTENT:

BY:
BRANDON S SHELBY, CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 6.**

Meeting Date: 08/16/2021
Prepared By: Terrence Steele, Assistant City Manager
Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6405
Amending Chapter 3 of the Code of Ordinances, entitled "Building Regulations", at Article 3.06, entitled "Housing Code", Division 2, entitled "Dangerous Buildings", at Section, 3.06.015, entitled "Order to Abate"; Providing for Inclusion in the Code of Ordinances; Providing a Repealing Clause, a Severability Clause nad a Penalty Clause; Providing a Penalty not to Exceed $2,000

Issue:

Amending the Code of Ordinances to remove paragraph at Sec. 3.06.015(b)(3)(A), Sec. 3.06.015(b)(3)(B), and at Sec. 3.06.015(c)(5)

Background:

This action will close a loophole in demolition process and provide the Neighborhood Services Superintendent more authority when cases are pending in court.

Origination:

City Attorney
Chip Matthews, Neighborhood Services Superintendent

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the Council adopt the proposed ordinance.

Alternatives:

The Council could opt not to approve the proposed ordinance.

Attachments

Ordinance No. 6405

ORDINANCE NO. 6405

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 3 OF THE CODE OF ORDINANCES, ENTITLED "BUILDING REGULATIONS", AT ARTICLE 3.06, ENTITLED "HOUSING CODE", DIVISION 2, ENTITLED "DANGEROUS BUILDINGS", AT SECTION, 3.06.015, ENTITLED "ORDER TO ABATE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; 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.

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

SECTION 1. That Chapter 3, Article 3.06, Division 2, Section 3.06.015 of the Code of Ordinances of the City of Sherman, Texas is hereby amended so that such section shall read as follows:

"**Sec. 3.06.015 Order to Abate**

(a) General. Whenever the inspecting official has inspected or caused to be inspected any structure or lot and has found and determined that such structure or lot is substandard, he may commence proceedings to cause repair, rehabilitation, or demolition of the structure or lot.

(b) Notice and administrative order to abate. The inspecting official shall issue a notice and administrative order to abate a substandard structure or lot. The notice and administrative order shall contain:

(1) The street address and a legal description sufficient for identification of the premises upon which the structure is located.

(2) A statement that the inspecting official has found the structure or lot to be substandard with a brief and concise description of the conditions found to render the structure or lot substandard under the provisions of this chapter.

(3) A statement of the action recommended to be taken as determined by the inspecting official. ~~as follows:~~

~~(A) If the inspecting official has determined that the structure or lot must be repaired or remediated, the administrative order shall require that all required permits be secured and work physically commenced within thirty (30) days from the date of the administrative order.~~

~~(B) If the inspecting official has determined that the structure must be demolished, the administrative order shall require that all required permits be secured and work physically commenced within thirty (30) days from the date of the administrative order.~~

(4) A statement advising that a notice of hearing is forthcoming and a description of the hearing. The hearing shall provide the Municipal Court of Record the means to consider or determine whether a structure or lot complies with the standards set forth herein and to consider or determine whether a structure or lot must be repaired or demolished, as recommended by the inspecting official in the notice and administrative order.

(5) Statements advising that if the owner or owners of record are in full agreement with a demolition order, and that if the owner or owners of record are financially unable to abate such nuisance, then the owner or owners of record may grant the city written permission to abate said nuisance, and, in doing so shall grant the city a lien against the real property as described in this article.

(c) Notice of hearing. The inspecting official shall give notice of a public hearing to all known owners; lienholders, or mortgagees for the Municipal Court of Record to consider or determine whether a structure or lot complies with this code and to consider or determine whether a structure or lot must be repaired, secured or demolished. The notice shall be mailed and posted as provided herein, and published in the official newspaper of the city on one occasion, on or before the tenth (10^{th}) day before the date of the hearing. The notice of hearing shall contain:

(1) The name and address of the owner of the affected property, if known;

(2) A legal description of the property, as well as the physical address;

(3) A description of the hearing;

(4) The date, time, and place of the public hearing. This date shall be established not less than ten (10) days from the date of the administrative order;

~~(5) A statement advising that securing the required permits and physically commencing the required action shall be considered as intent to comply with the administrative order to abate, and that the hearing shall be temporarily postponed. Should abatement halt, or not progress at a rate determined to be reasonable by the building inspecting official, the hearing shall be recalled; and~~

~~(6)~~*(5)* Statement that the owner; lienholder; or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with this article and the time it will take to reasonably perform the work.

(d) Service of notice and administrative order to abate and notice of hearing. The notice of the administrative order to abate, the notice of hearing and any supplemental notices or orders shall be served upon the owner; lessor, lienholder; and mortgagees of record and occupant, if different than the owner of the structure or lot. Service of these notices and orders shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice by certified mail, return receipt requested, and an optional second copy by regular mail, to each such person at his address as it appears on the county tax rolls, or as discovered by due diligence, as defined by subsections (d)(1)–(d)(6) of this section, and the notice shall be posted on the front door of each improvement situated on the affected property or as close to the front door as practical. The following of these procedures shall be prima facie evidence of notification. If a certified notice is returned as refused or unclaimed, the validity of the notice is not affected, and the notice shall be deemed delivered. The city has satisfied the requirements of this section to make a diligent effort to determine the identity and address of an owner, a lienholder, or a mortgagee if the city searches the following records:

(1) County real property records of the county in which the building is located;

(2) Appraisal district records of the appraisal district in which the building is located;

(3) Records of the secretary of state;

(4) Assumed name records of the county in which the building is located;

(5) City tax records; and

(6) City utility records.

(e) Filing of notice and administrative order at the county. A copy of the notice and any administrative orders, or such orders as may be issued pursuant to these provisions, shall be filed with the county deed records in the county where the property is located. The notice must contain the name and address of the owner of the affected property if that information can be determined from a reasonable search of the instruments on file in the office of the county clerk, or upon a due diligence search as set forth herein, a legal description of the affected property, and a description of the proceeding. The filing of said notice and any said orders, is binding on subsequent grantees, lienholders, or other transferees of an interest in the property who acquire such interest after the filing of said notice or any said orders, and constitutes notice of said hearing and notice of any said orders, on any

subsequent recipient of any interest in the property who acquires such interest after the filing of said notice or filing of any said orders.

(f) Public hearing.

(1) During an officially noticed hearing, the Municipal Court of Record shall hold a public hearing on each case and shall hear such testimony as may be presented by any department of the city, the housing inspector, or the owner, occupant, mortgagee or any other person having an interest in such building to determine whether a building complies with the standards of this code. The owner, lienholder, or mortgagee has the burden of proof to demonstrate the scope of any work that may be required to comply with this code and the time it will take to perform the work. After all testimony has been received, the public hearing shall be closed and the Municipal Court of Record shall render its decision.

(2) If a building is found in violation of the standards set forth herein, the Municipal Court of Record may order that the building be secured, repaired, removed, or demolished by the owner within a reasonable time in accordance with state law and City ordinances.

(g) Post meeting procedure. The city attorney shall, within ten (10) days after the date the order is issued:

(1) File a copy of the order in the office of the city clerk;

(2) Publish in a newspaper of general circulation in the city a notice containing:

(A) The street address or legal description of the property;

(B) The date of the hearing;

(C) A brief statement indicating the results of the order; and

(D) Instructions stating where a complete copy of the order may be obtained; and

(3) Shall promptly mail by certified mail, return receipt requested, and an optional second copy by regular mail, a copy of the order to the owner; any lienholder, and any mortgagee of the building, as determined by due diligence, as defined herein."

SECTION 7. That the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a

prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 9. That any person violating any provision of this Ordinance or the Code of Ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding Two Thousand and 00/100 Dollars ($2,000.00) if the violation relates to zoning or the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars ($500.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 10. That it is hereby 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.

SECTION 11. That this Ordinance shall become effective from and after its adoption and publication as required by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 7.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6406

Amending Section 12, Ordinance No. 2280, so as to Include Certain Property within the R-1 (One-Family Residential) District, located at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition (DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor); Providing for a Penalty not to Exceed $2,000.00

Issue:

To consider the request of DHESI Investments, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition for a zone change approval from a C-1 (Retail Business) District to an R-1 (One Family Residential) District.

Background:

The property is located at 813 East Pecan Street between Maxey and Willow Streets. The property is zoned a C-1 (Retail Business) District.

The owner would like Replat the property into one lot for residential development. They are requesting a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Origination:

Dhesi Investments, LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to the City Council that the zone change be approved subject to the Staff Review Letter.

Alternatives:

The City Council could deny the request.

Attachments

Ordinance No. 6406
Exhibit A
Location Map
Zoning Map
Zoning Sign Photo
Replat part of Lots 6 & 7, Blk 14 Chaffin's First Addition
Staff Review Letter
Staff Review Letter - Replat
P&Z Communication

ORDINANCE NO. 6406

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING SECTION 12, ORDINANCE NO. 2280, SO AS TO INCLUDE CERTAIN PROPERTY WITHIN THE R-1 (ONE-FAMILY RESIDENTIAL) DISTRICT, LOCATED AT 813 EAST PECAN STREET, BEING 0.122 ACRES IN THE J.B. MCANAIR SURVEY, ABSTRACT NO. 763, ALSO BEING A PART OF LOT 6 AND LOT 7, BLOCK 14, OF CHAFFIN'S FIRST ADDITION (DHESI INVESTMENTS. LLC, OWNER; AND HELVEY-WAGNER SURVEYING, INC., SURVEYOR); PROVIDING A PENALTY NOT TO EXCEED $2,000.00; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; 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 proposed rezoning case; and

WHEREAS, the City Council finds that rezoning the property as described in this Ordinance is in accordance with the Comprehensive Plan and 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 rezone the property as described in this Ordinance.

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

SECTION 1. That, from and after the effective date of this Ordinance, the property described in **Exhibit A**, attached hereto, located at 813 East Pecan Street, and all streets, roads and alleyways contiguous and/or adjacent thereto, shall be rezoned and placed in the R-1 (One-Family Residential) District, and that Section 12, Ordinance No. 2280 is hereby amended so as to hereafter include such property.

SECTION 2. That this ordinance shall be entered upon the official zoning map as provided in Section 2, Ordinance No. 2280.

SECTION 3. That no person shall acquire any vested interest in this ordinance or in any other specific regulations contained herein. Any portion of this ordinance may be repealed or amended by the City Council in the manner provided for by law.

SECTION 4. That it shall be unlawful for any person to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person to construct on the Property any building that is not in conformity with the permissible uses under this Ordinance. Any person violating any provision of this Ordinance or the General Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding TWO THOUSAND AND NO/100 DOLLARS ($2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That the General Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 7. 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.

SECTION 8. That this Ordinance shall become effective from and after its adoption and publication as required by law and the City Charter.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

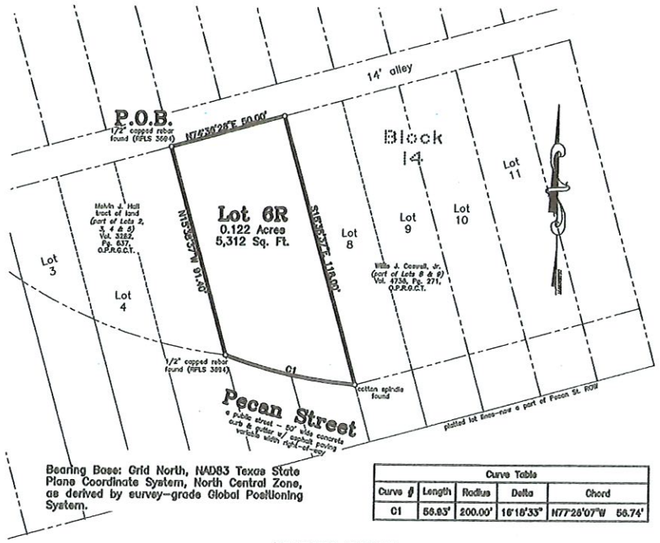
ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN PITTMAN, CITY ATTORNEY

EXHIBIT A



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	58.83'	200.00'	16°18'33"	N77°26'07"W 58.74'

GRAPHIC SCALE

30 0 15 30 60 120

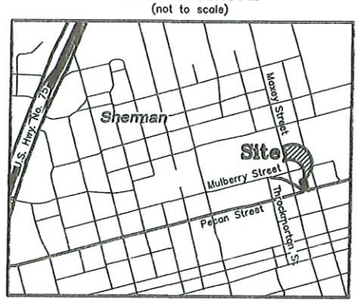
(IN FEET)
1 inch = 30 ft.

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 20, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Site Location
(not to scale)



Job No. CGS850521

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Dhesi Investments, LLC
3300 Ashford Lane
McKinney, Texas 75070

C:\Land Projects\Part-of-Lots-6-and-7-Block-14-Chaffins-1st-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date: May 25 21 Time: 3:14 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Lot 6 and Lot 7, Block 14, of Chaffins First Addition to the City of Sherman, Texas, as per plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being the same 0.12 acre of land conveyed by Warranty Deed from Gurmail Singh Dhesi to Dhesi Investments, LLC on October 9, 2019 as recorded in Instrument No. 2019-24787, 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 (RPLS 3694) in the South line of a 14 ft. wide alley, at the Northwest corner of both said Lot 6 and Dhesi 0.12 ac. and the Northeast corner of both Lot 5, said Chaffins First Addition and the Melvin J. Hall property as conveyed in Volume 3282, Page 637, said Official Public Records;

THENCE North 74 deg. 38 min. 28 sec. East, with the South line of said 14 ft. alley and the North line of said Lots 6 and 7, a distance of 50.00 ft. to a 1/2 inch capped rebar (RPLS 3694) at the Northeast corner of both said Lot 7 and Dhesi 0.12 ac. and the Northwest corner of both Lot 8, said Chaffins First Addition and Willie J. Caswell, Jr. property as conveyed in Volume 4736, Page 271, said Official Public Records;

THENCE South 15 deg. 38 min. 37 sec. East, with the East line of said Lot 7 and the West line of said Lot 8, a distance of 118.00 ft. to a cotton spindle found at the Southeast corner of said Dhesi 0.12 ac. and the Southwest corner of said Caswell property;

THENCE in a Northwesterly direction, along the North line of Pecan Street, a public street, with a curve to the right having a radius of 200 ft. (chord bears North 77 deg. 26 min. 07 sec. West, 58.74 ft.), a distance of 58.83 ft. to a 1/2 inch capped rebar found (RPLS 3694) in the West line of said Lot 6 and the East line of said Lot 7, at the Southwest corner of said Dhesi 0.12 ac. and the Southeast corner of said Hall property;

THENCE North 15 deg. 38 min. 37 sec. West, with the West line of said Lot 6 and the East line of said Lot 5, a distance of 91.40 ft. to the **PLACE OF BEGINNING** and containing **0.122 ACRES** of land.

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. 6576 Date:

STATE OF TEXAS · KATE A. WAGNER · 6576 · REGISTERED PROFESSIONAL LAND SURVEYOR

I, Dhesi Investments, LLC, owner of Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative of Dhesi Investments, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <he/she> 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 _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, 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 Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, 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.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

C:\Land Projects\Part-of-Lots-6-and-7-Block-14-Chaffins-1st-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date: May 25 21 Time: 3:14 PM

813 East Pecan Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

Zoning - 813 East Pecan Street

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 Distgrict
- 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

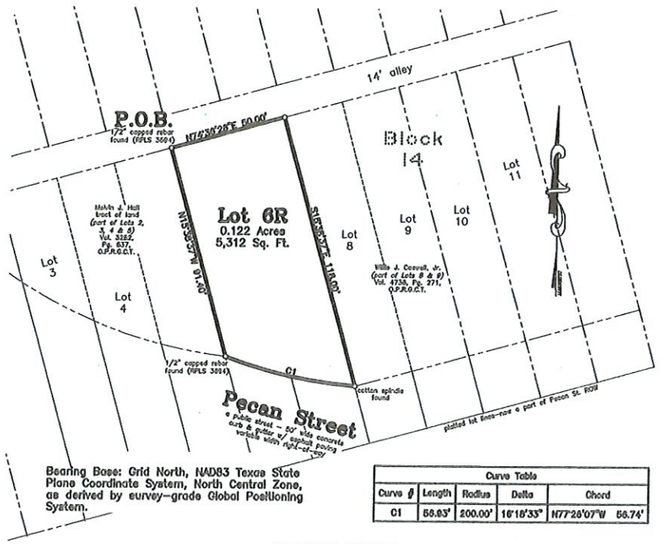
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

813 East Pecan Street



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	58.93'	200.00'	16°16'33"	N77°26'07"W 58.74'

GRAPHIC SCALE

30 0 15 30 60 120

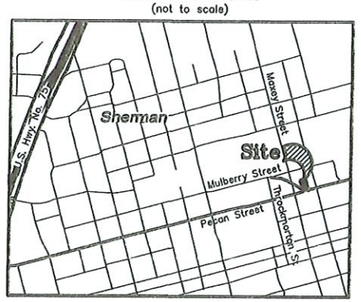
(IN FEET)
1 inch = 30 ft.

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 20, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Site Location
(not to scale)



Job No. CGS850521

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Dhesi Investments, LLC
3300 Ashford Lane
McKinney, Texas 75070

C:\Land Projects\Part-of-Lots-6-and-7-Block-14-Chaffins-1st-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date: May 25 21 Time: 3:14 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Lot 6 and Lot 7, Block 14, of Chaffins First Addition to the City of Sherman, Texas, as per plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being the same 0.12 acre of land conveyed by Warranty Deed from Gurmail Singh Dhesi to Dhesi Investments, LLC on October 9, 2019 as recorded in Instrument No. 2019-24787, 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 (RPLS 3894) in the South line of a 14 ft. wide alley, at the Northwest corner of both said Lot 6 and Dhesi 0.12 ac. and the Northeast corner of both Lot 5, said Chaffins First Addition and the Melvin J. Hall property as conveyed in Volume 3282, Page 637, said Official Public Records;

THENCE North 74 deg. 38 min. 28 sec. East, with the South line of said 14 ft. alley and the North line of said Lots 6 and 7, a distance of 50.00 ft. to a 1/2 inch capped rebar (RPLS 3894) at the Northeast corner of both said Lot 7 and Dhesi 0.12 ac. and the Northwest corner of both Lot 8, said Chaffins First Addition and Willie J. Caswell, Jr. property as conveyed in Volume 4736, Page 271, said Official Public Records;

THENCE South 15 deg. 38 min. 37 sec. East, with the East line of said Lot 7 and the West line of said Lot 8, a distance of 118.00 ft. to a cotton spindle found at the Southeast corner of said Dhesi 0.12 ac. and the Southwest corner of said Caswell property;

THENCE in a Northwesterly direction, along the North line of Pecan Street, a public street, with a curve to the right having a radius of 200 ft. (chord bears North 77 deg. 26 min. 07 sec. West, 58.74 ft.), a distance of 58.93 ft. to a 1/2 inch capped rebar found (RPLS 3894) in the West line of said Lot 6 and the East line of said Lot 7, at the Southwest corner of said Dhesi 0.12 ac. and the Southeast corner of said Hall property;

THENCE North 15 deg. 38 min. 37 sec. West, with the West line of said Lot 6 and the East line of said Lot 5, a distance of 91.40 ft. to the **PLACE OF BEGINNING** and containing **0.122 ACRES** of land.

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. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

I, Dhesi Investments, LLC, owner of Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative of Dhesi Investments, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <he/she> 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 _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, 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 Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, 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.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2021

DHESI Investments, LLC
3300 Ashford Lane
McKinney, TX 75070

Helvey-Wagner Surveying, Inc.
222 W. Main Street
Denison, TX 75020

Dear Applicants,

The request for a zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District located at 813 East Pecan Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 20, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280, the regulations applicable to the R-1 (One-Family Residential) District, the Fence Ordinance, and the Residential Tree and Landscaping Ordinance. (*Chapter 14, Exhibit A, Sec. 6.3; Sec. 7(13) and Sec. 17)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. Parking shall be provided for one space per bedroom, minimum two per unit; a parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 6.3 & Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete or asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
6. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter 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 the applicant or its representative attends the meeting at which the request is considered. 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
Acting Secretary, Planning and Zoning Board and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

Dhesi Investments, LLC
3300 Ashford Lane
McKinney, TX 75070

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of a part of Lots 6 & 7, Block 14 of the Chaffins First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along Pecan Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Show Ownership block on both pages of plat. *Code of Ordinances Chapter 10.05, Section 6*
4. Dedication block has typo; correct accordingly. *Code of Ordinances Chapter 10.05, Section 6*
5. No parking will be permitted on Pecan Street.
6. Recommend rear entry from alley for safety purposes.
7. Alley encroachment and improvement of alley required for rear entry.
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
10. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 7.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

813 EAST PECAN STREET

The request of Dhesi Investments, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffins First Addition, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 59.93' wide lot in lieu of the required 60' for a Residential dwelling in an R-1 (One-Family Residential) District

Planning and Zoning Commission

B. Replat approval of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition,
C. Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District

Background:

The property is located at 813 East Pecan Street between Maxey and Willow Streets. The property is zoned a C-1 (Retail Business) District.

The owner would like to Replat part of Lots 6 and 7 into one 59.93' wide lot in lieu of the required 60' for residential development. They are also requesting a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-2 (Heavy Manufacturing) District

Origination:

Dhesi Investments, LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

17

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat part of Lots 6 & 7, Blk 14 Chaffin's First Addition
Staff Review Letter - Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **D. 8.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6407

Amending Chapter 10 of The Code of Ordinances, City of Sherman, Texas, Entitled "Subdivision Regulation", Article 10.05, Entitled "Subdivision Ordinance", at Exhibit A, Entitled "Subdivision Ordinance" and Chapter 14 of the Code of Ordinances, City of Sherman, Texas, Entitled "Zoning Ordinance", Article 14.04, Entitled "General Zoning Ordinance"; at Exhibit A, Entitled "General Zoning Ordinance" Providing For Inclusion in The Code of Ordinances; Modifying Certain Regulations Relating to The Development Application and Processing Procedures for Platting and Site Plan Approval; Providing A Repealing Clause, A Severability Clause And A Penalty Clause; Providing A Penalty Not to Exceed $2,000.00

Issue:

Amending Chapter 10 of The Code of Ordinances, City of Sherman, Texas, Entitled "Subdivision Regulation", Article 10.05, Entitled "Subdivision Ordinance", at Exhibit A, Entitled "Subdivision Ordinance" and Chapter 14 of the Code of Ordinances, City of Sherman, Texas, Entitled "Zoning Ordinance", Article 14.04, Entitled "General Zoning Ordinance"; at Exhibit A, Entitled "General Zoning Ordinance" Providing For inclusion in The Code of Ordinances; Modifying Certain Regulations Relating to The Development Application and Processing Procedures for Platting and Site Plan Approval; Providing A Repealing Clause, A Severability Clause And A Penalty Clause; Providing A Penalty Not to Exceed $2,000.00

Background:

House Bill 3167, passed by the 86th Texas Legislature, amended Chapter 212 of the Texas Local Government Code and requires new shot clock procedures for the site plan and subdivision platting approval process. The new legislation took effect on September 1, 2019, and affects all plats and plat-related plans filed after that date.

Under the new law, municipalities have the following action with regard to the initial approval of a plan or plat within 30 days after the date the plat or plat is filed: (1) approve, (2) approve with conditions, or (3) disapprove with explanation. If an ordinance requires that a plan or plat be approved by the governing body of the city in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is approved by inaction of the commission, and a plan or plat is approved by the governing body unless it is approved with conditions or disapproved within that period. Staff has

reviewed the subdivision and site plan ordinance and has made updates for the proposed changes as a result of House Bill 3167. Rob Rae presented these proposed changes to the Planning and Zoning Commission at the July 20, 2021 meeting for their comments and consideration.

Origination:

Development Services Director, Rob Rae
Director of Engineering, Wayne Lee

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

Staff recommends the Council hold the public hearing and adopt the Chapter 10 and Chapter 14 General Zoning Ordinance Updates for the site plan and subdivision platting approval process. At the July 20, 2021 Planning and Zoning Commission Meeting, the board voted 6/0 to recommend the updates be approved.

Alternatives:

The City Council could choose not to adopt the proposed ordinance.

Attachments

Ordinance No. 6407

ORDINANCE NO. 6407

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AMENDING CHAPTER 10 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED "SUBDIVISION REGULATION", ARTICLE 10.05, ENTITLED "SUBDIVISION ORDINANCE", AT EXHIBIT A, ENTITLED "SUBDIVISION ORDINANCE" AND CHAPTER 14 OF THE CODE OF ORDINANCES, CITY OF SHERMAN, TEXAS, ENTITLED "ZONING ORDINANCE", ARTICLE 14.04, ENTITLED "GENERAL ZONING ORDINANCE", AT EXHIBIT A, ENTITLED "GENERAL ZONING ORDINANCE"; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; MODIFYING CERTAIN REGULATIONS RELATING TO THE DEVELOPMENT APPLICATION AND PROCESSING PROCEDURES FOR PLATTING AND SITE PLAN APPROVAL; PROVIDING A REPEALING CLAUSE, A SEVERABILITY CLAUSE AND A PENALTY CLAUSE; 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 Council of the City of Sherman, Texas ("City Council") finds that it is necessary to modify certain regulations relating to the development review process in the City of Sherman, Texas ("Sherman" or "City"); and

WHEREAS, the City Council has investigated and determined that the Sherman Code of Ordinances, Chapter 10, Article 10.05 (Subdivision Ordinance) and Chapter 14, Article 14.04 (General Zoning Ordinance) should be amended as provided herein; and

WHEREAS, the City Council finds that this Ordinance contains textual amendments to the General Zoning Ordinance that do not change zoning district boundaries, and therefore, written notice to individual property owners is not legally required; and

WHEREAS, the City Council finds that all legal notices required for amending the General Zoning Ordinance and the Subdivision Ordinance have been given in the manner and form set forth by law, public hearings have been held on the proposed amendments and all other requirements of notice have been fulfilled; and

WHEREAS, the City Council finds that it is in the best interests of Sherman and its citizens to amend the Code of Ordinances as set forth below, and that such amendments are in furtherance of the health, safety, morals and general welfare of the Sherman community and the safe, orderly and healthful development of Sherman.

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

SECTION 1. That Chapter 10, Article 10.05 of the Sherman Code of Ordinances is hereby amended at Exhibit A, Section 4. Preapplication Conference as follows[1]:

"**Chapter 10, Article 10.05, Exhibit A, Sec. 4 ~~Preapplication conference~~ *Development Application and Processing Procedures*.**

~~Prior to the filing of a preliminary plat, the developer shall meet with the city engineer to familiarize himself with the city's development regulations and the relationship of the proposed subdivision to the comprehensive plan for Sherman. At such meeting, the general character of the development will be discussed, and items will be included concerning zoning, utility service, street requirements, and other pertinent factors related to the proposed subdivision. At the preapplication conference the developer may be represented by his engineer and surveyor.~~

(A) Preapplication Meeting

(1) It is recommended that the applicant meet with an authorized representative of the Development Services Department to allow the applicant to learn the general procedures for approval, and to review the general plan of the proposed development, but the development/project shall not be discussed in sufficient detail to provide the City with fair notice of the project.

(2) No applications may be submitted to or accepted for filing with representatives of the Development Services Department during the meeting.

(3) No rights derived from Chapter 245 of the Texas Local Government Code, as amended, shall accrue from any Preapplication Meeting, Development Review Process or documents offered for review in connection therewith. There shall be no vested rights based on a Preapplication Meeting.

(B) General Application Contents

(1) *Application Contents Generally*. All applications and filings shall meet the requirements as defined by the Development Application Checklist and Engineering Standards, as exists or may be amended, which shall be established and maintained by the Director of Development Services and the Director of Engineering Services, respectively. Incomplete applications shall not be accepted for filing and shall not be considered officially filed.

(a) Filing Procedure

(i) All applications and filings for approval required by this Ordinance shall be filed with the Development Services Department.

(ii) The Development Application Checklist, as it exists or may be amended, shall prescribe the procedures for filing.

(iii) All applications and filings shall occur only on official Development Services Schedule Dates, published as part of the Development Application Checklist.

[1] Deletions are evidenced by ~~strikethrough~~; all others are additions.

(iv) If an application or filing is rejected by the Development Services Department, then it is not considered filed under this Ordinance or the law or regulation governing the application or filing, including Chapter 212 of the Texas Local Government Code, if applicable.

(v) Any application submitted on a date other than an official Development Services Schedule Date shall be rejected and shall not be considered filed under this Ordinance and the law or regulation governing the application or filing, including Chapter 212 of the Texas Local Government Code, if applicable.

(vi) An application must be considered complete and officially filed in accordance with Section 4(C) of this Subdivision Ordinance prior to being processed for review and consideration.

(b) *Development Review Schedule Dates*. The Director of Development Services shall publish schedules of the official Development Review Processing Dates as follows:

(i) A Development Services Schedule for all land development applications and filings for the period January 1 to December 31 of each year shall be set by the Planning & Zoning Commission on or before December 1 of the year before such period and shall be published as part of the Development Application Checklist. Any changes or amendments to the approved schedule require Planning & Zoning Commission approval.

(ii) A Disapproval Development Services Schedule for the period January 1 to December 31 of each year shall be set by the Planning & Zoning Commission on or before December 1 of the year before such period and shall be published as part of the Development Application Checklist. Any changes or amendments to the schedule require Planning & Zoning Commission approval. The Disapproval Development Services Schedule shall govern an applicant's response to the conditional approval or disapproval of a plan or plat subject to Section 212.0093 of the Texas Local Government Code. Any such response submitted on a date other than an official Disapproval Development Services Schedule Date shall be rejected and shall not be considered filed under this Ordinance and the law or regulation governing the application or filing, including Chapter 212 of the Texas Local Government Code, if applicable.

(c) *Fees Required*. Every application shall be accompanied by the prescribed fees set forth in the City's fee schedule, as approved by City Council and as may be amended from time to time. The prescribed fee is not refundable.

(d) *Delinquent City Taxes on Property*. An application shall not be deemed complete, nor shall it be approved, if there are delinquent City taxes on the subject property.

(2) *Modification of Applications Prior to Approval*. The applicant may modify a complete application following its filing and prior to the expiration of the period during which the City is required to act on the application only in accordance with the following conditions.

(a) If the modification is for revisions requested by the City, and the modification is received at least fourteen (14) calendar days prior to the time scheduled for decision on the application, the application shall be decided within the original period for decision (from the original official filing date) prescribed by this Subdivision Ordinance.

(b) Any other modifications to an application will not be accepted.

(C) Initiation, Complete Application and Expiration

(1) *Initiation by Owner*. An application required under this Subdivision Ordinance may be initiated only by the owner of the land subject to the application, or by the owner's duly authorized representative. If the applicant is a representative of the property owner, the application shall include a written and notarized statement from the property owner, such as a duly executed "Power of Attorney", authorizing the representative to file the application on the owner's behalf.

(2) *Applicability*. The procedures within this Section shall apply to all applications that are required by the City and submitted in accordance with this Subdivision Ordinance.

(3) *Determination of Completeness*. Every application shall be subject to a determination of completeness by the responsible official for processing the application. An application must be complete in order to be accepted for review by the City.

(a) The application shall only be accepted by the responsible official for processing when it is accompanied by all documents required by, and prepared in accordance with, the requirements of this Subdivision Ordinance. A typographical error shall not, by itself, constitute an incomplete application.

(b) A determination of completeness shall not constitute a determination of compliance with the substantive requirements of this Subdivision Ordinance.

(c) A determination of completeness shall be conducted in accordance with the following procedures:

(i) If the application does not contain all information, as defined by the Development Application Checklist, as it exists or may be amended, and/or does not conform to all standards required by any ordinance, law, or regulation governing the application, then it shall be considered incomplete. The applicant shall be

notified in writing within ten (10) business days if the submitted application is incomplete.

(ii) The City shall reject all incomplete applications and provide written notice of the rejection to the applicant by one of the following methods:

(1) Mail;

(2) Email;

(3) Delivery service; or

(4) Hand delivery or other delivery method of written notice approved by the Director of Development Services.

The written notice need not identify all reasons why the application was deemed incomplete. If the notice contains one or more reasons why the application was deemed incomplete, addressing the reason(s) identified in the notice does not guarantee acceptance of a subsequent application.

(iii) If the application is determined to be complete, the application shall be processed as prescribed by this Subdivision Ordinance.

(d) It is not guaranteed that an accepted, complete application will be approved, if after the application is deemed complete, it is determined that the application does not comply with this Subdivision Ordinance and all other applicable laws or regulations.

(4) *30-Day Action Extension Request*.

(a) *Request*. An applicant may submit in writing a request to extend the 30-day action in relation to the decision time for plats of thirty (30) days, as mandated by State law.

(b) *Received*. If the applicant requests an extension, such request must be received by the municipal authority on or before the eleventh (11th) calendar day prior to the municipal authority's deadline to act at which action would have to be taken on the application (based on the 30-day requirement in State law). Extension requests that are not received by that day shall not be considered properly submitted, and action shall be taken on the application at such meeting as scheduled.

(c) *Requirements Maintained*. Submission of a request to extend the 30-day action, and acceptance of such waiver by the municipal authority, shall not be deemed in any way a waiver of any requirement within this Subdivision Ordinance. A waiver from requirements herein is a separate and distinct process.

(5) *Official Filing Date*. The 30-day time period established by State law for taking action on an application shall commence on the official filing date for the complete application pursuant to the Development Services Schedule, published as part of the Development Application Checklist. The official

filing date shall be defined as the date the application is deemed complete by the responsible official in the manner prescribed by Section 4(C)(3)."

SECTION 2. That Chapter 14, Article 14.04 of the Sherman Code of Ordinances is hereby amended at Exhibit A, Section 7, Subsection (12) Site Plan as follows:[2]

"**Chapter 14, Article 14.04, Exhibit A, Sec. 7 (12) Site plan.**

(12) Site ~~p~~*P*lan *Requirements*:

~~(a) A site plan is a plan of development drawn to scale indicating:~~

~~1. The location and arrangement of buildings on subject property.~~

~~2. Building setbacks and yards.~~

~~3. Landscaping and/or walls and fences for screening purposes.~~

~~4. Off-street parking and loading areas and design of ingress and egress to and from abutting streets.~~

~~5. Zoning of adjacent property.~~

~~6. The location of screened trash receptors.~~

~~7. Fire lanes.~~

~~8. When required, a site tabulation table including:~~

~~a. Gross square feet of each structure.~~

~~b. Gross square feet of property.~~

~~c. Required parking.~~

~~d. Parking provided.~~

~~e. Current zoning.~~

~~f. Proposed zoning.~~

~~g. Hard surface area (square feet).~~

~~h. Landscaped area (square feet).~~

~~i. Floor-to-Area Ratio (FAR).~~

~~Site plans for new commercial projects shall be prepared by a design professional (architect, engineer, surveyor, etc.) except as listed below:~~

~~(1) Temporary Use Permits.~~

~~(2) Additions to existing buildings under one thousand (1,000) square feet.~~

~~Note: A site plan for a zone change may be a conceptual plan.~~

[2] Deletions are evidenced by ~~strikethrough~~; all others are additions.

~~Site plans for review by the Planning and Zoning Commission will be on file in the Development Services office fifteen (15) days prior to hearing by the Planning and Zoning Commission. The Development Services Director may waive this requirement when deemed necessary.~~

~~(b) Where a site plan is required, a zoning permit shall not be issued until a site plan of development has been approved by the Development Services Director, except for site plans required for approval through the Planning and Zoning Commission subject to Section 7(6)(b) of this ordinance.~~

~~(c) For any specific use permit application or whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, a site plan shall be submitted to and approved by the Planning and Zoning Commission.~~

~~(d) For any temporary use permit application, a site plan shall be submitted to and approved by the Board of Adjustments.~~

~~(e) The reviewing body (the Planning and Zoning Commission or the Board of Adjustments) may recommend disapproval of a site plan, or in recommending approval of a site plan may require revisions of the proposed arrangement of building, streets, parking areas and ingress and egress. They may recommend the installation of storm sewers, storm sewer inlets, sidewalks, paving, platting of streets, protective screening and/or additional open space for right-of-way or other public use.~~

~~(f) Disapproval, approval or conditional approval of a site plan together with all recommendations or revisions shall be indicated on the site plan together with the date of review and the signatures of the Development Services Director. This site plan shall be the official copy and kept on file together with all previous site plans.~~

~~(g) A duplicate copy of the official site plan disapproved, approved or conditionally approved shall be given to the applicant together with all the recommendations of the reviewing body.~~

~~(h) The purpose of site plan approval is to determine compliance with this ordinance and to promote the orderly and harmonious development of the city.~~

~~(i) Blalock Industrial Park of Sherman: The provisions of Ordinance No. 2252* providing zoning for Blalock Industrial District are reenacted and said provisions of said ordinance shall be applicable in the said district.~~

(a) Purpose: The purpose of site plan approval is to determine compliance with this ordinance and to promote the orderly and harmonious development of the City.

(b) General Standards:

1. A site plan is a plan of development drawn to scale indicating:
   (i) The location and arrangement of buildings on the subject property.
   (ii) Building setbacks and yards.
   (iii) Landscaping and/or walls and fences for screening purposes.
   (iv) Off-street parking and loading areas and design of ingress and egress to and from abutting streets.
   (v) Zoning of adjacent property.
   (vi) The location of screened trash receptors.
   (vii) Fire lanes.
   (viii) When required, a site tabulation table including:
      - Gross square feet of each structure.
      - Gross square feet of property.
      - Required parking.
      - Parking provided.
      - Current zoning.
      - Proposed zoning.
      - Hard surface/impervious area (square feet).
      - Landscaped area (square feet).
      - Floor-to-Area Ratio (FAR).
2. Site plans for new commercial projects shall be prepared by a design professional (architect, engineer, surveyor, etc.) except as listed below:
   (i) Temporary Use Permits.
   (ii) Additions to existing buildings under one thousand (1,000) square feet
3. Where a site plan is required, a zoning permit shall not be issued until a site plan of development has been approved by the Development Services Director, except for site plans required for approval through the Planning and Zoning Commission subject to Section 7(6)(b) of this ordinance.
4. A site plan required for a zone change may be a conceptual plan.
5. For any specific use permit application or whenever two or more main buildings, or portions thereof, are placed upon a single lot or tract and such buildings will not face upon a street or officially approved place, a site plan shall be submitted to and approved by the Planning and Zoning Commission.

6. For any temporary use permit application, a site plan shall be submitted to and approved by the Board of Adjustments.

7. Blalock Industrial Park of Sherman: The provisions of Ordinance No. 2252* providing zoning for Blalock Industrial District are reenacted and said provisions of said ordinance shall be applicable in the said district.

(c) Site Plan Application Procedure:

1. Preapplication Meeting

(i) It is recommended that the applicant meet with an authorized representative of the Development Services Department to allow the applicant to learn the general procedures for approval, and to review the general plan of the proposed development, but the development/ project shall not be discussed in sufficient detail to provide the City with fair notice of the project.

(ii) No applications may be submitted to or accepted for filing with representatives of the Development Services Department during the meeting.

2. *Application Contents Generally*. All applications and filings shall meet the requirements as defined by the Development Application Checklist and Engineering Standards, as they exist or may be amended, which shall be established and maintained by the Director of Development Services and the Director of Engineering Services, respectively. Incomplete applications shall not be accepted for filing and shall not be considered officially filed.

(i) Filing Procedure

1. All applications and filings for approval required by this Ordinance shall be filed with the Development Services Department.

2. The Development Application Checklist, as it exists or may be amended, shall prescribe the procedures for filing.

3. All applications and filings shall occur only on official Development Services Schedule Dates, published as part of the Development Application Checklist.

4. If an application or filing is rejected by the Development Services Department, then it is not considered filed under this Ordinance or the law or regulation governing the application or filing,

including Chapter 212 of the Texas Local Government Code, if applicable.

5. Any application submitted on a date other than an official Development Services Schedule Date shall be rejected and shall not be considered filed under this Ordinance and the law or regulation governing the application or filing, including Chapter 212 of the Texas Local Government Code, if applicable.

6. An application must be considered complete and officially filed in accordance with this Section prior to being processed for review and consideration.

(ii) *Development Review Schedule Dates*. The Director of Development Services shall publish schedules of the official Development Review Processing Dates as follows:

1. A Development Services Schedule for all land development applications and filings for the period January 1 to December 31 of each year shall be set by the Planning & Zoning Commission on or before December 1 of the year before such period and shall be published as part of the Development Application Checklist. Any changes or amendments to the approved schedule require Planning & Zoning Commission approval.

2. A Disapproval Development Services Schedule for the period January 1 to December 31 of each year shall be set by the Planning & Zoning Commission on or before December 1 of the year before such period and shall be published as part of the Development Application Checklist. Any changes or amendments to the schedule require Planning & Zoning Commission approval. The Disapproval Development Services Schedule shall govern an applicant's response to the conditional approval or disapproval of a plan or plat subject to Section 212.0093 of the Texas Local Government Code. Any such response submitted on a date other than an official Disapproval Development Services Schedule Date shall be rejected and shall not be considered filed under this Ordinance and the law or regulation governing the application or filing, including Chapter 212 of the Texas Local Government Code, if applicable.

(iii) *Fees Required*. Every application shall be accompanied by the prescribed fees set forth in the City's fee schedule, as approved by City Council and as may be amended from time to time. The prescribed fee is not refundable.

(iv) *Delinquent City Taxes on Property*. An application shall not be deemed complete, nor shall it be approved, if there are delinquent City taxes on the subject property.

3. *Modification of Applications Prior to Approval*. The applicant may modify a complete application following its filing and prior to the expiration of the period during which the City is required to act on the application only in accordance with the following conditions.

(i) If the modification is for revisions requested by the City, and the modification is received at least fourteen (14) calendar days prior to the time scheduled for decision on the application, the application shall be decided within the original period for decision (from the original official filing date) prescribed by this Zoning Ordinance.

(ii) Any other modifications to an application will not be accepted.

4. Initiation, Complete Application and Expiration

(i) *Initiation by Owner*. An application required under this Zoning Ordinance may be initiated only by the owner of the land subject to the application, or by the owner's duly authorized representative. If the applicant is a representative of the property owner, the application shall include a written and notarized statement from the property owner, such as a duly executed "Power of Attorney", authorizing the representative to file the application on the owner's behalf.

(ii) *Applicability*. The procedures within this Section shall apply to all applications that are required by the City and submitted in accordance with this Zoning Ordinance.

(iii) *Determination of Completeness*. Every application shall be subject to a determination of completeness by the responsible official for processing the application. An application must be complete in order to be accepted for review by the City.

1. The application shall only be accepted by the responsible official for processing when it is accompanied by all documents required by, and prepared in accordance with, the requirements of this Zoning Ordinance. A typographical error shall not, by itself, constitute an incomplete application.

2. A determination of completeness shall not constitute a determination of compliance with the substantive requirements of this Zoning Ordinance.

3. A determination of completeness shall be conducted in accordance with the following procedures:

   - If the application does not contain all information, as defined by the Development Application Checklist, as it exists or may be amended, and/or does not conform to all standards required by any ordinance, law, or regulation governing the application, then it shall be considered incomplete. The applicant shall be notified in writing within ten (10) business days if the submitted application is incomplete.
   - The City shall reject all incomplete applications and provide written notice of the rejection to the applicant by one of the following methods:
     - Mail;
     - Email;
     - Delivery service; or
     - Hand delivery or other delivery method of written notice approved by the Director of Development Services.

     The written notice need not identify all reasons why the application was deemed incomplete. If the notice contains one or more reasons why the application was deemed incomplete, addressing the reason(s) identified in the notice does not guarantee acceptance of a subsequent application.
   - If the application is determined to be complete, the application shall be processed as prescribed by this Zoning Ordinance.

4. It is not guaranteed that an accepted, complete application will be approved, if after the application is deemed complete, it is determined that the application does not comply with this Zoning Ordinance and all other applicable laws or regulations.

5. *No Accrual of Vested rights from Specific Applications:* No rights derived from Chapter 245 of the Texas Local Government Code, as amended, shall accrue from an application for a permit that expires, from an application for a permit that is denied or from an application that does not provide fair notice.

6. *30-Day Action Extension Request:*

   (i) Request. An applicant may submit in writing a request to extend the 30-day action in relation to the decision time for site plans of thirty (30) days, as mandated by State law.

   (ii) Received. If the applicant requests an extension, such request must be received by the municipal authority on or before the eleventh (11^{th}) calendar day prior to the municipal authority's deadline to act."

SECTION 3. That the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 4: That any person violating any provision of this Ordinance or the Code of Ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding Two Thousand and 00/100 Dollars ($2,000.00) if the violation relates to zoning or the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars ($500.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Sherman from filing suit to enjoin the violation. Sherman retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 5. That in the event any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

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.

SECTION 7. That this Ordinance shall become effective from and after its adoption and publication as required by law.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, CITY ATTORNEY

Dates of publication: _____

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **E. 1.**

Meeting Date: 08/16/2021

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 2021-2022 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 2021-2022 Operating Budget contains $1,355,000 and 7.6% more revenue from property taxes than the prior year, of which $509,000 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 **G. 1.**

Meeting Date: 08/16/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCE NO. 6401

Providing for the Appropriation of Funds for Operation and Capital Expenditures for the Fiscal year beginning October 1, 2021 and ending September 30, 2022

Issue:

To Consider adoption of the proposed budget for the 2021-2022 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 17-18, 2021. The draft budget contains about $125.1 million in appropriations, which is about $28.1 million more than the prior year's original budget of $97.0 million, due to an increase in General Fund operations and capital expenses. Capital expenditures account for about $39 million of the total budget. Staffing levels for full-time positions increased from 473 to 482, including six in the General Fund, one each in the Utility, Equipment Service Center and Information Technology Funds. Fund balances for the General, Utility and Solid Waste Funds are within the targeted range of 60 to 90 days. The draft budget proposes funding for new and improved streets, a new Police Headquarters, Utility Fund projects, and a three percent (3%) across-the-board increase for staff. An expected distribution from the Texoma Area Solid Waste Authority (TASWA) in FY 2022 is critical for the support of the Solid Waste Fund. The property tax rate is unchanged at $.489/$100 valuation. As recommended by a rate study, Utility rates will increase about 4.2%. Tax Notes will be used to finance about $1.8 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 $1,355,000 and 7.6% and, of that amount, $509,000 is revenue to be raised from new property to be added to the roll this year."

Origination:

Director of Finance

Financial Consideration:

The proposed budget contains appropriations of $125.1 Million for the 2021-2022 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. 6401

Draft Budget FY 2022

ORDINANCE NO. 6401

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, 2021, AND ENDING SEPTEMBER 30, 2022; 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, 2021, and ending September 30, 2022.

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, 2021, and ending September 30, 2022.

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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS.

INTRODUCED on this the _____ day of _____, 2021.

ADOPTED on this the _____ day of _____, 2021.

EFFECTIVE DATE on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
RYAN PITTMAN, CITY ATTORNEY

This budget will raise more total property taxes than last year's budget by $1,355,000 and 7.6%, and of that amount $509,000 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
August 2, 2021

SUMMARY

The attached proposed budget for Fiscal Year (FY) 2022 is based on the direction provided by the City Council at the June 17 - 18, 2021 budget workshop and the City Council regular meeting on July 19, 2021.

The proposed budget of $125.1 million includes funding for a 3% across-the-board increase for employees, a new police headquarters, $3.5 million in fleet and equipment, $17.4 million in utility projects, $11.9 million in street projects including major rebuild projects of existing streets, and $1.5 million for park and other projects. This budget is about $28.1 million more than the original FY 2021 budget due to an increase in capital expenses and General Fund operations. Fund balance in the General, Utility and Solid Waste Funds are at targeted levels.

GENERAL FUND

The **General Fund** is balanced ongoing. Property values and property tax revenue are projected to increase about 8%. The property tax rate is unchanged at .489/$100. Sales tax revenue is budgeted to increase about 3.6% after considering the one-time events in FY2021. Tax notes will be used to finance equipment purchases of about $1.7 million. Fund balance is projected to be $10.4 million or 83 days of operating expenses at the end of FY2022. New positions consist of a civil engineer, an engineering inspector, a motorcycle officer, two building inspectors and a cemetery maintenance worker.

UTILITY FUND

The **Utility Fund** is balanced for FY2022 and ongoing. A 4.2% utility rate increase as a result of the recommendation from a utility rate study is proposed. One new position is budgeted to address inflow and infiltration. Various fleet and equipment critical to operations are budgeted. Fund balance at the end of FY2022 is projected to be about $4.2 million, or about 60 days of operating expenses.

SOLID WASTE FUND

The **Solid Waste Fund** is balanced on an on-going basis. A distribution of $700,000 in FY2021 and another expected distribution of $700,000 in FY2022 from the City's joint venture in the landfill is critical to this fund. Fund balance is projected to be $1.3 million, or 60 days of operating expenditures.

CAPITAL IMPROVEMENT FUNDS

The proposed budget of about $30.6 million in the **General Improvement Fund** primarily consists of funding for a new police headquarters ($17.2 million), street projects funded by debt and impact fees, and smaller projects for parks and other departments funded by the General Fund and by the sale of city property in FY2021. Major projects include Moore Street, Bel Air Boulevard, right-of-way and design of FM 1417 south of Hwy 56, a match for a federal grant for a new bridge on South Travis Street, and a match for a Texas Department of Transportation grant for airport improvements. Reserves of about $3.0 million are expected at the end of FY 2022 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 impact fees. Projects totaling $17.4 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, the last phase of a water line replacement on Texoma Parkway, major rehabiliatation of the Ida Road ground storage tank, backup generators at the water and wastewater treatment plants, water and sewer line replacements and other system improvements. Utility Improvement Fund reserves are expected be about $127,000 at the end of FY 2022.

MAJOR IMPACTS

Tax Revenues

Property tax revenue is expected to increase about $1.3 million over last year due to growth in the value of existing property and new property added to the tax roll. Sales tax revenue has been especially volatile since August of 2020 and is expected to be about the 3.6% above what is projected in FY2021. The effects of the public health emergency related to the pandemic and trillions of dollars of federal stimulus have created a challenging environment for planning.

Wage Increase

The proposed budget contains a 3% across-the-board increase for employees. The cost is projected to be about $1 million.

Fleet, Equipment and Buildings

Major fleet expenditures for this year include a residential solid waste collection truck ($366,000), an ambulance ($289,000), a front-end loader for the Street Department ($250,000), a bulk and brush truck for solid waste ($190,000) and four police Tahoes ($216,000).

SUMMARY SCHEDULES, DETAILED FUND STATEMENTS, AND OTHER INFORMATION

The following pages include a schedule that summarizes the draft FY2022 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
2021-2022 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	$ 10,892,343	$ 3,482,721	$ 34,332,346	$ 618,310	$ 510,776	$ 462,902	$ 1,963,322	$ -	$ 52,262,720
Revenues:									
Taxes	36,155,525	-	539,864	569,000	-	6,776,717	-	-	44,041,106
Water Sales	-	15,694,000	-	-	-	-	-	-	15,694,000
Sewer Sales	-	8,614,000	-	-	-	-	-	-	8,614,000
Solid Waste Sales	-	7,464,000	-	-	-	-	-	-	7,464,000
Sales & Service	4,915,041	1,091,000	1,870,000	1,505,250	12,425,086	-	18,000	(12,425,086)	9,399,291
Intergovernmental	256,407	1,608,488	4,736,174	-	-	-	-	-	6,601,069
Interest Income	80,000	26,800	174,550	4,000	200	1,000	100,000	-	386,550
Miscellaneous Revenue	219,500	809,000	-	333,000	-	-	-	-	1,361,500
Debt Proceeds	-	-	334,000	-	1,434,352	-	-	-	1,768,352
Transfers In	3,358,139	183,000	2,394,000	260,000	-	1,069,000	-	(7,264,139)	-
Total Revenues	44,984,612	35,490,288	10,048,588	2,671,250	13,859,638	7,846,717	118,000	(19,689,225)	95,329,868
Total Funds Available	55,876,955	38,973,009	44,380,934	3,289,560	14,370,414	8,309,619	2,081,322	(19,689,225)	147,592,588
Expenditures:									
Personnel	31,338,960	8,948,860	-	411,150	1,914,360	-	-	-	42,613,330
Supplies	1,938,512	1,962,028	-	458,959	932,701	-	-	-	5,292,200
Repair & Maintenance	2,015,704	2,645,347	-	122,111	1,315,661	-	-	-	6,098,823
Utilities	1,098,070	1,695,920	-	39,030	50,550	-	-	-	2,883,570
Information Technology	1,041,100	380,050	-	17,000	46,350	-	-	(1,484,500)	-
Debt Service	-	7,117,205	-	-	758,984	7,837,711	-	-	15,713,900
Services & Charges	3,500,796	4,284,890	-	801,393	6,127,338	7,200	-	(5,465,170)	9,256,447
Vehicle Usage	1,966,490	1,643,540	-	-	-	-	-	(3,610,030)	-
Fleet Services & Charges	783,698	901,688	-	180,000	-	-	-	(1,865,386)	-
Capital Expenses	401,950	353,335	39,377,290	378,000	2,715,325	-	-	-	43,225,900
Transfers Out	1,410,000	3,541,139	1,937,000	376,000	-	-	-	(7,264,139)	-
Total Expenditures	45,495,281	33,474,003	41,314,290	2,783,643	13,861,268	7,844,911	-	(19,689,225)	125,084,171
Excess Revenues Over Expenditures	(510,669)	2,016,285	(31,265,702)	(112,393)	(1,630)	1,806	118,000	-	(29,754,303)
Ending Fund Balance	$ 10,381,674	$ 5,499,007	$ 3,066,644	$ 505,917	$ 509,146	$ 464,708	$ 2,081,322	$ -	$ 22,508,417

City of Sherman
GENERAL FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 8,186,565	$ 8,344,554	$ 9,373,124	$ 10,892,343
Revenues				
Property Tax	11,138,247	12,254,100	12,218,400	11,697,400
Sales Tax	18,224,887	18,369,000	20,757,000	21,495,000
Franchise Tax	2,806,622	2,834,000	2,835,000	2,798,000
Other Taxes	142,123	161,980	162,125	165,125
Fines & Penalties	354,832	567,150	376,100	448,600
Recreation	66,022	256,750	265,600	285,600
Licenses & Permits	608,943	665,200	710,000	811,500
Rentals	24,466	31,500	29,550	29,550
Cemetery	238,308	165,600	256,100	221,100
Sales & Service	734,274	649,891	1,393,427	1,866,491
Ambulance Service	1,706,343	1,450,000	1,252,200	1,252,200
Interest Income	128,409	60,000	80,000	80,000
Grant Revenue	699,367	406,522	1,349,195	42,800
Intergovernmental	346,566	320,263	340,979	231,407
Miscellaneous Revenue	369,177	351,220	239,227	201,700
Debt Proceeds	-	-	-	-
Total Revenues	37,588,586	38,543,176	42,264,903	41,626,473
Transfers In	4,149,000	4,881,000	3,925,719	3,358,139
Total Revenues and Transfers In	41,737,586	43,424,176	46,190,622	44,984,612
Total Funds Available	49,924,152	51,768,730	55,563,746	55,876,955
Expenditures				
Personnel	28,977,408	30,290,581	29,809,680	31,338,960
Supplies	1,573,462	2,001,649	2,292,165	1,938,512
Repair & Maintenance	1,580,580	1,796,572	2,027,097	2,015,704
Utilities	1,008,056	1,056,090	1,206,140	1,098,070
Information Technology	615,427	700,010	838,530	1,041,100
Services & Charges	2,750,524	3,057,185	4,168,305	3,500,796
Vehicle Usage	1,726,987	1,641,430	1,883,281	1,966,490
Capital Expenses	1,015,400	535,130	560,239	401,950
Fleet Services & Charges	1,071,183	1,025,966	1,025,966	783,698
Transfers Out	232,000	210,000	860,000	1,410,000
Total Expenditures	40,551,028	42,314,612	44,671,403	45,495,281
Excess Revenues over Expenditures	1,186,559	1,109,564	1,519,219	(510,669)
Ending Fund Balance	$ 9,373,124	$ 9,454,118	$ 10,892,343	$ 10,381,674

City of Sherman
ENTERPRISE FUNDS
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 4,803,087	$ 6,592,762	$5,117,874	$3,482,721
Revenues:				
Water Sales	14,323,100	14,713,000	14,192,000	15,694,000
Sewer Sales	7,720,347	7,801,000	8,006,000	8,614,000
Solid Waste Service	7,018,269	6,994,000	7,295,000	7,464,000
Service Charges & Penalties	551,588	665,000	738,000	750,000
Laboratory	140,214	140,000	140,000	140,000
Charges for Services	140,523	144,500	161,000	201,000
Intergovernmental	409,170	1,601,350	401,350	1,608,488
Interest Income	69,379	30,800	26,000	26,800
Miscellaneous Revenue	303,553	1,088,500	833,573	809,000
Transfers In	634,000	158,000	558,000	183,000
Total Revenues	31,310,142	33,336,150	32,350,923	35,490,288
Total Funds Available	36,113,229	39,928,912	37,468,797	38,973,009
Expenditures:				
Personnel	8,202,729	8,850,855	8,461,410	8,948,860
Supplies	1,689,406	1,717,097	1,751,268	1,962,028
Repair & Maintenance	2,280,454	2,213,002	3,047,757	2,645,347
Utilities	1,698,543	1,706,810	2,467,190	1,695,920
Information Technology	227,311	254,930	305,350	380,050
Services & Charges	3,615,089	4,280,123	4,208,308	4,284,890
Vehicle Usage	1,505,017	1,470,090	1,580,082	1,643,540
Debt Service	7,146,903	7,320,862	6,708,743	7,117,205
Fleet Services & Charges	1,104,778	586,070	858,295	901,688
Capital Expenses	292,125	187,325	513,953	353,335
Transfers Out	3,233,000	5,639,000	4,083,719	3,541,139
Total Expenditures	30,995,355	34,226,164	33,986,075	33,474,003
Excess Revenues over Expenditures	314,787	(890,014)	(1,635,152)	2,016,285
Ending Fund Balance	$ 5,117,874	$ 5,702,748	$ 3,482,721	$ 5,499,007

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

	222 General CIP	224 Street Revolving	235 Regional Detention	250 Roadway Impact Fee #1	251 Roadway Impact Fee #2	253 Roadway Impact Fee #3	330 TIRZ #2 Construction
Beginning Fund Balance	$ 31,598,481	$ 462,284	$ 382,559	$ -	$ -	$ -	$ 474,633
Revenues:							
Interest Income	150,000	2,200	1,200	-	-	-	1,000
Taxes	-	-	-	-	-	-	194,189
Intergovernmental	-	-	-	-	-	-	-
Sales & Service	-	-	20,000	200,000	190,000	350,000	-
Miscellaneous Revenue	-	-	-	-	-	-	-
Debt Proceeds	334,000	-	-	-	-	-	-
Transfers In	1,569,000	-	-	-	-	-	-
Total Revenues	2,053,000	2,200	21,200	200,000	190,000	350,000	195,189
Total Funds Available	33,651,481	464,484	403,759	200,000	190,000	350,000	669,822
Expenditures							
Capital Expenses	30,617,290	200,000	200,000	100,000	80,000	-	600,000
Transfers Out	-	-	119,000	-	-	300,000	-
Total Expenditures	30,617,290	200,000	319,000	100,000	80,000	300,000	600,000
Excess Revenues over Expenditures	(28,564,290)	(197,800)	(297,800)	100,000	110,000	50,000	(404,811)
Ending Fund Balance	$ 3,034,191	$ 264,484	$ 84,759	$ 100,000	$ 110,000	$ 50,000	$ 69,822

City of Sherman
CAPITAL IMPROVEMENT FUNDS
2021-2022 Annual Budget

230 TIRZ #3 Construction	241 TIRZ #5 Construction	242 TIRZ #6 Construction	243 TIRZ #7 Construction	770 Utility CIP	750 Utility Impact Fee	Total
$ 15,304	$ 458,685	$ 1,031,907	$ (91,508)	$ 870,541	$ -	$ 34,332,346
200	4,200	3,600	150	12,000	-	162,550
190,397	78,063	31,284	45,931	-	-	539,864
-	75,295	30,175	(44,296)	4,675,000	-	61,174
-	-	-	-	-	1,110,000	760,000
-	-	-	-	-	-	-
-	-	-	-	-	-	334,000
-	-	-	-	825,000	-	1,569,000
190,597	157,558	65,059	1,785	5,512,000	1,110,000	3,426,588
205,901	616,243	1,096,966	(89,723)	6,382,541	1,110,000	37,758,934
200,000	325,000	800,000	-	6,255,000	-	33,122,290
-	289,000	226,000	178,000	-	825,000	1,112,000
200,000	614,000	1,026,000	178,000	6,255,000	825,000	34,234,290
(9,403)	(456,442)	(960,941)	(176,215)	(743,000)	285,000	(30,807,702)
$ 5,901	$ 2,243	$ 70,966	$ (267,723)	$ 127,541	$ 285,000	$ 3,524,644

City of Sherman
SPECIAL REVENUE FUNDS
2021-2022 Annual Budget

	420 Stormwater	440 E 911	450 Security & Technology	460 Hotel/ Motel	470 Drug Enforcement	480 Airport	455 Parks Pride	456 Police Pride	457 Donations	Total
Beginning Fund Balance	$ 36,570	$ 211,323	$ 61,195	$ (27,376)	$ 196,024	$ 86,387	$ 30,863	$ 16,588	$ 6,737	$ 618,310
Revenues										
Taxes	-	-	-	569,000	-	-	-	-	-	569,000
Sales & Service	452,000	294,000	32,250	60,000	200,000	467,000	-	-	-	1,505,250
Interest Income	1,500	1,000	100	-	1,000	200	100	50	50	4,000
Miscellaneous Revenue	250,000	-	-	-	-	50,000	11,000	11,000	11,000	333,000
Debt Proceeds	-	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	260,000	-	-	-	-	-	260,000
Total Revenues	703,500	295,000	32,350	889,000	201,000	517,200	11,100	11,050	11,050	2,671,250
Total Funds Available	740,070	506,323	93,545	861,624	397,024	603,587	41,963	27,638	17,787	3,289,560
Expenditures										
Personnel	104,490	108,300	-	198,360	-	-	-	-	-	411,150
Supplies	4,109	-	5,000	22,400	86,200	326,250	-	-	15,000	458,959
Repair & Maintenance	51,500	-	1,116	33,500	27,000	8,995	-	-	-	122,111
Utilities	-	-	-	29,210	-	9,820	-	-	-	39,030
Information Technology	3,090	-	-	13,910	-	-	-	-	-	17,000
Services & Charges	3,540	180,673	3,700	427,500	5,000	135,980	40,000	5,000	-	801,393
Capital Expenses	250,000	-	5,000	5,000	-	100,000	-	18,000	-	378,000
Fleet Services & Charges	-	-	-	-	180,000	-	-	-	-	180,000
Transfers Out	269,000	-	-	107,000	-	-	-	-	-	376,000
Total Expenditures	685,729	288,973	14,816	836,880	298,200	581,045	40,000	23,000	15,000	2,783,643
Excess Revenues over Expenditures	17,771	6,027	17,534	52,120	(97,200)	(63,845)	(28,900)	(11,950)	(3,950)	(112,393)
Ending Fund Balance	$ 54,341	$ 217,350	$ 78,729	$ 24,744	$ 98,824	$ 22,542	$ 1,963	$ 4,638	$ 2,787	$ 505,917

City of Sherman
INTERNAL SERVICE FUNDS
2021-2022 Annual Budget

	600 Insurance	630 IT	650 Equipment	660 Fleet Replacement	Total
Beginning Fund Balance	$ 374,093	$ 80,559	$ 6,295	$ 49,829	$ 510,776
Revenue					
Sales & Service	5,465,170	1,484,500	3,610,030	1,865,386	12,425,086
Interest Income	-	-	-	200	200
Debt Proceeds	-	-	-	1,434,352	1,434,352
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	5,465,170	1,484,500	3,610,030	3,299,938	13,859,638
Total Funds Available	5,839,263	1,565,059	3,616,325	3,349,767	14,370,414
Expenditures					
Personnel	-	812,700	1,101,660	-	1,914,360
Supplies	-	63,086	869,615	-	932,701
Repair & Maintenance	-	162,818	1,152,843	-	1,315,661
Utilities	-	35,710	14,840	-	50,550
Information Technology	-	-	46,350	-	46,350
Services & Charges	5,467,000	288,614	371,724	-	6,127,338
Debt Service	-	-	-	758,984	758,984
Capital Expenses	-	121,575	53,000	2,540,750	2,715,325
Total Expenditures	5,467,000	1,484,503	3,610,032	3,299,734	13,861,268
Excess Revenues over Expenditures	(1,830)	(3)	(2)	204	(1,630)
Ending Fund Balance	$ 372,263	$ 80,557	$ 6,293	$ 50,033	$ 509,146

City of Sherman
DEBT SERVICE FUNDS
2021-2022 Annual Budget

	300 Debt Service	320 TIRZ #1 Debt Service	Total
Beginning Fund Balance	$ 87,366	$ 375,536	$ 462,902
Revenues			
Taxes	6,455,000	321,717	6,776,717
Interest Income	-	1,000	1,000
Intergovernmental	-	-	-
Transfers In	1,069,000	-	1,069,000
Total Revenues	7,524,000	322,717	7,846,717
Total Funds Available	7,611,366	698,253	8,309,619
Expenditures:			
Debt Service	7,516,297	321,414	7,837,711
Services & Charges	7,000	200	7,200
Transfers Out	-	-	-
Total Expenditures	7,523,297	321,614	7,844,911
Excess Revenues over Expenditures	703	1,103	1,806
Ending Fund Balance	$ 88,069	$ 376,639	$ 464,708

City of Sherman
PERPETUAL CARE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 1,583,320	$ 1,677,322	$ 1,963,322
Revenues			
Sales & Service	10,516	18,000	18,000
Interest Income	83,486	268,000	100,000
Total Revenues	94,002	286,000	118,000
Total Funds Available	1,677,322	1,963,322	2,081,322
Expenditures			
Miscellaneous	-	-	-
Ending Fund Balance	$ 1,677,322	$ 1,963,322	$ 2,081,322

City of Sherman
UTILITY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Reserve	$ 3,992,537	$ 4,984,976	$ 4,489,706	$ 2,628,975
Revenues				
Water Sales	14,323,100	14,713,000	14,192,000	15,694,000
Sewer Sales	7,720,347	7,801,000	8,006,000	8,614,000
Laboratory	140,214	140,000	140,000	140,000
Service Charges & Penalties	475,746	575,000	593,000	610,000
Charges for Services	140,523	144,500	161,000	201,000
Interest Income	68,836	30,000	26,000	25,000
Intergovernmental	409,170	1,601,350	401,350	1,608,488
Miscellaneous Revenue	233,185	65,500	73,000	81,000
Total Revenues	23,511,120	25,070,350	23,592,350	26,973,488
Transfers In	494,000	158,000	438,000	183,000
Total Revenues and Transfers In	24,005,120	25,228,350	24,030,350	27,156,488
Total Funds Available	27,997,657	30,213,326	28,520,056	29,785,463
Expenditures				
Personnel	6,328,018	6,898,987	6,619,040	6,978,640
Supplies	1,431,183	1,434,865	1,473,730	1,594,248
Repair & Maintenance	2,205,868	2,124,928	2,955,083	2,586,504
Utilities	1,670,463	1,675,560	2,434,010	1,646,370
Information Technology	182,643	198,750	238,060	293,540
Debt Service	7,146,903	7,320,862	6,708,743	7,117,205
Services & Charges	1,397,900	2,053,716	1,956,009	1,895,604
Vehicle Usage	455,831	403,930	398,904	467,900
Fleet Services & Charges	254,778	236,070	358,295	346,791
Capital Expenses	255,365	143,693	449,207	239,606
Total Expenditures	21,328,951	22,491,361	23,591,081	23,166,408
Transfers Out	2,179,000	3,300,000	2,300,000	2,426,000
Total Expenditures and Transfers Out	23,507,951	25,791,361	25,891,081	25,592,408
Excess Revenues over Expenditures	497,169	(563,011)	(1,860,731)	1,564,080
Ending Reserve	$ 4,489,706	$ 4,421,965	$ 2,628,975	$ 4,193,055

City of Sherman
SOLID WASTE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 810,550	$ 829,730	$ 628,168	$ 853,746
Revenues				
Solid Waste Service	7,018,269	6,994,000	7,295,000	7,464,000
Service Charges & Penalties	75,842	90,000	145,000	140,000
Interest Income	543	800	-	1,800
Miscellaneous Revenue	70,367	1,023,000	760,573	728,000
Transfers In	140,000	-	120,000	-
Total Revenues	7,305,022	8,107,800	8,320,573	8,333,800
Total Funds Available	8,115,572	8,937,530	8,948,741	9,187,546
Expenditures				
Personnel	1,874,711	1,951,869	1,842,370	1,970,220
Supplies	258,223	282,232	277,539	367,780
Repair & Maintenance	74,586	88,074	92,674	58,844
Utilities	28,080	31,250	33,180	49,550
Information Technology	44,668	56,180	67,290	86,510
Services & Charges	2,217,189	2,226,407	2,252,299	2,389,286
Vehicle Usage	1,049,186	1,066,160	1,181,178	1,175,640
Capital Expenses	36,760	43,632	64,746	113,729
Fleet Services & Charges	850,000	350,000	500,000	554,897
Transfers Out	1,054,000	2,339,000	1,783,719	1,115,139
Total Expenditures	7,487,404	8,434,804	8,094,995	7,881,595
Excess Revenues over Expenditures	(182,382)	(327,004)	225,578	452,205
Ending Fund Balance	$ 628,168	$ 502,726	$ 853,746	$ 1,305,952

City of Sherman
GENERAL IMPROVEMENT FUND

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 19,280,728	$ 15,867,436	$ 9,656,463	$ 31,598,481
Revenues				
Transfers In	-	-	250,000	1,269,000
Land Sale Proceeds	-	4,000,000	3,656,000	-
Intergovernmental	1,715,500	500,000	-	-
Transfer In - Impact Fees	-	-	-	300,000
Interest Income	158,135	250,000	30,000	150,000
Debt Proceeds	-	-	29,844,600	334,000
Grant Revenue	-	-	-	-
Total Revenues	1,873,635	4,750,000	33,780,600	2,053,000
Total Funds Available	21,154,363	20,617,436	43,437,063	33,651,481
Expenditures				
(1) FM 1417 (82 to 56) Eng, ROW & Match	30,881	-	2,000,000	-
(1) Pecan Grove Ball Fields	1,459,807	9,468	34,000	-
(1) Legacy Blvd	158,767	-	-	-
(1) Moore St - Park to W. Travis	1,697,982	-	180,000	-
(1) Steeplechase Dr Extension	100,000	-	500,000	-
(1) Munson Planned Development	92,745	-	-	-
(1) Hilre Drive Extension	49,304	-	283,545	-
(1) Travis St West	4,304,827	-	783,204	-
(1) Park Ave Realignment	126,726	1,200,000	1,745,000	-
(1) Bridges-Center/McGee	-	700,000	-	-
(1) TxDOT 1417 & W. Travis Intersection	1,804,990	-	-	-
(1) Lamberth Rd Thoroughfare	2,500	-	-	500,000
(1) Taylor St Extension Eng & ROW/McGee St Ext	18,446	1,500,000	960,000	540,000
(1) Friendship ROW 56 to Lamberth	33,890	-	(270)	600,000
(2) Flanary Rd and Progress Dr Ext/Imp	72,897	-	25,000	-
(3) UB Remodel	26,413	-	2,200	-
(3) Pecan Grove Basketball Courts	97,890	-	-	-
(3) Library Park	31,203	-	-	-
(3) Station #3 Remodel	7,129	-	-	-
(3) Fallon Drive	832,731	-	-	-
(3) Fire Station #4 Shower Repair	9,167	-	-	-
(3) Fire Station #1 Bathroom	5,337	-	-	-
(3) Remodel at Station 5	12,150	-	-	-
(3) Finance Remodel	2,226	-	-	-
(3) Police Dept Exterior Renovation	7,803	-	500	-
(3) Police Firing Range	26,718	-	5,000	-
(3) Renovate Cemetery & Maint Bldg	136,222	-	30,000	-
(3) ESC Spray Insulation windows	12,750	-	-	-
(3) Self check-out stations RFID	-	40,000	40,000	-
(3) (Necessity) Station No. 1 roof replacement	-	85,000	85,000	-
(3) New police station - site and design	-	1,354,000	1,354,000	-
(3) Land Sale at W. Travis & FM 1417	-	-	7,500	-
(3) Auditorium Chiller	-	-	165,000	-
(3) Bel Air Blvd Construction Ph I	-	-	1,500,000	-
(3) Quail Run Extension			250,000	
(3) Recreation Center Study				40,000
(3) Call Recording Software	-	-	-	70,000
(3) FM 1417 signal at Bel Air Blvd Design	-	-	-	75,000
(3) MLK Restrooms (partial CDBG funded $240,000)				90,000
(3) Comprehensive Master Plan				100,000
(3) Watchguard video evidence platform	-	100,790	100,790	100,790

City of Sherman
GENERAL IMPROVEMENT FUND

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
(3) Re-construct San Miguel cul-de-sac	-	-	-	110,000
(3) Fairview Basketball	-	-	-	150,000
(3) Airport Pavement Maintenance-City match	-	-	-	182,500
(3) Replace Fiber from Muni to PD	-	-	-	235,000
(3) Expand Fairview tennis courts; pickleball	-	-	-	240,000
(3) Pecan Grove West shading	-	-	-	270,000
(3) Beach Club Blvd design	-	-	-	300,000
(4) Sign Table	-	-	-	17,500
(4) Additional Parking Sta 2	-	-	-	20,000
(4) Latex Printer Sign Shop	-	-	-	20,500
(4) Privacy Fence Sta 3	-	-	-	25,000
(4) Front Fence & Gate for Sta 5.5	-	-	-	35,000
(4) Pecan Grove West Electrical Upgrade	-	-	-	35,000
(4) Wanco Message Boards	-	-	-	37,000
(4) Trail Development The Grove	-	-	-	50,000
(4) Bay Doors at Sta 1,2,3, & 5	-	-	-	94,000
(5) Shepherd Rd Design	-	-	-	330,000
(5) Bridge-S. Travis	82,490	300,000	-	600,000
(5) FM 1417 design/ROW - SH 56 to W. Travis	253,910	2,000,000	500,000	1,500,000
(5) Bel Air Blvd Construction Ph II	-	-	-	1,500,000
(5) Moore St - W. Travis to FM 1417	-	2,500,000	500,000	2,300,000
(5) Moore St - Park to power easement	-	-	-	2,200,000
(5) New police HQ - Construction	-	-	788,113	17,250,000
(5) Major Street Rebuilds				1,000,000
Total Expenditures	11,497,900	9,789,258	11,838,582	30,617,290
Excess Revenues over Expenditures	(9,624,265)	(5,039,258)	21,942,018	(28,564,290)
Ending Fund Balance	$ 9,656,463	$ 10,828,178	$ 31,598,481	$ 3,034,191

(1) Pre-2021 CO	1,640,000
(2) SEDCO funded	-
(3) Land-sale funded/General Fund Transfer	1,963,290
(4) 2021 Tax Notes	334,000
(5) 2021 CO/Impact Fees	26,680,000
Total Projects FY2022	30,617,290

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 2,878,642	$ 729,610	$ 1,925,541	$ 870,541
Revenues				
Intergovernmental	1,191,521	-	-	-
Interest Income	24,307	-	12,000	12,000
Miscellaneous Revenue	-	-	-	-
Transfers In	-	600,000	-	-
Transfers In - Impact Fees				825,000
Grant Revenue	-	-	302,000	4,675,000
Total Revenues	1,215,828	600,000	314,000	5,512,000
Total Funds Available	4,094,470	1,329,610	2,239,541	6,382,541
(1) Aeration Basin Upgrade & Biological Clarifier Rehab	118,424	-	10,332	-
(1) Water crossing under 75 at Choctaw	4,295	-	10,156	-
(1) WWTP Control Building Expansion Engineering	7,788	-	5,250	-
(1) Storm Water lift station/Force mail upgrade	26,397	-	-	-
(1) Flanary Rd Wastewater Extension	432,874	-	1,209	-
(1) Moore St Sewer (through Munson Dev) (SISD $400m)	626,450	-	8,728	-
(1) Utility relocates-FM 1417	27,363	-	-	-
(1) Legacy Waterline - Engineering	28,629	213,000	213,000	-
(1) Marilee SUD	1,367	2,000,000	2,000,000	-
(1) Texoma Pkwy sewer overflow relief	-	200,000	200,000	-
(1) Wastewater system study	-	200,000	200,000	-
(1) Water hydraulic study	-	200,000	200,000	-
(1) Laboratory facility expansion - design and engineering	-	250,000	250,000	-
(1) Gate actuator upgrades WWTP	-	300,000	300,000	-
(1) Preston Club Water Line	8,824	-	2,000	-
(1) Travis St West Water	(900)	425,000	-	-
(1) Lamberth Water	(6)	-	-	-
(1) High Country Estates Water	7,105	-	1,443	-
(1) Replace EDR process with RO at WTP (Engineering)	-	-	-	50,000
(1) Replace inverted siphon sewer line (Eng)	-	-	-	65,000
(1) Refurbish Rex Cruz EST-Eng	-	-	-	75,000
(1) Security Upgrades at WWTP	-	-	-	100,000
(1) Backwash tank at WTP	-	-	-	250,000
(1) Refurbish flocculation/sedimentation basin at WTP	-	-	-	250,000
(1) Replace Southside industrial sewer	-	2,400,000	250,000	250,000
(1) Concentrate Disposal Phase II Yr 1	-	1,700,000	1,700,000	400,000
(1) WWTP Main Switchgear & Electrical Upgrade	-	-	-	500,000
(1) Stream Bank Stablization - Nantucket	-	-	-	600,000
(1) WWTP Control Building Expansion-Construction	-	575,000	-	1,260,000
(1) North west Sewer	159,913	3,600,000	607,000	1,823,000
(1) Replace Texoma Pkwy 12" water line	-	1,050,000	-	2,500,000
(1) Ida Road ground storage tank repair	-	2,050,000	-	3,000,000
(2) WTP Backup Generator - Engineering	-	-	190,000	-
(2) WWTP Backup Generator Engineering	-	-	112,000	-
(2) Bel Air Blvd Utiities Ph I	-	-	-	300,000
(2) Shepherd Utilities	-	-	-	400,000
(2) Legacy Waterline - Ph I	-	-	-	400,000
(2) Texoma Pump Station Backup Generator	-	-	-	900,000
(2) Heritage Ranch Lift Station	-	-	-	1,000,000
(2) WTP Backup Generator Construction	-	-	-	1,000,000
(2) Legacy Waterline - Construction Ph II & III	-	2,400,000	-	1,500,000

City of Sherman
UTILITY IMPROVEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
(3) AWIA Security Upgrades @ WTP	-	200,000	-	200,000
(3) Dos Lagos	-	-	20,000	-
(3) Fencing/Gate Repairs	5,635	-	75,000	-
(3) Water Distribution system improvements	2,277	-	-	-
(3) Primary Clarifier #1 Rehab Engineering	40,961	-	15,000	-
(3) Center St. Utility Relocation on Hwy 75	493,472	-	-	-
(3) WWTP Fine Screen Rehab	41,506	-	42,000	-
(3) BNSF move utilities	136,560	-	-	-
(3) Improve system lines to address water quality	-	50,000	25,000	-
(3) Upgrade High Country Estates water system	-	60,000	60,000	-
(3) Abandon old wells/pumps at High Country and Preston Club	-	70,000	70,000	-
(3) Re-route Center Street sewer line	-	80,000	80,000	-
(3) Loop Lamberth Road water line	-	135,000	135,000	-
(3) WTP Flow Meter Improvement	-	100,000	100,000	-
(3) Fairview 6" water line	-	150,000	150,000	-
(3) Implement SSO initiatives	-	150,000	75,000	-
(3) WTP Facilities Improvement	-	150,000	75,000	-
(3) Brine Line Phase II Engineering (City Funds)	-	-	70,000	-
(3) Abandon GST & pump station - High Country & Preston Club	-	-	-	50,000
(3) Upgrade water system at High Country	-	-	-	60,000
(3) Yearly Stream Bank Stabilization	-	-	-	100,000
(3) WWTP Headworks Pump	-	-	-	145,000
(3) Utility oversizing/annual replacements	-	150,000	75,000	200,000
GTUA Funding	-	(17,563,000)	(5,959,118)	(11,123,000)
Total Expenditures	2,168,929	1,295,000	1,369,000	6,255,000
Excess Revenues over Expenditures	(953,102)	(695,000)	(1,055,000)	(743,000)
Ending Fund Balance	$ 1,925,541	$ 34,610	$ 870,541	$ 127,541

(1) GTUA Funding	11,123,000.00
(2) Grant Funded	5,500,000
(3) Utility Fund	755,000
Total Projects FY2022	17,378,000

City of Sherman
STREET REVOLVING FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 450,004	$ 460,084	$ 462,284
Revenues			
Sales & Service	-	-	-
Interest Income	10,080	2,200	2,200
Total Revenues	10,080	2,200	2,200
Total Funds Available	460,084	462,284	464,484
Expenditures			
Capital Expenses	-	-	200,000
	-	-	200,000
Ending Fund Balance	$ 460,084	$ 462,284	$ 264,484

City of Sherman
TIRZ #2 CONSTRUCTION FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 217,259	$ 370,658	$ 474,633
Revenues			
Property Tax	149,512	190,475	194,189
Interest Income	4,887	1,000	1,000
Total Revenues	154,399	191,475	195,189
Total Funds Available	371,658	562,133	669,822
Expenditures:			
Capital Expenses	1,000	87,500	600,000
Transfers Out	-	-	-
Total Expenditures	1,000	87,500	600,000
Excess Revenues over Expenditures	153,399	103,975	(404,811)
Ending Fund Balance	$ 370,658	$ 474,633	$ 69,822

City of Sherman
TIRZ #7 CONSTRUCTION FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 104,614	$ (10,347)	$ (91,508)
Revenues			
Property Tax	21,589	49,217	45,931
Intergovernmental	23,033	47,472	(44,296)
Interest Income	1,473	150	150
Transfers In	132,000	-	-
Total Revenues	178,095	96,839	1,785
Total Funds Available	282,709	86,492	(89,723)
Expenditures			
Capital Expenses	133,856	-	-
Transfers Out	159,200	178,000	178,000
Total Expenditures	293,056	178,000	178,000
Excess Revenues over Expenditures	(114,961)	(81,161)	(176,215)
Ending Fund Balance	$ (10,347)	$ (91,508)	$ (267,723)

City of Sherman
ROADWAY IMPACT FEES ZONE #1
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	200,000
Total Revenues	-	-	200,000
Total Funds Available	-	-	200,000
Expenditures			
Capital Expenses	-	-	100,000
Transfers Out	-	-	-
Total Expenditures	-	-	100,000
Excess Revenues over Expenditures	-	-	100,000
Ending Fund Balance	-	-	100,000

City of Sherman
ROADWAY IMPACT FEES ZONE #2
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	190,000
Total Revenues	-	-	190,000
Total Funds Available	-	-	190,000
Expenditures			
Capital Expenses	-	-	80,000
Transfers Out	-	-	-
Total Expenditures	-	-	80,000
Excess Revenues over Expenditures	-	-	110,000
Ending Fund Balance	-	-	110,000

City of Sherman
ROADWAY IMPACT FEES ZONE #4
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	350,000
Total Revenues	-	-	350,000
Total Funds Available	-	-	350,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	300,000
Total Expenditures	-	-	300,000
Excess Revenues over Expenditures	-	-	50,000
Ending Fund Balance	-	-	50,000

City of Sherman
UTILITY IMPACT FEES
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	-	-	-
Revenues			
Interest Income	-	-	-
Sales & Service	-	-	1,110,000
Total Revenues	-	-	1,110,000
Total Funds Available	-	-	1,110,000
Expenditures			
Capital Expenses	-	-	-
Transfers Out	-	-	825,000
Total Expenditures	-	-	825,000
Excess Revenues over Expenditures	-	-	285,000
Ending Fund Balance	-	-	285,000

City of Sherman
DEBT SERVICE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 192,883	$ 88,025	$ 87,366
Revenues			
Property Tax	4,371,000	4,739,000	6,455,000
Sales Tax	269,440	-	-
Transfers In	1,290,245	1,070,490	1,069,000
Interest Income	2,577	-	-
Miscellaneous Revenue	505	-	-
Total Revenues	5,933,767	5,809,490	7,524,000
Total Funds Available	6,126,650	5,897,515	7,611,366
Expenditures			
Debt Service	5,909,837	5,804,149	7,516,297
Services & Charges	4,500	6,000	7,000
Transfers Out	124,287	-	-
Total Expenditures	6,038,625	5,810,149	7,523,297
Excess Revenues over Expenditures	(104,858)	(659)	703
Ending Fund Balance	$ 88,025	$ 87,366	$ 88,069

City of Sherman
TIRZ #1 DEBT SERVICE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 354,944	$ 363,841	$ 375,536
Revenues			
Property Tax	314,354	324,998	321,717
Interest Income	8,199	1,000	1,000
Total Revenues	322,553	325,998	322,717
Total Funds Available	677,497	689,839	698,253
Expenditures			
Debt Service	313,456	313,553	321,414
Services & Charges	200	750	200
Total Expenditures	313,656	314,303	321,614
Excess Revenues over Expenditures	8,897	11,695	1,103
Ending Fund Balance	$ 363,841	$ 375,536	$ 376,639

City of Sherman
STORMWATER FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 1,912,477	$ 1,722,589	$ 36,570
Revenues			
Sales & Service	444,681	448,000	452,000
Grant Revenue	-	-	250,000
Interest Income	17,814	1,500	1,500
Total Revenues	462,495	449,500	703,500
Total Funds Available	2,374,972	2,172,089	740,070
Expenditures			
Personnel	74,286	101,710	104,490
Supplies	4,057	7,809	4,109
Repair & Maintenance	42,554	53,000	51,500
Information Technology	993	2,500	3,090
Services & Charges	1,860	1,500	3,540
Capital Expenses	113,751	1,700,000	250,000
Transfers Out	261,582	269,000	269,000
Fleet Services & Charges	153,300	-	-
Total Expenditures	652,383	2,135,519	685,729
Excess Revenues over Expenditures	(189,888)	(1,686,019)	17,771
Ending Fund Balance	$ 1,722,589	$ 36,570	$ 54,341

City of Sherman
EMERGENCY 9-1-1 FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 272,458	$ 322,985	$ 211,323
Revenues			
Sales & Service	296,281	295,000	294,000
Interest Income	4,899	1,000	1,000
Total Revenues	301,181	296,000	295,000
Total Funds Available	573,639	618,985	506,323
Expenditures			
Personnel	108,231	108,530	108,300
Supplies	2,250	-	-
Repair & Maintenance	-	-	-
Services & Charges	119,534	170,465	180,673
Capital Expenses	20,640	128,666	-
Total Expenditures	250,654	407,661	288,973
Excess Revenues over Expenditures	50,526	(111,661)	6,027
Ending Fund Balance	$ 322,985	$ 211,323	$ 217,350

City of Sherman
COURT SECURITY & TECHNOLOGY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 50,963	$ 58,265	$ 61,195
Revenues			
Fines & Penalties	30,897	29,200	32,250
Interest Income	891	100	100
Total Revenues	31,788	29,300	32,350
Total Funds Available	82,751	87,565	93,545
Expenditures			
Supplies	290	550	5,000
Repair & Maintenance	22,324	23,820	1,116
Services & Charges	1,873	2,000	3,700
Capital Expenses	-	-	5,000
Total Expenditures	24,486	26,370	14,816
Excess Revenues over Expenditures	7,301	2,930	17,534
Ending Fund Balance	$ 58,265	$ 61,195	$ 78,729

City of Sherman
PARKS PRIDE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 17,533	$ 19,813	$ 30,863
Revenues			
Miscellaneous Revenue	31,137	21,000	11,000
Interest Income	452	50	100
Total Revenues	31,589	21,050	11,100
Total Funds Available	49,122	40,863	41,963
Expenditures			
Services & Charges	29,309	10,000	40,000
Capital Expenses	-	16,500	-
Total Expenditures	29,309	26,500	40,000
Excess Revenues over Expenditures	2,280	(5,450)	(28,900)
Ending Fund Balance	$ 19,813	$ 30,863	$ 1,963

City of Sherman
POLICE PRIDE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 15,114	$ 8,038	$ 16,588
Revenues			
Miscellaneous Revenue	10,064	11,000	11,000
Interest Income	295	50	50
Total Revenues	10,359	11,050	11,050
Total Funds Available	25,473	19,088	27,638
Expenditures			
Supplies	-	-	-
Services & Charges	7,435	2,500	5,000
Capital Expenses	10,000	-	18,000
Total Expenditures	17,435	2,500	23,000
Excess Revenues over Expenditures	(7,075)	8,550	(11,950)
Ending Fund Balance	$ 8,038	$ 16,588	$ 4,638

City of Sherman
DONATIONS FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 6,424	$ 5,687	$ 6,737
Revenues			
Miscellaneous Revenue	10,120	11,000	11,000
Interest Income	137	50	50
Total Revenues	10,257	11,050	11,050
Total Funds Available	16,681	16,737	17,787
Expenditures			
Supplies	10,994	10,000	15,000
Excess Revenues over Expenditures	(737)	1,050	(3,950)
Ending Fund Balance	$ 5,687	$ 6,737	$ 2,787

City of Sherman
HOTEL/MOTEL TAX FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ (28,643)	$ (46,190)	$ (27,376)
Revenues			
Hotel-Motel Taxes	500,209	556,000	569,000
Fines & Penalties	60	-	-
Miscellaneous Revenue	90	25	-
Interest Income	27	-	-
Sales & Service	61,190	35,000	40,000
Rentals	16,395	20,000	20,000
Transfers In	100,000	210,000	260,000
Total Revenues	677,971	821,025	889,000
Total Funds Available	649,328	774,835	861,624
Expenditures			
Personnel	193,006	195,810	198,360
Supplies	13,845	24,550	22,400
Repair & Maintenance	56,623	30,500	33,500
Utilities	25,044	35,050	29,210
Information Technology	2,978	3,740	13,910
Services & Charges	359,681	404,071	427,500
Capital Expenses	8,618	-	5,000
Transfers Out	35,725	108,490	107,000
Total Expenditures	695,518	802,211	836,880
Excess Revenues over Expenditures	(17,547)	18,814	52,120
Ending Fund Balance	$ (46,190)	$ (27,376)	$ 24,744

City of Sherman
DRUG ENFORCEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 206,135	$ 205,702	$ 196,024
Revenues			
Fines & Penalties	10,326	25,000	200,000
Interest Income	2,294	600	1,000
Total Revenues	12,620	25,600	201,000
Total Funds Available	218,755	231,302	397,024
Expenditures			
Supplies	2,704	25,000	86,200
Repair & Maintenance	-	-	27,000
Services & Charges	10,349	10,278	5,000
Capital Expenses	-	-	-
Fleet Services & Charges	-	-	180,000
Total Expenditures	13,053	35,278	298,200
Excess Revenues over Expenditures	(433)	(9,678)	(97,200)
Ending Fund Balance	$ 205,702	$ 196,024	$ 98,824

City of Sherman
MUNICIPAL AIRPORT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 227,152	$ 153,381	$ 86,387
Revenues			
Interest Income	2,905	500	200
Rentals	51,666	50,000	87,000
Sales & Service	352,232	380,000	380,000
Grant Revenue	-	50,000	50,000
Miscellaneous Revenue	-	-	-
Total Revenues	406,803	480,500	517,200
Total Funds Available	633,955	633,881	- 603,587
Expenditures			
Supplies	317,572	325,266	326,250
Repair & Maintenance	18,063	10,344	8,995
Services & Charges	124,517	97,825	135,980
Utilities	9,461	14,060	9,820
Vehicle Usage	-	-	-
Capital Expenses	10,960	100,000	100,000
Total Expenditures	480,574	547,495	581,045
Excess Revenues over Expenditures	(73,771)	(66,995)	(63,845)
Ending Fund Balance	$ 153,381	$ 86,387	$ 22,542

City of Sherman
EMPLOYEE INSURANCE FUND
2021-2022 Annual Budget

	Actual 2019-2020	Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 691,865	$ 256,261	$ 122,163	$ 374,093
Revenues				
Employer Contributions	4,973,253	4,812,048	4,375,430	4,294,170
Employee Contributions	972,932	972,000	957,000	960,000
Retiree Contributions	208,485	213,000	211,000	211,000
COBRA Contributions	-	-	500	-
Miscellaneous Revenue	675	-	-	-
Interest Income	15,289	5,000	-	-
Total Revenues	6,170,634	6,002,048	5,543,930	5,465,170
Total Funds Available	6,862,499	6,258,309	5,666,093	5,839,263
Expenditures				
Health Insurance Claims	4,098,917	4,800,000	4,200,000	4,300,000
Administration & Premiums	1,048,836	1,040,000	1,050,000	1,125,000
Life Insurance Premiums	42,583	47,568	42,000	42,000
Transfers Out	1,550,000	-	-	-
Total Expenditures	6,740,336	5,887,568	5,292,000	5,467,000
Excess Revenues over Expenditures	(569,702)	114,480	251,930	(1,830)
Ending Fund Balance	$ 122,163	$ 370,741	$ 374,093	$ 372,263

City of Sherman
INFORMATION TECHNOLOGY FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 105,193	$ 83,917	$ 80,559
Revenues			
Technology Services:			
General Fund	615,427	838,530	1,041,100
Stormwater	993	2,500	3,090
Tourism	2,978	3,740	13,910
Equipment Services Fund	21,838	38,630	46,350
Utility Fund	182,643	238,060	293,540
Solid Waste Fund	44,668	67,290	86,510
Interest Income	1,208	-	-
Miscellaneous Revenue	797	-	-
Total Revenues	870,552	1,188,750	1,484,500
Total Funds Available	975,744	1,272,667	1,565,059
Expenditures			
Personnel	595,213	592,320	812,700
Supplies	21,146	62,147	63,086
Repair & Maintenance	145,893	171,695	162,818
Utilities	34,449	38,430	35,710
Services & Charges	69,027	105,827	288,614
Capital Expenses	26,099	221,689	121,575
Total Expenditures	891,827	1,192,108	1,484,503
Excess Revenues over Expenditures	(21,276)	(3,358)	(3)
Ending Fund Balance	$ 83,917	$ 80,559	$ 80,557

City of Sherman
EQUIPMENT SERVICES FUND
2021-2022 Annual Budget

	Actual 2019-2020	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 61,223	$ (10,508)	$ 6,295
Revenues			
Internal Service Revenue	3,217,177	3,463,363	3,610,030
Interest Income	947	-	-
Miscellaneous Revenue	22,340	-	-
Total Revenues	3,240,465	3,463,363	3,610,030
Total Funds Available	3,301,687	3,452,855	3,616,325
Expenditures			
Personnel	963,314	996,120	1,101,660
Supplies	652,386	776,090	869,615
Repair & Maintenance	1,231,593	1,249,366	1,152,843
Utilities	13,589	16,180	14,840
Information Technology	21,838	38,630	46,350
Services & Charges	331,675	342,758	371,724
Capital Expenses	97,802	27,416	53,000
Vehicle Usage	-	-	-
Total Expenditures	3,312,195	3,446,560	3,610,032
Excess Revenues over Expenditures	(71,731)	16,803	(2)
Ending Fund Balance	$ (10,508)	$ 6,295	$ 6,293

City of Sherman
FLEET REPLACEMENT FUND
2021-2022 Annual Budget

	Actual 2019-2020	Adjusted Budget 2020-2021	Projected 2020-2021	Requested 2021-2022
Beginning Fund Balance	$ 204,806	$ 53,999	$ (74,393)	$ 49,829
Revenues				
Fleet Replacement Revenue	2,207,036	1,612,036	1,884,261	1,865,386
Interest Income	2,993	5,000	200	200
Debt Proceeds	933,416	1,725,612	2,145,000	1,434,352
Miscellaneous Revenue	152,924	20,000	164,500	-
Total Revenues	3,296,370	3,362,648	4,193,961	3,299,938
Total Funds Available	3,501,176	3,416,647	4,119,568	3,349,767
Expenditures				
Debt Service	675,752	758,988	758,988	758,984
Capital Expenses	2,899,816	2,616,179	3,310,751	2,540,750
Total Expenditures	3,575,568	3,375,167	4,069,739	3,299,734
Excess Revenues over Expenditures	(279,199)	(12,519)	124,222	204
Ending Fund Balance	$ (74,393)	$ 41,480	$ 49,829	$ 50,033

BUDGETED FY21/22

FUND	DETAILS	*Expense TRANSFER FROM* Debit	*Revenue TRANSFER TO* Credit
100	From fund 700 5% franchise, admin cost		$ 2,426,000.00
	From fund 790, dept 243, 244		$ 876,000.00
	From 790, CSW truck debt service		$ 56,139.00
	To fund 222, capital projects	$ 1,150,000.00	
	To fund 460, fund balance	$ 260,000.00	
222	From fund 100, capital projects		$ 1,150,000.00
	From fund 325, Detention		$ 119,000.00
	From fund 253, Bel Air Blvd, Shepherd Place		$ 300,000.00
235	To fund 222, Detention	$ 119,000.00	
241	To fund 300, debt service	$ 289,000.00	
242	To fund 300, debt service	$ 226,000.00	
243	To fund 300, debt service	$ 178,000.00	
253	To fund 222, Bel Air Blvd, Shepherd Place	$ 300,000.00	
300	From fund 420, debt service		$ 269,000.00
	From fund 241, debt service		$ 289,000.00
	From fund 242, debt service		$ 226,000.00
	From fund 243, debt service		$ 178,000.00
	From fund 460, debt service		$ 107,000.00
420	To fund 300, debt service	$ 269,000.00	
460	To fund 300, debt service	$ 107,000.00	
	From fund j200, fund balance		$ 260,000.00
700	To fund 100 5% franchise, admin cost	$ 2,426,000.00	
	From fund 790, admin cost		$ 183,000.00
750	To fund 770, Bel Air, Heritage Rch, Shepherd	$ 825,000.00	
770	From fund 750, BelAir, Heritage Rch, Shepherd		$ 825,000.00
790	To fund 100 8% franchise, admin cost RSW	$ 254,000.00	
790	To fund 100 8% franchise, admin cost CSW	$ 622,000.00	
790	To fund 700 admin cost	$ 183,000.00	
790	To fund 100, CSW truck debt service	$ 56,139.00	
	TOTALS	$ 7,264,139.00	$ 7,264,139.00

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
2021	$ 3,819,840	$ 17,816	$ 17,348	$ 0.489

Total Collections as of 6/30/2021

City of Sherman, Texas

Bonded Debt as of 7/31/20

	(1)				(2)			
	$2,840,000				***$6,970,000***			
	Combination Tax & Tax Increment Revenue				***Tax & Waterworks & Sewer System (Limited Pledge)***			
	2004 Series TIF Zone#1, Certificates of Obligation				***Revenue Certificates of Obligation Series 2016***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**	**TOTAL**	**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		470,000.00	31,524.00	501,524.00		5,775,000.00	1,257,175.00	7,032,175.00

(1) These bonds were issued in 2004 to provide funding for infrastructure development for Sherman Town Center.

(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)				(4)			
	$7,776,530				***$474,557***			
	General Obligation				***TIF #1***			
	Refunding Bonds Series 2017				***Refunding Bonds Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	2.50%	694,412.34	203,772.69	898,185.03	2.50%	58,109.02	12,436.84	70,545.86
2023	3.00%	716,341.97	186,535.50	902,877.47	3.00%	61,336.98	11,384.80	72,721.78
2024	3.00%	736,341.97	165,103.23	901,445.20	3.00%	61,336.98	10,076.73	71,413.71
2025	4.00%	758,113.05	143,172.53	901,285.58	4.00%	64,565.90	8,738.24	73,304.14
2026	4.00%	795,200.26	113,100.90	908,301.16	4.00%	67,793.86	6,902.88	74,696.74
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		5,758,646.74	977,037.11	6,735,683.85		313,142.74	49,539.49	362,682.23

(3) These bonds refunded the Series 2006 bonds, and the 2008, 2009 and 2009A Certificates of Obligation.

(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

	(5)				(6)			
	$1,108,913 Auditorium Refunding Bonds Series 2017				***$8,760,000 Combination Tax & Revenue Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		823,210.52	138,123.40	961,333.92		7,804,671.45	2,562,989.29	10,367,660.74

(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)				(8)			
	$3,900,000 TIRZ #5 Certificates of Obligation Series 2017				***$3,050,000 TIRZ #6 Certificates of Obligation Series 2017***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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		-	-	-		-	-	-
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		3,474,682.50	1,141,056.87	4,615,739.37		2,717,379.90	892,364.99	3,609,744.89

(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

City of Sherman, Texas
Bonded Debt as of 7/31/20

	(9)				(10)			
	$2,400,000 TIRZ #7 Certificates of Obligation Series 2017				***$3,900,000 Stormwater Certificates of Obligation Series 2017A***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	96,079.51	81,437.33	177,516.84	4.00%	155,000.00	113,875.00	268,875.00
2023	5.00%	100,717.84	76,633.35	177,351.19	4.00%	165,000.00	107,675.00	272,675.00
2024	5.00%	106,018.77	71,597.46	177,616.23	4.00%	170,000.00	101,075.00	271,075.00
2025	5.00%	111,319.71	66,296.52	177,616.23	4.00%	175,000.00	94,275.00	269,275.00
2026	5.00%	116,620.65	60,730.54	177,351.19	4.00%	185,000.00	87,275.00	272,275.00
2027	5.00%	122,584.21	54,899.50	177,483.71	4.00%	190,000.00	79,875.00	269,875.00
2028	5.00%	127,885.15	49,996.13	177,881.28	4.00%	200,000.00	72,275.00	272,275.00
2029	3.00%	132,523.47	44,880.73	177,404.20	3.00%	205,000.00	64,275.00	269,275.00
2030	3.00%	136,499.17	40,905.02	177,404.20	3.00%	210,000.00	58,125.00	268,125.00
2031	3.00%	140,474.88	36,810.05	177,284.93	3.00%	220,000.00	51,825.00	271,825.00
2032	3.13%	145,113.20	32,420.21	177,533.41	3.00%	225,000.00	45,225.00	270,225.00
2033	3.25%	149,751.52	27,704.03	177,455.55	3.00%	230,000.00	38,475.00	268,475.00
2034	3.25%	155,052.46	22,649.92	177,702.37	3.13%	240,000.00	31,575.00	271,575.00
2035	3.38%	160,353.40	17,416.90	177,770.29	3.13%	245,000.00	24,075.00	269,075.00
2036	3.38%	165,654.33	11,804.53	177,458.86	3.13%	255,000.00	16,418.76	271,418.76
2037	3.50%	171,617.89	6,006.63	177,624.52	3.25%	260,000.00	8,450.00	268,450.00
2038				-		-	-	-
2039				-		-	-	-
2040				-		-	-	-
2041				-		-	-	-
2042				-		-	-	-
2043				-		-	-	-
2044				-		-	-	-
2045				-		-	-	-
2046				-		-	-	-
2047				-		-	-	-
2048				-		-	-	-
2049				-		-	-	-
2050				-		-	-	-
2051				-		-	-	-
		2,138,266.15	702,188.85	2,840,455.00		3,330,000.00	994,768.76	4,324,768.76

(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

(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)				(12)			
	$18,980,000 General Obligation Certificates of Obligation Series 2018				***$19,130,000 General Obligation Certificates of Obligation Series 2019***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
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
2045		-	-	-		-	-	-
2046		-	-	-		-	-	-
2047		-	-	-		-	-	-
2048		-	-	-		-	-	-
2049		-	-	-		-	-	-
2050		-	-	-		-	-	-
2051		-	-	-		-	-	-
		18,015,000.00	8,266,656.48	26,281,656.48		18,240,000.00	8,505,750.00	26,745,750.00

(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

	(13)				(14)			
	$29,025,000 General Obligation Certificates of Obligation Series 2021				***$1,980,000 General Obligation Tax Notes Series 2021***			
Fiscal Yr	**Coupon**	**Principal**	**Interest**		**Coupon**	**Principal**	**Interest**	
2022	5.00%	390,000.00	970,323.70	1,360,323.70	3.00%	300,000.00	64,450.00	364,450.00
2023	5.00%	600,000.00	761,968.76	1,361,968.76	3.00%	315,000.00	53,200.00	368,200.00
2024	5.00%	630,000.00	731,968.76	1,361,968.76	3.00%	325,000.00	40,600.00	365,600.00
2025	5.00%	660,000.00	700,468.76	1,360,468.76	3.00%	340,000.00	27,600.00	367,600.00
2026	3.00%	695,000.00	667,468.76	1,362,468.76	3.00%	350,000.00	14,000.00	364,000.00
2027	3.00%	730,000.00	632,718.76	1,362,718.76		-	-	-
2028	5.00%	765,000.00	596,218.76	1,361,218.76		-	-	-
2029	3.00%	805,000.00	557,968.76	1,362,968.76		-	-	-
2030	3.00%	845,000.00	517,718.76	1,362,718.76		-	-	-
2031	2.00%	885,000.00	475,468.76	1,360,468.76		-	-	-
2032	2.00%	905,000.00	457,768.76	1,362,768.76		-	-	-
2033	2.00%	925,000.00	439,668.76	1,364,668.76		-	-	-
2034	2.00%	940,000.00	421,168.76	1,361,168.76		-	-	-
2035	2.00%	960,000.00	402,368.76	1,362,368.76		-	-	-
2036	2.00%	980,000.00	383,168.76	1,363,168.76		-	-	-
2037	2.00%	1,000,000.00	363,568.76	1,363,568.76		-	-	-
2038	2.00%	1,020,000.00	343,568.76	1,363,568.76		-	-	-
2039	2.00%	1,040,000.00	323,168.76	1,363,168.76		-	-	-
2040	2.00%	1,060,000.00	302,368.76	1,362,368.76		-	-	-
2041	2.00%	1,080,000.00	281,168.76	1,361,168.76		-	-	-
2042	2.00%	1,100,000.00	259,568.76	1,359,568.76		-	-	-
2043	2.00%	1,125,000.00	237,568.76	1,362,568.76		-	-	-
2044	2.00%	1,145,000.00	215,068.76	1,360,068.76		-	-	-
2045	2.125%	1,170,000.00	192,168.76	1,362,168.76		-	-	-
2046	2.125%	1,195,000.00	167,306.26	1,362,306.26		-	-	-
2047	2.125%	1,220,000.00	141,912.50	1,361,912.50		-	-	-
2048	2.25%	1,245,000.00	115,987.50	1,360,987.50		-	-	-
2049	2.25%	1,275,000.00	87,975.00	1,362,975.00		-	-	-
2050	2.25%	1,305,000.00	59,287.50	1,364,287.50		-	-	-
2051	2.25%	1,330,000.00	29,925.00	1,359,925.00		-	-	-
		29,025,000.00	11,837,048.94	40,862,048.94		1,630,000.00	199,850.00	1,829,850.00

(13) These certificates were issued to fund new streets, major rebuild of some existing streets and a new police headquarters.

(14) These certificates were issued to fund fleet and equipment purchases

City of Sherman, Texas
Bonded Debt as of 7/31/20

	TOTALS		
Fiscal Yr	**Principal**	**Interest**	**TOTAL**
2022	3,950,000.00	3,537,710.46	7,487,710.46
2023	4,320,000.00	3,185,093.52	7,505,093.52
2024	4,245,000.00	2,999,037.52	7,244,037.52
2025	4,425,000.00	2,816,137.52	7,241,137.52
2026	4,640,000.00	2,616,087.52	7,256,087.52
2027	4,375,000.00	2,409,787.52	6,784,787.52
2028	4,570,000.00	2,222,187.52	6,792,187.52
2029	4,338,624.46	2,024,900.02	6,363,524.48
2030	4,046,375.54	1,860,787.52	5,907,163.06
2031	4,075,000.00	1,719,225.02	5,794,225.02
2032	4,195,000.00	1,599,650.02	5,794,650.02
2033	4,320,000.00	1,473,518.76	5,793,518.76
2034	4,460,000.00	1,341,031.26	5,801,031.26
2035	4,585,000.00	1,211,968.76	5,796,968.76
2036	4,725,000.00	1,074,381.28	5,799,381.28
2037	4,395,000.00	932,468.76	5,327,468.76
2038	2,925,000.00	798,818.76	3,723,818.76
2039	3,005,000.00	716,418.76	3,721,418.76
2040	3,090,000.00	630,443.76	3,720,443.76
2041	3,180,000.00	540,668.76	3,720,668.76
2042	3,270,000.00	448,131.26	3,718,131.26
2043	3,370,000.00	351,425.12	3,721,425.12
2044	2,270,000.00	251,631.26	2,521,631.26
2045	1,170,000.00	192,168.76	1,362,168.76
2046	1,195,000.00	167,306.26	1,362,306.26
2047	1,220,000.00	141,912.50	1,361,912.50
2048	1,245,000.00	115,987.50	1,360,987.50
2049	1,275,000.00	87,975.00	1,362,975.00
2050	1,305,000.00	59,287.50	1,364,287.50
2051	1,330,000.00	29,925.00	1,359,925.00
	99,515,000.00	37,556,073.18	137,071,073.18

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **G. 2.**

Meeting Date: 08/16/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCE NO. 6402

Providing for the Levy of Ad Valorem Taxes for the City of Sherman, Texas, for the Tax Year 2021; Distributin 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; providng for a Lien on all Real and Personal Property to Secure Payment of Taxes Due Thereon

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 for the 2021 tax year that will raise the same amount of property tax revenue from the same properties in both the 2020 tax year and the 2021 tax year. The voter-approval rate is the highest tax rate that that may be adopted without holding an election to seek voter approval of the rate. This year's no-new-revenue tax rate is $0.460628/$100, with a voter-approval rate of $0.522884/$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 $0.183423/$100; and the M&O rate is $0.305577/$100.

Origination:

Director of Finance

Financial Consideration:

The proposed tax rate will generate approximately $19.2 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 $0.489/$100, which is effectively a 6.2% increase in the tax rate."

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. 6402

Notice of PH on Tax Increase FY2022

ORDINANCE NO. 6402

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 2021; 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 LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; PROVIDING A PENALTY CLAUSE, SAVINGS/ REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; 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 the City Council hereby levies, approves and orders to be assessed and collected for the Tax Year 2021 beginning on January 1, 2021, and for each subsequent tax year until otherwise ordained, a Maintenance and Operations (M&O) ad valorem tax at the rate of $0.305577/$100 Dollars of taxable value and a debt service ad valorem tax at the rate of $0.183423/$100 Dollars of taxable value on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Sherman that is not exempt from taxation by the constitution and laws of the State of Texas, apportioned as follows, with each such component being separately approved by the City Council:

FOR GENERAL FUND EXPENDITURES, $0.305577 on each One Hundred Dollars ($100.00) assessed valuation of such property.

FOR DEBT SERVICE EXPENDITURES, $0.183423 on each One Hundred Dollars ($100.00) assessed valuation of such property.

The total tax rate of $0.489 is based on one hundred percent (100%) market value on each One Hundred Dollars ($100.00) of assessed valuation of all taxable property within the City.

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, 2022. Penalty charges shall be in accordance with the following schedule.

If paid in February, 2022	6%
If paid in March, 2022	7%
If paid in April, 2022	8%
If paid in May, 2022	9%
If paid in June, 2022	10%
If paid on or after July 1, 2022	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, 2022, shall be assessed to defray the cost of collection.

A tax imposed on tangible personal property that is delinquent on or after February 1 of the year in which it becomes delinquent shall incur an additional penalty sixty (60) days after the date the tax becomes delinquent. Pursuant to Section 33.11 of the Texas Property Tax Code, the tangible personal property taxes that remain delinquent on April 1 of the year in which they become delinquent shall incur an additional penalty of fifteen percent (15%) of the amount of taxes, penalty and interest due to defray the costs of collection.

The City shall have a lien on all taxable property located in the City to secure the payment of taxes, penalty and interest, and all costs of collection, assessed and levied hereby.

SECTION 3: Taxes are payable at the office of the Grayson County Tax Assessor/Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 4: The tax roll, as presented to the City Council, together with any supplement thereto, is hereby accepted.

SECTION 5. All provisions of any ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting ordinances shall remain in full force and effect.

SECTION 6. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 7. That it is 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 _____ , 2021.

ADOPTED on this the _____ day of _____ , 2021.

EFFECTIVE DATE on this the _____ day of _____ , 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
ABERNATHY, ROEDER,
BOYD, & HULLETT, P.C.

BY: _____
RYAN D. PITTMAN, 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	$0.46063	per $100
VOTER-APPROVAL TAX RATE	$0.52288	per $100

The no-new revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for the City of Sherman from the same properties in both the 2020 tax year and the 2021 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 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD AT 5:00 P.M. ON AUGUST 16, 2021 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

The following table 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.

	2020	**2021**	**Change**
Total tax rate (per $100 of value	$0.48900/$100	$0.48900/$100	-
Average homestead taxable value	$166,873	$172,317	$5,444
Tax on average homestead	$816	$843	$58
Total tax levy on all properties	$17,834,585	$19,170,413	$1,335,828

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 **G. 3.**

Meeting Date: 08/16/2021

Approved By: Robby Hefton, City Manager

Caption:

ADOPTION OF ORDINANCES

Consider Adoption of Ordinance Numbers 6403, 6404, 6405, 6406 & 6407

Issue:

D. 4. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6403**
Ordering an Election of the Qualified Voters of the City of Sherman, Texas, on the 2nd day of November, 2021, for the Purpose of Electing a Mayor and Two (2) At-Large 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

D. 5. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6404**
Re-appointing a Presiding Municipal Court of Record Judge and an Alternate Municipal Court of Record Judge for the City of Sherman, Grayson County, Texas

D. 6. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6405**
Amending Chapter 3 of the Code of Ordinances, entitled "Building Regulations", at Article 3.06, entitled "Housing Code", Division 2, entitled "Dangerous Buildings", at Section, 3.06.015, entitled "Order to Abate"; Providing for Inclusion in the Code of Ordinances; Providing a Repealing Clause, a Severability Clause nad a Penalty Clause; Providing a Penalty not to Exceed $2,000

D. 7. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6406**
Amending Section 12, Ordinance No. 2280, so as to Include Certain Property within the R-1 (One-Family Residential) District, located at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition (DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor); Providing for a Penalty not to Exceed $2,000.00

D. 8. **INTRODUCTION AND PUBLIC HEARING OF ORDINANCE NO. 6407**
Amending Chapter 10 of The Code of Ordinances, City of Sherman, Texas, Entitled "Subdivision Regulation", Article 10.05, Entitled "Subdivision Ordinance", at Exhibit A, Entitled "Subdivision Ordinance" and Chapter 14 of the Code of Ordinances, City of Sherman, Texas, Entitled "Zoning Ordinance", Article 14.04, Entitled "General Zoning Ordinance"; at Exhibit A, Entitled "General Zoning Ordinance" Providing For Inclusion in The Code of Ordinances; Modifying Certain Regulations Relating to The Development Application and Processing Procedures for Platting and Site Plan Approval; Providing A Repealing Clause, A Severability Clause And A Penalty Clause; Providing A Penalty Not to Exceede $2,000.00

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 1.**

Meeting Date: 08/16/2021

Prepared By: Mary Lawrence, Director of Finance

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6764

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 2021-2026

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) 2021-2022 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. 6764

DRAFT CIP 2021-2026

RESOLUTION NO. 6764

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 2nd day of August, 2021, 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 16th day of August, 2021.

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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLET, P.C.

BY: _____
RYAN PITTMAN, CITY ATTORNEY

Capital Improvement Plan of the City of Sherman

October 1, 2021 - September 30, 2026

David Plyler, Mayor
Daron Holland, Deputy Mayor

Council Members
Willie Steele
Shawn Teamann
Pamela Howeth
Josh Stevenson
Sandra Melton

CAPITAL IMPROVEMENT PROGRAM OF THE CITY OF SHERMAN

OCTOBER 1, 2021 - SEPTEMBER 30, 2026

CITY COUNCIL

David Plyler, Mayor
Daron Holland, Deputy Mayor

Council Members

Willie Steele
Shawn Teamann
Pamela L. Howeth
Josh Stevenson
Sandra Melton

Robby Hefton, City Manager

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City of Sherman, Texas

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Sherman
CLASSIC TOWN. BROAD HORIZON.

MAYOR
DAVID PLYLER
DEPUTY MAYOR
DARON HOLLAND
CITY COUNCIL
WILLIE STEELE
SHAWN TEAMANN
PAMELA L. HOWETH
JOSH STEVENSON
SANDRA MELTON
CITY MANAGER
ROBBY HEFTON

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

Subject: 2021-2022/2025-2026 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, 2021 through September 30, 2026.

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 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
ENGINEERING SERVICES					
Design & Construct Shepherd Road Adjacent to Proposed Development	$ 330,000	$ 3,300,000	$ -	$ -	$ -
Major Rebuild Projects	$ 1,000,000	$ 500,000	$ -	$ -	$ -
Design & Construct Signal at FM 1417 & Bel Air Boulevard	$ 75,000	$ 400,000	$ -	$ -	$ -
Design & Construct Beach Club Boulevard	$ 300,000	$ 1,500,000	$ -	$ -	$ -
Design & Construct Lamberth Road Expansion - Shady Oaks to Friendship Road	$ 500,000	$ -	$ 3,000,000	$ -	$ -
Design & ROW Acquisition for FM 1417 Improvements - SH 56 to W. Travis	$ 1,500,000	$ -	$ -	$ -	$ -
Repair South Travis Street Bridge at Post Oak Creek	$ 600,000	$ -	$ -	$ -	$ -
Engineer & Construct McGee Street - Phase II - Little Lane to Sand Creek	$ 540,000	$ -	$ -	$ -	$ -
Reconstruct North End of San Miguel Street as a Cul-de-sac	$ 110,000	$ -	$ -	$ -	$ -
Schematic Design of Friendship Road - SH 56 to OB Groner	$ 600,000	$ -	$ -	$ -	$ -
Bel Air Boulevard Construction - Phase II	$ 1,500,000	$ -	$ -	$ -	$ -
TIF #2 - Downtown General Improvements	$ 600,000	$ -	$ -	$ -	$ -
TIF #3 - Old Medical Plaza Hospital Demolition & Asbestos Mitigation	$ 200,000	$ -	$ -	$ -	$ -
TIRZ #5 - Crossroads General Improvements	$ 325,000	$ -	$ -	$ -	$ -
TIRZ #6 - Reimburse Sherman Landing Developer	$ 800,000	$ -	$ -	$ -	$ -
Extend Moore Street - Park Ave to Power Easement	$ 2,200,000	$ -	$ -	$ -	$ -
Design & Construct Heritage Ranch East-West Collector - Plainview Road to FM 1417	$ -	$ 500,000	$ 3,000,000	$ 2,000,000	$ -
Repair Erosion Damage & Overlay Bridge Deck on McGee Street Bridge	$ -	$ 150,000	$ 750,000	$ -	$ -
Design & Construct Legacy Boulevard	$ -	$ 200,000	$ 1,200,000	$ -	$ -
Planning Costs for FM 1417 Improvements - US 75 East to Railroad Crossing	$ -	$ 500,000	$ -	$ -	$ -
Extend Moore Street - Power Easement to Center Street	$ -	$ 3,000,000	$ -	$ -	$ -
Bel Air Boulevard Construction - Phase III	$ -	$ 1,000,000	$ -	$ -	$ -
Construct Progress Drive - Progress Rail to Flanary Road	$ -	$ -	$ 1,900,000	$ -	$ -
Construct Street Connecting Loy Lake Road to Fallon Drive Overpass	$ -	$ -	$ 500,000	$ -	$ -
Construct Flanary Road - FM 1417 to Progress Drive	$ -	$ -	$ 3,700,000	$ -	$ -
Engineering Design for Future McGee/Washington Construction - Washington to SH 289	$ -	$ -	$ 1,000,000	$ -	$ -
Engineer & Construct McGee Street Bridge Across Sand Creek	$ -	$ -	$ 500,000	$ -	$ -
Design & Construct Park Street - Lake Street to SH 11	$ -	$ -	$ -	$ 300,000	$ 1,700,000
Final Engineering of Fallon Drive - East Towards Dripping Springs	$ -	$ -	$ -	$ 100,000	$ 1,000,000
Total Engineering Services	$ 11,180,000	$ 11,050,000	$ 15,550,000	$ 2,400,000	$ 2,700,000

GENERAL SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
DEVELOPMENT SERVICES					
Update Comprehensive Master Plan	$ 100,000	$ -	$ -	$ -	$ -
Total Development Services	$ 100,000	$ -	$ -	$ -	$ -
FIRE DEPARTMENT					
Replace Overhead Bay Doors at Multiple Stations	$ 94,000	$ -	$ -	$ -	$ -
Land Acquisition & Design for New Fire Station	$ -	$ 1,500,000	$ -	$ -	$ -
Construction of New Fire Station	$ -	$ -	$ 4,500,000	$ -	$ -
Total Fire Department	$ 94,000	$ 1,500,000	$ 4,500,000	$ -	$ -
INFORMATION TECHNOLOGY					
Update City-owned Fiber to Support Demand	$ 235,000	$ -	$ -	$ -	$ -
Total Information Technology	$ 235,000	$ -	$ -	$ -	$ -
PARKS AND RECREATION					
Crushed Concrete Trail Development	$ 50,000	$ -	$ -	$ -	$ -
Install Additional Power Outlets at Pecan Grove West	$ 35,000	$ -	$ -	$ -	$ -
Fairview Park - Expand Tennis Courts & Add Pickleball Court Lines	$ 240,000	$ -	$ -	$ -	$ -
Martin Luther King Park - Replace Restroom Facility**	$ 90,000	$ -	$ -	$ -	$ -
Conduct Recreation Center Study	$ 40,000	$ -	$ -	$ -	$ -
Fairview Park - Basketball Courts Development	$ 150,000	$ -	$ -	$ -	$ -
Pecan Grove Athletic Complex - Install Shading	$ 270,000	$ -	$ -	$ -	$ -
Pecan Grove East - Design-Build Restroom & Trail Lighting	$ -	$ 400,000	$ -	$ -	$ -
Fairview Park - Replace Softball Field Lighting with LED	$ -	$ 600,000	$ -	$ -	$ -
Expand Existing Parking Lot at Taylor Street Gym	$ -	$ 75,000	$ -	$ -	$ -
Old Settlers Park - Replace Softball Field Lighting with LED	$ -	$ 1,000,000	$ -	$ -	$ -
Install Bridge Connecting Binkley Park to Lamar Street Greenspace	$ -	$ 175,000	$ -	$ -	$ -
Pecan Grove Athletic Complex - Install Ballfield Lights	$ -	$ 860,000	$ -	$ -	$ -
Continued Development of Trails & Bicycle Boulevards	$ -	$ -	$ 300,000	$ 300,000	$ 300,000
Expand Existing Skatepark	$ -	$ -	$ 300,000	$ -	$ -
Herman Baker Park - Install Fishing Pier & Boat Ramp	$ -	$ -	$ 625,000	$ -	$ -
Herman Baker Park - Install Pavilion & Playground	$ -	$ -	$ 500,000	$ -	$ -
Acquire Land to Accommodate Neighborhood Parks in Residential Development Areas	$ -	$ -	$ 400,000	$ -	$ -
Pecan Grove Athletic Complex - Install Trail Lights	$ -	$ -	$ 270,000	$ -	$ -
Binkley Park - Install Restroom Facility	$ -	$ -	$ -	$ 300,000	$ -

***CDBG funds will match 240,000*

GENERAL SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Expand Decking, Seating, & Shading at The Splash	$ -	$ -	$ -	$ 750,000	$ -
Install Additional Dog Park	$ -	$ -	$ -	$ 125,000	$ -
Update Parks & Recreation Master Plan	$ -	$ -	$ -	$ -	$ 75,000
Develop Neighborhood Park at Pebblebrook II	$ -	$ -	$ -	$ -	$ 600,000
Total Parks & Recreation	$ 875,000	$ 3,110,000	$ 2,395,000	$ 1,475,000	$ 975,000
POLICE DEPARTMENT					
Continue Implementation of Watchguard Video Evidence Software	$ 100,790	$ 100,790	$ 100,790	$ 157,220	$ -
Construct New Police Headquarters Facility	$ 17,250,000	$ -	$ -	$ -	$ -
Install Call Recording Software	$ 70,000	$ -	$ -	$ -	$ -
Total Police Department	$ 17,420,790	$ -	$ -	$ -	$ -
SHERMAN MUNICIPAL AIRPORT					
Airport Pavement Maintenance - 10% City Matching	$ 182,500	$ -	$ -	$ -	$ -
Total Sherman Municipal Airport	$ 182,500	$ -	$ -	$ -	$ -
Total General Services	$30,087,290	$15,760,790	$22,545,790	$4,032,220	$3,675,000

UTILITY SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Oversizing Costs for Annual Water & Sewer Projects	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Upgrade Water System at High Country Estates	$ 60,000	$ 70,000	$ 80,000	$ -	$ -
Replace Deteriorated Southside Industrial Sewer	$ 250,000	$ 2,400,000	$ 1,950,000	$ -	$ -
Replace EDR Process with RO Filtration at WTP	$ 50,000	$ 400,000	$ 4,000,000	$ -	$ -
Engineer & Rehabilitate Backwash Tank at WTP	$ 250,000	$ 1,500,000	$ -	$ -	$ -
Refurbish Flocculation/Sedimentation Basin at WTP	$ 250,000	$ 2,125,000	$ -	$ -	$ -
Perform Maintenance & Refurbish Rex Cruse Elevated Storage Tank	$ 75,000	$ 500,000	$ -	$ -	$ -
Engineer & Construct Wastewater Concentrate Disposal Line at WTP	$ 400,000	$ 2,000,000	$ -	$ -	$ -
Replace WWTP Main Switchgear & Upgrade Electrical	$ 500,000	$ 4,500,000	$ -	$ -	$ -
Legacy Surface Water Line - Phases II & III	$ 1,500,000	$ 1,000,000	$ -	$ -	$ -
Replace Center Street Inverted Siphon Sewer Line	$ 65,000	$ 500,000	$ -	$ -	$ -
Implement AWIA Security Upgrades for WTP	$ 200,000	$ -	$ -	$ -	$ -
Implement Vulnerability Assessment Security Upgrade Recommendations	$ 100,000	$ -	$ -	$ -	$ -
Replace Headworks Pump #1 at WWTP	$ 145,000	$ -	$ -	$ -	$ -
Ida Road Ground Storage Tank - Modifications & Repairs	$ 3,000,000	$ -	$ -	$ -	$ -
Replace 12" Water Main Along Texoma Parkway	$ 2,500,000	$ -	$ -	$ -	$ -
Abandon Old Wells & Pumps at High Country & Preston Club	$ 50,000	$ -	$ -	$ -	$ -
Construct Backup Generator at WTP	$ 1,000,000	$ -	$ -	$ -	$ -
Construct Backup Generator at Texoma Pump Station	$ 900,000	$ -	$ -	$ -	$ -
Construct Sewer in Northwest Sherman	$ 1,823,000	$ -	$ -	$ -	$ -
Perform Annual Stream Stabilization	$ 100,000	$ -	$ -	$ -	$ -
Design & Construct Heritage Ranch Lift Station	$ 1,000,000	$ -	$ -	$ -	$ -
Engineer Creek Stabilization Near Nantucket/Post Oak Creek	$ 600,000	$ -	$ -	$ -	$ -
Extend Utilities to Serve Shepherd Drive Development	$ 400,000	$ -	$ -	$ -	$ -
Construct Legacy Waterline - Phase I	$ 400,000	$ -	$ -	$ -	$ -
Construct Utilities Within Bel Air Boulevard Planned Development	$ 300,000	$ -	$ -	$ -	$ -
Engineer, Design & Construct Main Digester Complex Rehabilitation	$ -	$ 500,000	$ 3,500,000	$ -	$ -
Upgrade WTP Lake Station Pump	$ -	$ 100,000	$ -	$ 2,310,000	$ -
Expand & Remodel Lab Facility & Interior Areas	$ -	$ 1,750,000	$ -	$ -	$ -
Engineer, Design & Construct Equalization Basin Blower Rehabilitation	$ -	$ 750,000	$ -	$ -	$ -
Replace Base & Resurface Main Road at WWTP	$ -	$ 90,000	$ -	$ -	$ -
Demolish Old Sludge Drying Beds	$ -	$ -	$ 250,000	$ -	$ -
Conduct Odor Management Strategies Study for WWTP	$ -	$ -	$ 200,000	$ -	$ -
Rehabilitate Sludge Lagoon at WWTP	$ -	$ -	$ 250,000	$ -	$ -
Replace Filter Media & Refurbish Filter Basin at WTP	$ -	$ -	$ 600,000	$ -	$ -
Refurbish Ground Storage Tank at Fairview	$ -	$ -	$ 600,000	$ -	$ -
Build Out UF/RO Space to Increase Capacity at WTP	$ -	$ -	$ -	$ 300,000	$ 2,500,000
Refurbish Dorchester Site 8 Ground Storage Tank	$ -	$ -	$ -	$ 600,000	$ -
Resurface Concrete Filter Basins at WTP	$ -	$ -	$ -	$ 300,000	$ -

UTILITY SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Rehabilitate UV Disinfection System at WWTP	$ -	$ -	$ -	$ 1,500,000	$ -
Conduct Digester System Upgrade Feasibility Study	$ -	$ -	$ -	$ 200,000	$ -
Engineer, Design & Construct Rehab Grit Removal Process	$ -	$ -	$ -	$ -	$ 500,000
Engineer, Design & Construct Rehab Bar Screens	$ -	$ -	$ -	$ -	$ 500,000
Total Utility Services	$ 16,118,000	$ 18,385,000	$ 11,630,000	$ 5,410,000	$ 3,700,000

STORMWATER SERVICES

PROJECT	FY 2022 Budgeted	FY 2023 Proposed	FY 2024 Proposed	FY 2025 Proposed	FY 2026 Proposed
Design & Construct Storm Drainage System Under Blanton Drive	$ 250,000	$ -	$ -	$ -	$ -
Lamberth Road Bridges - Erosion & Overlay	$ -	$ 115,000	$ -	$ -	$ -
Hillcrest/Woods Bridges - Erosion & Overlay	$ -	$ 100,000	$ -	$ -	$ -
Taylor/Washington Bridges - Erosion & Overlay	$ -	$ -	$ 120,000	$ -	$ -
Ricketts/Centennial/etc. Bridges - Erosion & Overlay	$ -	$ -	$ 85,000	$ -	$ -
Increase Culvert Capacity Under Gribble Street	$ -	$ -	$ -	$ 350,000	$ -
Construct Regional Stormwater Detention Facility at Town Center	$ -	$ -	$ -	$ -	$ 525,000
Total Stormwater Services	$ 250,000	$ 215,000	$ 205,000	$ 350,000	$ 525,000

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 2nd day of August, 2021, 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 16th day of August, 2021.

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 _____, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____

LINDA ASHBY, CITY CLERK **DAVID PLYLER, MAYOR**

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF

ABERNATHY,
ROEDER, BOYD & HULLETT,
P.C.

BY: _____
NAME:_____
CITY ATTORNEY

CAPITAL BUDGET
2021 - 2026

GENERAL SERVICES
2021 - 2026

GENERAL SERVICES

CAPITAL BUDGET: 2021-2026

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.

2021-2022

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

DESCRIPTION:	**Design phase to construct south two lanes of ultimate six lane boulevard, adjacent to proposed development.**
ESTIMATED COST:	**$330,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Necessary in coordination through development team to accommodate traffic needs for Shepherd Place proposed development.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MAJOR REBUILD PROJECTS

DESCRIPTION:	**Annual in-house projects to address curbing, base rock, and asphalt needs among existing streets.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation**
PROJECT NECESSITY:	**Extensive maintenance is needed to remedy wear and tear across various streets.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

DESCRIPTION:	**Design signal to be installed at the intersection of FM 1417 and Bel Air Boulevard.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Necessary for traffic control, in conjunction with completion of Bel Air Boulevard construction.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

DESCRIPTION:	**Design phase of Beach Club Boulevard, a proposed two-lane road from Legacy Boulevard to Bel Air Boulevard.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**This project is included in the master development agreement with the developer to provide traffic flow for the surrounding neighborhood growth.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

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:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

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

DESCRIPTION:	**Design & right-of-way acquisitions necessary for TxDOT funding on this thoroughfare.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
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**

PROJECT YEAR: 2021 - 2022

REPAIR SOUTH TRAVIS BRIDGE AT POST OAK CREEK

DESCRIPTION:	**General bridge repairs to the South Travis bridge at Post Oak Creek.**
ESTIMATED COST:	**$600,000**
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**

ENGINEER & CONSTRUCT MCGEE STREET - PHASE II - LITTLE LANE TO SAND CREEK

DESCRIPTION:	**Engineering design for construction of McGee Street from Little Lane to Sand Creek.**
ESTIMATED COST:	**$540,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Design will assist in the areas of development in West Sherman. The 2020 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

RECONSTRUCT SAN MIGUEL STREET AS A CUL-DE-SAC

DESCRIPTION:	**Reconstruct the north end of San Miguel to a cul-de-sac.**
ESTIMATED COST:	**$110,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**TxDOT reconstruction of FM 1417, which San Miguel currently intersects, will raise FM 1417 too high to reconnect existing intersection.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

SCHEMATIC DESIGN OF FRIENDSHIP ROAD - SH 56 TO OB GRONER

DESCRIPTION:	**Develop schematic design for expansion of Friendship Road to a four-lane boulevard.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Property development along this corridor will require expansion of Friendship Road to address traffic needs and to assist in right-of-way requirements for new water main placement to provide adequate water supply.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

BEL AIR BOULEVARD CONSTRUCTION - PHASE II

DESCRIPTION:	**Bel Air Boulevard construction from Beach Club Boulevard south approximately 950 feet from Phase I construction.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Project is included in the master development agreement, as well as recommended by the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DOWNTOWN GENERAL IMPROVEMENTS

DESCRIPTION:	**Repair of various sidewalks and other general improvements within the Central Business District.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**TIRZ #2 Construction Fund**
PROJECT NECESSITY:	**Council has requested TIRZ #2 revenue and fund balance to be used for infrastructure improvements in Downtown Sherman.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

DEMOLISH OLD MEDICAL PLAZA HOSPITAL & REMEDIATION

DESCRIPTION:	**Demolish deteriorated structures and remediate environmental issues.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**TIRZ #3 Construction Fund**
PROJECT NECESSITY:	**Tax Increment Reinvestment Zone (TIRZ) #3 was created for the Sherman Commons area, east of US 75 at Loy Lake Road. This project will require expansion of the existing zone boundaries to include property to the south.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CROSSROADS GENERAL IMPROVEMENTS

DESCRIPTION:	**General improvements in the reinvestment zone at Sherman Crossroads.**
ESTIMATED COST:	**$325,000**
PROPOSED FINANCING:	**TIRZ #5 Construction Fund**
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**

PROJECT YEAR: 2021 - 2022

REIMBURSE DEVELOPER AT SHERMAN LANDING

DESCRIPTION:	**Reimburse developer for public infrastructure, including streets, water, and sewer utilities.**
ESTIMATED COST:	**$800,000**
PROPOSED FINANCING:	**TIRZ #6 Construction Fund**
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**

EXTEND MOORE STREET - PARK AVENUE TO POWER EASEMENT

DESCRIPTION:	**Construction to extend Moore Street from Park Avenue to power easement.**
ESTIMATED COST:	**$2,200,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Project is part of a minor thoroughfare, recommended by the the 2020 Grayson County Thoroughfare Plan, to connect FM 1417 to Park Street.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2021 - 2022

UPDATE COMPREHENSIVE MASTER PLAN

DESCRIPTION:	**Update the Comprehensive Master Plan for the City, which brings all departmental master plans under one umbrella.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Updates are recommended every ten years. The most recent master plan was released in 2009.**
DEPARTMENT/DIRECTOR:	**Director of Development Services, Rob Rae**

REPLACE OVERHEAD BAY DOORS AT MULTIPLE STATIONS

DESCRIPTION:	**Replace overhead bay doors at various fire station locations.**
ESTIMATED COST:	**$94,000**
PROPOSED FINANCING:	**Tax Notes**
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

UPDATE CITY-OWNED FIBER TO SUPPORT DEMAND

DESCRIPTION:	**Replace City-owned fiber infrastructure used to connect multiple facilities, including the Police Department, Central Fire Station, and the Municipal Building.**
ESTIMATED COST:	**$235,000**
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 and eliminate current monthly leasing costs.**
DEPARTMENT/DIRECTOR:	**Director of Finance, Mary Lawrence**

CRUSHED CONCRETE TRAIL DEVELOPMENT

DESCRIPTION:	**Construct crushed concrete trail system between Park Street and Baker Park.**
ESTIMATED COST:	**$50,000**
PROPOSED FINANCING:	**Tax Notes**
PROJECT NECESSITY:	**The project is consistent with the Comprehensive Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

INSTALL ADDITIONAL POWER OUTLETS AT PECAN GROVE WEST

DESCRIPTION:	**Install power outlets along trails at Pecan Grove West.**
ESTIMATED COST:	**$35,000**
PROPOSED FINANCING:	**Tax Notes**
PROJECT NECESSITY:	**Park events currently require the rental of generators for power sources. Power outlets will improve electrical access and reduce operating costs.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

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:	**$240,000**
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**

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. CDBG grant funding will match $240,000.**
ESTIMATED COST:	**$90,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**The current open-air restroom facility is in need of extensive repairs, having reached the end of its useful life.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONDUCT RECREATION CENTER STUDY

DESCRIPTION:	**Conduct a feasibility study on the development of a City Recreation Center, determining size, costs, and potential locations.**
ESTIMATED COST:	**$40,000**
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**

PROJECT YEAR: 2021 - 2022

FAIRVIEW PARK - BASKETBALL COURTS DEVELOPMENT

DESCRIPTION:	**Construct two basketball courts at Fairview Park.**
ESTIMATED COST:	**$150,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Expansion of current park facilities is necessary to address increased growth and amenities usage at Fairview Park.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PECAN GROVE ATHLETIC COMPLEX - INSTALL SHADING

DESCRIPTION:	**Construct shade structures for both the playground and field stands at Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$270,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Shading amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2021 - 2022

CONSTRUCT NEW POLICE HEADQUARTERS FACILITY

DESCRIPTION:	**Construction phase for a new police headquarters facility.**
ESTIMATED COST:	**$17,250,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**A new police headquarters facility is needed, as the department has outgrown the current location.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Second of five years implementing the replacement of current L3 video evidence software.**
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 necessary specifications.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

PROJECT YEAR: 2021 - 2022

INSTALL CALL RECORDING SOFTWARE

DESCRIPTION:	**Install call recording software for use in select departments, including the Sherman Police Department.**
ESTIMATED COST:	**$70,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Current system has reached end of life. Recording software is necessary for legal and informational documentation.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

AIRPORT PAVEMENT MAINTENANCE - 10% CITY MATCH

DESCRIPTION:	**Pavement overlay and rehabilitation of runway and taxiways at the Sherman Municipal Airport**
ESTIMATED COST:	**$182,500**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Periodic support structure improvements are necessary to enhance useful life. The TxDOT Aviation Grant will fund the remaining 90% of project costs.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Clint Philpott**

2022-2023

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SHEPHERD ROAD ADJACENT TO PROPOSED DEVELOPMENT

DESCRIPTION:	**Construction phase to construct south two lanes of ultimate six lane boulevard, adjacent to proposed development.**
ESTIMATED COST:	**$3,300,000**
PROPOSED FINANCING:	**Certificates of Obligation/Impact Fees**
PROJECT NECESSITY:	**Necessary in coordination through development team to accommodate traffic needs for Shepherd Place proposed development.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MAJOR REBUILD PROJECTS

DESCRIPTION:	**Annual in-house projects to address curbing, base rock, and asphalt needs among existing streets.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation**
PROJECT NECESSITY:	**Extensive maintenance is needed to remedy wear and tear across various streets.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT SIGNAL AT FM 1417 & BEL AIR BOULEVARD

DESCRIPTION:	**Construction phase of signal to be installed at the intersection of FM 1417 and Bel Air Boulevard.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Necessary for traffic control, in conjunction with completion of Bel Air Boulevard construction.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT BEACH CLUB BOULEVARD

DESCRIPTION:	**Construction phase of Beach Club Boulevard, a proposed two-lane road from Legacy Boulevard to Bel Air Boulevard.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**This project is included in the master development agreement with the developer to provide traffic flow for the surrounding neighborhood growth.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Design phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

MCGEE STREET BRIDGE EROSION & OVERLAY REPAIRS

DESCRIPTION:	**Begin 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: 2022 - 2023

DESIGN & CONSTRUCT LEGACY BOULEVARD

DESCRIPTION:	**Design phase to construct two-lanes for Legacy Boulevard.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

FM 1417 IMPROVEMENTS PLANNING COSTS - US 75 EAST TO RAILROAD CROSSING

DESCRIPTION:	**Schematic design costs for improvements on FM 1417, from from US 75 east to railroad crossing, in conjunction with TxDOT.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Traffic volume on the thoroughfare has increased significantly and planning for improvements is required before more growth transpires.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

EXTEND MOORE STREET - POWER EASEMENT TO CENTER STREET

DESCRIPTION:	**Construction to extend Moore Street from power easement to Center Street.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Project is part of a minor thoroughfare, recommended by the the 2020 Grayson County Thoroughfare Plan, to connect FM 1417 to Park Street.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

BEL AIR BOULEVARD CONSTRUCTION - PHASE III

DESCRIPTION:	**Bel Air Boulevard construction from end of Phase II to south end of the subdivision.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Project is included in the master development agreement, as well as recommended by the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2022 - 2023

LAND ACQUISITION & DESIGN FOR NEW FIRE STATION

DESCRIPTION:	**Land acquisition and design for future site of a new fire station.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The Fire Station Master Plan supports the need for future fire station sites, as City growth demands.**
DEPARTMENT/DIRECTOR:	**Fire Chief, Danny Jones**

PECAN GROVE EAST - DESIGN-BUILD RESTROOM & TRAIL LIGHTING

DESCRIPTION:	**Add restroom and install trail lighting at Pecan Grove East.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Expansion of current part infrastructure is necessary to address increasing usage of park facilities and public safety.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2022 - 2023

FAIRVIEW PARK - REPLACE SOFTBALL FIELD LIGHTING

DESCRIPTION:	**Replace existing softball field lights with LED lights at Fairview Park.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Current Halite light bulbs used at 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**

EXPAND EXISTING PARKING LOT AT TAYLOR STREET GYM

DESCRIPTION:	**Expand the existing parking lot at the Taylor Street Gym.**
ESTIMATED COST:	**$75,000**
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**

PROJECT YEAR: 2022 - 2023

OLD SETTLERS PARK - REPLACE SOFTBALL FIELD LIGHTING

DESCRIPTION:	**Replace existing softball field lights with LED lighting.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

INSTALL BRIDGE CONNECTING BINKLEY PARK TO LAMAR STREET GREENSPACE

DESCRIPTION:	**Install bridge at Lamar Street Greenspace.**
ESTIMATED COST:	**$175,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Installing a bridge will create connectivity from Binkley Park to Lamar Street Greenspace and beyond.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2022 - 2023

PECAN GROVE ATHLETIC COMPLEX - INSTALL BALLFIELD LIGHTS

DESCRIPTION:	**Install ballfield lights at the Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$860,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Lighting amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Third of five years implementing the replacement of current L3 video evidence software.**
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 necessary specifications.**
DEPARTMENT/DIRECTOR:	**Police Chief, Zachary Flores**

2023-2024

PROJECT YEAR: 2023 - 2024

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:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project will assist in the areas of development in West Sherman. The 2020 updated Grayson County Thoroughfare Plan recommended a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Construction phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

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:	**$750,000**
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**

DESIGN & CONSTRUCT LEGACY BOULEVARD

DESCRIPTION:	**Construction phase to construct two-lanes for Legacy Boulevard.**
ESTIMATED COST:	**$1,200,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

CONSTRUCT PROGRESS DRIVE - PROGRESS RAIL TO FLANARY ROAD

DESCRIPTION:	**Phased construction of Progress Drive between Progress Rail and Flanary Road.**
ESTIMATED COST:	**$1,900,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan has identified this project to address growth in the industrial park area.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONSTRUCT STREET CONNECTING LOY LAKE ROAD TO FALLON DRIVE OVERPASS

DESCRIPTION:	**Construct a street to connect Loy Lake Road to US 75 southbound frontage road and the overpass at Fallon Drive.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Increased traffic at Loy Lake Road and US 75 requires a new street to provide circulation to this developing area of Sherman.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

CONSTRUCT FLANARY ROAD - FM 1417 TO PROGRESS DRIVE

DESCRIPTION:	**Phased construction of Flanary Road between FM 1417 and Progress Road.**
ESTIMATED COST:	**$3,700,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan has identified this project to address growth in the area.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

ENGINEERING DESIGN FOR FUTURE MCGEE/WASHINGTON CONSTRUCTION

DESCRIPTION:	**Engineering design for future construction of McGee/ Washington Street from Washington to SH 289.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2023 - 2024

ENGINEER & CONSTRUCT MCGEE STREET BRIDGE ACROSS SAND CREEK

DESCRIPTION:	**Engineering and construction of McGee Street Bridge across Sand Creek.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends a major thoroughfare between FM 1417 and SH 289.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONSTRUCTION OF NEW FIRE STATION

DESCRIPTION:	**Construction of a new fire station at a to-be-determined future location.**
ESTIMATED COST:	**$4,500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The Fire Station Master Plan supports the need for future fire station sites, as City growth demands.**
DEPARTMENT/DIRECTOR:	**Fire Chief, Danny Jones**

PROJECT YEAR: 2023 - 2024

CONTINUED DEVELOPMENT OF TRAIL & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project corresponds to improvement projects identified in the Trail Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

EXPAND EXISTING SKATEPARK

DESCRIPTION:	**Expand the existing skatepark at Hawn Park.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Increased public activities at the Hawn Park skatepark suggest the need for area expansion. This project is consistent with the Parks Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2023 - 2024

HERMAN BAKER PARK - INSTALL FISHING PIER & BOAT RAMP

DESCRIPTION:	**Install a fishing pier and boat ramp at Herman Baker Park.**
ESTIMATED COST:	**$625,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

HERMAN BAKER PARK - INSTALL PAVILION & PLAYGROUND

DESCRIPTION:	**Install a new pavilion and playground at Herman Baker Park.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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: 2023 - 2024

ACQUIRE LAND TO ACCOMMODATE NEIGHBORHOOD PARKS

DESCRIPTION:	**Acquire land in various locations to accommodate additional neighborhood parks.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

PECAN GROVE ATHLETIC COMPLEX - INSTALL TRAIL LIGHTS

DESCRIPTION:	**Install trail lighting at the Pecan Grove Athletic Complex.**
ESTIMATED COST:	**$270,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Lighting amenities are included in the scope of the Pecan Grove Athletic Complex construction project.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2023 - 2024

CONTINUED IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Fourth 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**

2024-2025

PROJECT YEAR: 2024 - 2025

DESIGN & CONSTRUCT HERITAGE RANCH EAST-WEST COLLECTOR

DESCRIPTION:	**Complete construction phase for the construction of the Heritage Ranch east-west collector from Plainview Road to FM 1417.**
ESTIMATED COST:	**$2,000,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Will be included in development agreement to address future growth and traffic circulation.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	**Design phase to connect Park Street from Lake Street to SH 11.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2024 - 2025

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	**Final engineering of Fallon Drive, east towards Dripping Spring, for construction of 800 linear feet of road adjacent to current warehouse development.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**Project is directly related to new development and corresponds to right-of-way widths included in the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project corresponds to improvement projects identified in the Trail Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

PROJECT YEAR: 2024 - 2025

BINKLEY PARK - INSTALL RESTROOM FACILITY

DESCRIPTION:	**Install restroom facility at Binkley Park.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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**

EXPAND DECKING, SEATING, & SHADING AT THE SPLASH

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:	**Certificates of Obligation / Impact Fees**
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: 2024 - 2025

INSTALL ADDITIONAL DOG PARK

DESCRIPTION:	**Install an additional dog park within the City parks system.**
ESTIMATED COST:	**$125,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**This project is consistent with the Trails Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

CONTINUE IMPLEMENTATION OF WATCHGUARD VIDEO EVIDENCE SOFTWARE

DESCRIPTION:	**Final year of five-year replacement of 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**

2025-2026

PROJECT YEAR: 2025 - 2026

DESIGN & CONSTRUCT PARK STREET - LAKE STREET TO SH 11

DESCRIPTION:	**Construction phase to connect Park Street from Lake Street to SH 11.**
ESTIMATED COST:	**$1,700,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**The 2020 Grayson County Thoroughfare Plan recommends expansion of East Park.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

FINAL ENGINEERING OF FALLON DRIVE - EAST TOWARDS DRIPPING SPRINGS

DESCRIPTION:	**Final engineering of Fallon Drive, east towards Dripping Spring, for construction of 800 linear feet of road adjacent to current warehouse development.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**SEDCO / Impact Fees**
PROJECT NECESSITY:	**Project is directly related to new development and corresponds to right-of-way widths included in the 2020 Grayson County Thoroughfare Plan.**
DEPARTMENT/DIRECTOR:	**Director of Engineering, Wayne Lee**

PROJECT YEAR: 2025 - 2026

CONTINUED DEVELOPMENT OF TRAILS & BICYCLE BOULEVARDS

DESCRIPTION:	**Phased development of trail and bicycle boulevards throughout the City.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
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 and Recreation Master Plan.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**General Improvement Fund**
PROJECT NECESSITY:	**Texas Parks & Wildlife requires updates every five years, in order to be eligible for available grant funding. The most recent Parks and Recreation Master Plan update occurred in 2017.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Clint Philpott**

PROJECT YEAR: 2025 - 2026

DEVELOP NEIGHBORHOOD PARK AT PEBBLEBROOK II

DESCRIPTION:	**Develop a neighborhood park at Pebblebrook II.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**Certificates of Obligation / Impact Fees**
PROJECT NECESSITY:	**Residential development trends reflect the need for a neighborhood park development, consistent with the 2017 Parks & Recreation Master Plan.**
DEPARTMENT/DIRECTOR:	**Assistant City Manager, Terrence Steele**

UTILITY SERVICES
2021 - 2026

UTILITY SERVICES

CAPITAL BUDGET: 2021-2026

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.

2021-2022

PROJECT YEAR: 2021 - 2022

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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**

PROJECT YEAR: 2021 - 2022

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$250,000**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$50,000**
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**

PROJECT YEAR: 2021 - 2022

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	Engineering to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.
ESTIMATED COST:	$250,000
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 FLOCCULATION-SEDIMENTATION BASIN AT WTP

DESCRIPTION:	Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), which is used during the water treatment process.
ESTIMATED COST:	$250,000
PROPOSED FINANCING:	GTUA
PROJECT NECESSITY:	Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain treatment process integrity.
DEPARTMENT/DIRECTOR:	Utilities Engineer P.E., Tom Pruitt

PROJECT YEAR: 2021 - 2022

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

DESCRIPTION:	**Repair and refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruse.**
ESTIMATED COST:	**$75,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Maintenance and refurbishment is required to extend the useful life of the storage tank.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

DESCRIPTION:	**Design phase to construct a wastewater concentrate disposal line at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Multi-year design and research phase in required for the construction of the concentrate disposal line, which will have the capacity to remove 100% of waste water created during the water treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

DESCRIPTION:	**Main switchgear building replacement includes the relocation of all main breakers and components to a new building, relocation of main transformers, and rerouting of main power feeds.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacing components due to age and corrosion to prevent loss of facility power at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

LEGACY SURFACE WATER LINE - PHASES II & III

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$1,500,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

DESCRIPTION:	**Replace an inverted siphon sewer line at Center Street.**
ESTIMATED COST:	**$65,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement is necessary to address undersizing of the existing sewer line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

IMPLEMENT AWIA SECURITY UPGRADES AT WTP

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:	**GTUA**
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**

PROJECT YEAR: 2021 - 2022

IMPLEMENT VULNERABILITY ASSESSMENT SECURITY UPGRADE RECOMMENDATIONS

DESCRIPTION:	**Implement security protection measures, including improved lighting, expanding CCTV cameras, and provide controlled access for existing buildings.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Consultant recommendations to improve facility security and meet federal water sector risk assessment standards.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE HEADWORKS PUMP #1 AT WWTP

DESCRIPTION:	**Replace existing headworks pump #1 to provide sufficient pumping capacity during peak flows at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$145,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Replacement is necessary due to excessive wear from aging.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

IDA ROAD GROUND STORAGE TANK - MODIFICATIONS & REPAIRS

DESCRIPTION:	**Repair, repaint, and modify the Ida Road ground storage tank.**
ESTIMATED COST:	**$3,000,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**The existing structure requires repairs and recoating to extend its useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REPLACE 12" WATER MAIN ALONG TEXOMA PARKWAY

DESCRIPTION:	**Replace existing 12" water main along Texoma Parkway from Fallon Drive to SH 691.**
ESTIMATED COST:	**$2,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement of existing line is necessary due to water main deterioration.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

ABANDON OLD WELLS & PUMPS AT HIGH COUNTRY & PRESTON CLUB

DESCRIPTION:	**Abandon old wells and pumps at High Country Estates and Preston Club subdivisions.**
ESTIMATED COST:	**$50,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Abandonment required to meet TCEQ standards.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT BACKUP GENERATOR AT WTP

DESCRIPTION:	**Construct backup generator at the Water Treatment Plant (WTP), including generator and automatic transfer switch upgrades.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funds**
PROJECT NECESSITY:	**Generator is crucial to water plant operations in case of power outage.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

CONSTRUCT BACKUP GENERATOR AT TEXOMA PUMP STATION

DESCRIPTION:	**Construct backup generators at the Texoma Pump Station, including generator and automatic transfer switch upgrades.**
ESTIMATED COST:	**$900,000**
PROPOSED FINANCING:	**Federal Grant Funds**
PROJECT NECESSITY:	**Generator is crucial to pump station operations in case of power outage.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT SEWER IN NORTHWEST SHERMAN

DESCRIPTION:	**Complete construction of a lift station and sewer lines to connect utility infrastructure to expanding areas of development.**
ESTIMATED COST:	**$1,823,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Expansion of existing wastewater utilities is necessary to ties surrounding areas into the City sewer system.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

PERFORM ANNUAL STREAM STABILIZATION

DESCRIPTION:	**Annual stabilization where streams are eroding stream bank areas.**
ESTIMATED COST:	**$100,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Yearly stabilization is required to prevent further bank erosions, which impacts existing sewer lines.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

DESIGN & CONSTRUCT HERITAGE RANCH LIFT STATION

DESCRIPTION:	**Install a new lift station for Heritage Ranch planned development.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Lift station installation is necessary to tie expanding development into City utilities infrastructure.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

ENGINEER CREEK STABILIZATION NEAR NANTUCKET/POST OAK CREEK

DESCRIPTION:	**Design sewer line replacement and stream bank stabilization near Nantucket/Post Oak Creek.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Project required to replace deteriorating sewer line and stabilize surrounding stream bank to preserve the new line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

EXTEND UTILITIES TO SERVE SHEPHERD DRIVE DEVELOPMENT

DESCRIPTION:	**Extend utilities with addition of a new 24" gravity sewer line to serve Shepherd Drive development.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Extension will connect to existing sewer line behind Finisar and needed to collect for areas south of Shepherd Drive.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2021 - 2022

CONSTRUCT LEGACY WATER LINE - PHASE I

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$400,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

CONSTRUCT UTILITIES WITHIN BEL AIR BOULEVARD PLANNED DEVELOPMENT

DESCRIPTION:	**Construct utility lines within the planned development at Bel Air Boulevard.**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Necessary infrastructure to service planned development and tie into new Legacy water line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

2022-2023

PROJECT YEAR: 2022 - 2023

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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**

PROJECT YEAR: 2022 - 2023

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; which is used to filter dissolved minerals and organics, with RO.**
ESTIMATED COST:	**$400,000**
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**

PROJECT YEAR: 2022 - 2023

ENGINEER & REHABILITATE BACKWASH TANK AT WTP

DESCRIPTION:	**Construction phase to rehabilitate the fresh water backwash tank located at the Water Treatment Plant (WTP), including repairs, modifications, and recoating.**
ESTIMATED COST:	**$1,500,000**
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 FLOCCULATION-SEDIMENTATION BASIN AT WTP

DESCRIPTION:	**Refurbish the flocculation-sedimentation basin at the Water Treatment Plant (WTP), which is used during the water treatment process.**
ESTIMATED COST:	**$2,125,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Deterioration has occurred due to the equipment's routine submerging into chemically treated raw water. Repairs are required to maintain treatment process integrity.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

PERFORM MAINTENANCE & REFURBISH REX CRUSE ELEVATED STORAGE TANK

DESCRIPTION:	**Repair and refurbish the 200,000 gallon elevated drinking water storage tank on Rex Cruse.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Maintenance and refurbishment is required to extend the useful life of the storage tank.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER & CONSTRUCT WASTEWATER CONCENTRATE DISPOSAL LINE

DESCRIPTION:	**Construction phase to construct a wastewater concentrate disposal line at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$2,000,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Multi-year design and research phase in required for the construction of the concentrate disposal line, which will have the capacity to remove 100% of waste water created during the water treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE WWTP MAIN SWITCHGEAR & UPGRADE ELECTRICAL

DESCRIPTION:	**Main switchgear building replacement includes the relocation of all main breakers and components to a new building, relocation of main transformers, and rerouting of main power feeds.**
ESTIMATED COST:	**$4,500,000**
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**

LEGACY SURFACE WATER LINE - PHASES II & III

DESCRIPTION:	**Phased construction to construct a new surface water line and relocate existing 24" ground water line.**
ESTIMATED COST:	**$1,000,000**
PROPOSED FINANCING:	**Federal Grant Funding**
PROJECT NECESSITY:	**Project will supply areas east of US 75 and improve water pressures upstream of the Southwest Booster Pump Station.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE CENTER STREET INVERTED SIPHON SEWER LINE

DESCRIPTION:	**Replace an inverted siphon sewer line at Center Street.**
ESTIMATED COST:	**$500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Replacement is necessary to address undersizing of the existing sewer line.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$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 (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

EXPAND & REMODEL LAB FACILITY & INTERIOR AREAS

DESCRIPTION:	**Construction to expand current laboratory facility for field testing and backup generator samples.**
ESTIMATED COST:	**$1,750,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Expansion necessary to meet space and TCEQ requirements for on-site certified laboratory at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

ENGINEER, DESIGN & CONSTRUCT 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 at the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2022 - 2023

REPLACE BASE & RESURFACE MAIN ROAD AT WWTP

DESCRIPTION:	**Replace base and resurface the main road to handle new traffic from solid waste trucks hauling dewatering biosolids.**
ESTIMATED COST:	**$90,000**
PROPOSED FINANCING:	**Utility Improvement Fund**
PROJECT NECESSITY:	**Current road at the Wastewater Treatment Plant (WWTP) is deteriorating, due to age and traffic, and not able to handle increasing heavy truck traffic.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

UPGRADE WTP LAKE STATION PUMP

DESCRIPTION:	**Engineering phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$100,000**
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**

2023-2024

PROJECT YEAR: 2023 - 2024

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 linear feet annually, over a four-year 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

REPLACE DETERIORATED SOUTHSIDE INDUSTRIAL SEWER

DESCRIPTION:	**Replace deteriorated Southside Industrial Sewer, behind the Wastewater Treatment Plant (WWTP), extending to US 75 with 18" and 21" pipe (approximately 12,700 LF).**
ESTIMATED COST:	**$1,950,000**
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**

REPLACE EDR PROCESS WITH RO FILTRATION AT WTP

DESCRIPTION:	**Replace EDR process at the Water Treatment Plant; 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**

PROJECT YEAR: 2023 - 2024

ENGINEER, DESIGN & CONSTRUCT MAIN DIGESTER COMPLEX REHABILITATION

DESCRIPTION:	**Engineering & design phase to rehabilitate digester electric switchgear and components, ventilation systems, boilers, etc. at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$3,500,000**
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 (WWTP).**
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:	**GTUA**
PROJECT NECESSITY:	**Removal of these drying beds would allow for future expansions of the wastewater treatment process.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2023 - 2024

CONDUCT ODOR MANAGEMENT STRATEGIES FOR WWTP

DESCRIPTION:	**Conduct study to evaluate control strategies for managing odors from treatment processes.**
ESTIMATED COST:	**$200,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Odor control will be necessary as future development occurs near the Wastewater Treatment Plant (WWTP).**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REHABILITATE SLUDGE LAGOON AT WWTP

DESCRIPTION:	**Rehabilitation will include installation of energy dissipator, removal of old concrete structures, etc.**
ESTIMATED COST:	**$250,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Rehabilitation is necessary to prevent erosion/damages and enhances ability of the City to manage peak flows encountered during heavy storm events.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2023 - 2024

REPLACE FILTER MEDIA & REFURBISH FILTER BASIN 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:	**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**

REFURBISH GROUND STORAGE TANK AT FAIRVIEW

DESCRIPTION:	**Refurbish the ground storage tank at Fairview.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Based on the 2020 inspection report, various items were identified as needing attention, in order to extend the useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

2024-2025

PROJECT YEAR: 2024 - 2025

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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 WTP LAKE STATION PUMP

DESCRIPTION:	**Construction phase to replace lake station pump with a 25 MGD variable speed pump.**
ESTIMATED COST:	**$2,310,000**
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: 2024 - 2025

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

DESCRIPTION:	**Add 2 x UF units and 1 x RO units of UF/RO space at the membrane building at Water Treatment Plant (WTP).**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Build out will add an additional 5 MG of treatment capacity to assist in total capacity outpacing future Sherman water demand, as well as regional demand for projected 15-20 year period.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REFURBISH DORCHESTER SITE 8 GROUND STORAGE TANK

DESCRIPTION:	**Refurbish Dorchester Site 8 ground storage tank.**
ESTIMATED COST:	**$600,000**
PROPOSED FINANCING:	**GTUA**
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: 2024 - 2025

RESURFACE CONCRETE FILTER BASINS AT WTP

DESCRIPTION:	**Resurface the concrete filter basins that hold filter media for water treatment at the Water Treatment Plant (WTP).**
ESTIMATED COST:	**$300,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**The walls and troughs have become pitted and need to be repaired/coated to increase useful life.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

REHABILITATE UV DISINFECTION SYSTEM AT WWTP

DESCRIPTION:	**Replace electrical/control systems and mechanical components in the UV disinfection building at the Wastewater Treatment Plant (WWTP).**
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

CONDUCT DIGESTER SYSTEM UPGRADE FEASIBILITY STUDY

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

2025-2026

PROJECT YEAR: 2025 - 2026

OVERSIZING COSTS FOR ANNUAL WATER & SEWER PROJECTS

DESCRIPTION:	**Includes oversizing for annual water and sewer projects, as well as line replacements.**
ESTIMATED COST:	**$200,000**
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**

BUILD OUT UF/RO SPACE TO INCREASE CAPACITY AT WTP

DESCRIPTION:	**Add 2 x UF units and 1 x RO units of UF/RO space at the membrane building at Water Treatment Plant (WTP).**
ESTIMATED COST:	**$2,500,000**
PROPOSED FINANCING:	**GTUA**
PROJECT NECESSITY:	**Build out will add an additional 5 MG of treatment capacity to assist in total capacity outpacing future Sherman water demand, as well as regional demand for projected 15-20 year period.**
DEPARTMENT/DIRECTOR:	**Utilities Engineer P.E., Tom Pruitt**

PROJECT YEAR: 2025 - 2026

ENGINEER, DESIGN & CONSTRUCT REHAB GRIT REMOVAL PROCESS

DESCRIPTION:	**Replace electrical/control systems, mechanical components, and improve design of the grit removal process at the Wastewater Treatment Plant (WWTP).**
ESTIMATED COST:	**$500,000**
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**

ENGINEER, DESIGN & CONSTRUCT REHAB BAR SCREENS

DESCRIPTION:	**Replace bar screens, electrical/control systems, lighting pole, and other mechanical components in the bar screen facility at the Wastewater Treatment Plant (WWTP).**
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**

STORMWATER SERVICES
2021 - 2026

STORMWATER SERVICES

CAPITAL BUDGET: 2021-2026

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.

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**

2022-2023

PROJECT YEAR: 2022 - 2023

LAMBERTH ROAD BRIDGES - EROSION & OVERLAY

DESCRIPTION:	**Repair erosion damage and overlay the bridge deck on the Lamberth Road Bridge at Post Oak Creek Bridge.**
ESTIMATED COST:	**$115,000**
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:	**Director of Engineering, Wayne Lee**

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:	**$100,000**
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:	**Director of Engineering, Wayne Lee**

2023-2024

PROJECT YEAR: 2023 - 2024

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:	**$120,000**
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:	**Director of Engineering, Wayne Lee**

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:	**$85,000**
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:	**Director of Engineering, Wayne Lee**

2024-2025

PROJECT YEAR: 2024 - 2025

INCREASE CULVERT CAPACITY UNDER GRIBBLE ROAD

DESCRIPTION:	**Increase the capacity of the Stream G box culvert under Gribble Street.**
ESTIMATED COST:	**$350,000**
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**

2025-2026

PROJECT YEAR: 2025 - 2026

CONSTRUCT REGIONAL STORMWATER DETENTION FACILITY AT TOWN CENTER

DESCRIPTION:	**Construct a regional stormwater detention facility at Town Center.**
ESTIMATED COST:	**$525,000**
PROPOSED FINANCING:	**Stormwater 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 and the bonded debt for Lake Texoma Water Rights, which is attributable to Utility Services. 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
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	$2,641,162,657	$839,573,445	$3,480,736,102
2021	$2,878,715,276	$941,125,157	$3,819,840,433

ANALYSIS OF PROPERTY TAX LEVIES AND COLLECTIONS
FIVE YEAR PERIOD

FISCAL YEAR ENDED	TAX LEVY	CURRENT COLLECTIONS	PERCENT COLLECTIONS	PRIOR YEAR COLLECTIONS	TOTAL COLLECTIONS
2017	$10,966,479	$10,696,411	97.54%	$101,377	$10,797,788
2018	$12,505,911	$11,907,264	95.21%	$75,138	$11,982,401
2019	$13,354,618	$12,489,427	93.52%	$75,365	$12,564,792
2020	$17,020,800	$15,882,649	93.31%	$79,154	$15,961,803
2021	$18,679,020	$17,505,842	93.72%	$0	$17,505,842

NOTE: 2021 COLLECTIONS ARE ESTIMATES AT 6-30-2021

TABLE II

BOND DEBT SERVICE FUNDS
STATEMENT OF BONDED INDEBTEDNESS: 2020-2021

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2020
2004	COMBINATION TAX AND TAX INCREMENT REVENUE CERTIFICATES OF OBLIGATION FOR TAX INCREMENT FINANCING ZONE #1 IMPROVEMENTS	20	$2,840,000	$2,155,000	$685,000
2006	LAKE TEXOMA WATER RIGHTS	40	$3,727,060	$1,401,455	$2,325,605
2016	LIMITED TAX NOTES FOR STREET IMPROVEMENTS	4	$1,830,000	$1,830,000	$0
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	$885,000	$6,085,000
2017	GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017	13	$9,360,000	$1,655,000	$7,705,000
2017	TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	20	$18,110,000	$1,285,000	$16,825,000
2017A	TAX AND MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE FOR PUBLIC WORKS PROJECTS	20	$3,900,000	$420,000	$3,480,000
2018	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC WORKS PROJECTS	25	$18,980,000	$470,000	$18,510,000

TABLE II - CONTINUED

DATE	TITLE & PURPOSE	TERM (YEARS)	ORIGINAL ISSUE AMOUNT	RETIRED IN PREVIOUS YEARS	DEBT BALANCE 09/30/2020
2019	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR STREET IMPROVEMENTS	25	$19,130,000	$435,000	$18,695,000
2021	COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION FOR PUBLIC FACILITY AND STREET IMPROVEMENTS	30	$29,025,000	$0	$0

BOND DEBT SERVICE FUND
SCHEDULE OF REQUIREMENTS: 2021 - 2051

FISCAL YEAR ENDING 09/30	PRINCIPAL	INTEREST	TOTAL
2021	$3,249,862	$2,694,152	$5,944,014
2022	$3,778,603	$3,539,189	$7,317,792
2023	$4,137,455	$3,193,969	$7,331,425
2024	$4,056,423	$3,016,545	$7,072,969
2025	$4,225,510	$2,842,559	$7,068,069
2026	$4,434,720	$2,651,899	$7,086,619
2027-2031	$22,196,286	$10,418,258	$32,614,544
2032-2036	$23,007,717	$6,755,958	$29,763,675
2037-2041	$16,595,000	$3,618,819	$20,213,819
2042-2046	$13,675,000	$1,565,213	$15,240,213
2047-2051	$6,375,000	$435,088	$6,810,088
TOTAL	$105,731,578	$40,731,648	$146,463,226

TABLE III

CONTRACTUAL DEBT SCHEDULE OF REQUIREMENTS
2021 - 2046

YEAR	PRINCIPAL	INTEREST	TOTAL
2021	$4,623,379	$1,748,195	$6,371,574
2022	$4,887,600	$1,772,434	$6,660,034
2023	$5,318,000	$1,392,880	$6,710,880
2024	$5,444,480	$1,672,819	$7,117,299
2025	$5,310,960	$1,538,802	$6,849,762
2026	$5,447,440	$1,399,606	$6,847,046
2027-2031	$25,797,160	$4,889,639	$30,686,799
2032-2036	$20,275,000	$2,042,682	$22,317,682
2037-2041	$7,370,000	$559,272	$7,929,272
2038-2046	$2,400,000	$154,550	$2,554,550
TOTAL	$86,874,019	$17,170,879	$104,044,898

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 2.**

Meeting Date: 08/16/2021

Prepared By: Nate Strauch, Community & Support Services Manager

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6765

Authorizing Execution of an Agreement with Sherman Federal Courthouse Square, LLC under the City of Sherman's Central Business District Historic Building Restoration and Improvement Grant Program for Improvements to 300 North Travis Street

Issue:

An agreement with Sherman Federal Courthouse Square, LLC for a Building Restoration and Improvement Grant for improvements to a historically significant, Central Business District property at 300 North Travis Street

Background:

The City Council has allocated $50,000.00 of General Fund revenues for the 2020-2021 fiscal year for a Building Restoration and Improvement Grant Program designed to stimulate substantial, visible, and permanent improvements to historically significant commercial buildings and to spur interest in vacant and underutilized buildings of historical value in the Central Business District. Grants under the program are awarded at the City Council's sole discretion, in the maximum amount of $25,000.00 per project.

This application is the first received in fiscal year 2021. The project is to add an ADA-compliant elevator to the historic structure established in approximately 1880 and located at 300 North Travis Street in Downtown Sherman. The expected qualified costs for the proposed renovation work are approximately $97,731.85. The project qualifies for a matching grant of $24,432.

Origination:

Community and Support Services Manager Nate Strauch

Financial Consideration:

A grant of $24,432 would leave one remaining maximum grant of $25,000 in the budget for the current fiscal year.

Staff Recommendation:

As the application meets the requirements of the program, it is recommended that the City Council consider an award to Sherman Federal Courthouse Square, LLC in the amount of $24,432.00.

Alternatives:

As directed by Council.

Attachments

Resolution No. 6765
Application Packet
Aerial Location Map

RESOLUTION NO. 6765

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF AN AGREEMENT WITH SHERMAN FEDERAL COURTHOUSE SQUARE, LLC UNDER THE CITY OF SHERMAN'S CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM FOR IMPROVEMENTS TO 300 NORTH TRAVIS STREET; 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 agreement with Sherman Federal Courthouse Square, LLC for improvements to 300 North Travis Street under the City of Sherman's Central Business District Historic Building Restoration and Improvement Grant Program, 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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C

BY: _____
RYAN PITTMAN, CITY ATTORNEY

CITY OF SHERMAN CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM PROPOSAL

Sherman Federal Courthouse Square, LLC

Old Sherman Masonic Temple and Opera House

August 2021

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN
CENTRAL BUSINESS DISTRICT HISTORIC
BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM

Submission Requirements

It is strongly recommended that all Applicants carefully review the "City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program Guidelines and Policies" prior to completing an application.

It is also recommended that Applicants discuss their proposed improvements and any questions regarding the submission requirements with the Developmental Services Department and the City Manager's Office prior to completing the application form.

Please ensure that the following items have been included in your submission. Failure to provide the necessary documentation will delay the processing of your application.

Application Checklist:

- ☐ Copy of deed included
- ☐ Copy of mortgage (if applicable) included
- ☐ Description of proposed improvements – designs/drawings attached
- ☐ Pictures attached
- ☐ Estimate of costs/quotes or other details
- ☐ Signature of owner/authorized agent
- ☐ Application complete
- ☐ Are improvements in compliance with the City of Sherman Master Plan, Zoning Ordinance, Building Regulations, and other applicable laws?
- ☐ All material, pictures, drawings, newspaper articles, original deeds, etc. that will help identify the building as a historically significant structure through architectural design, building use or events that have taken place in or around it.
- ☐ Architectural and elevation renderings.

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN
CENTRAL BUSINESS DISTRICT HISTORIC
BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM

GUIDELINES AND POLICIES

The Building Restoration and Improvement Grant Program is designed to stimulate improvements to existing historically significant buildings in the Central Business District of the City of Sherman, Texas, to promote tourism, to enhance the physical appearance and economic vitality of downtown Sherman, and to promote joint public/private investment to complement ongoing historical revitalization efforts.

Program Objectives and Available Assistance

- To make positive, high-impact visual improvements to historically significant commercial buildings by providing an overall enhanced image for downtown Sherman, thereby attracting visitors to shop, dine, and do business in the Central Business District
- To provide a maximum of $25,000.00 per project as a matching monetary incentive, a grant packaged as a forgivable loan with a conditional lien placed on the subject property, to the owners of historically significant commercial properties in the Central Business District for high-quality improvements to their properties
- In all cases, for every $4.00 the applicant invests in the renovation or improvement of the subject property, the City will reimburse $1.00 of qualified expenditures, up to the maximum grant authorized by the City Council not to exceed $25,000.00 per project

Eligibility Requirements

- Assistance under this program will be considered subject to the availability of funding.
- Historic buildings within the downtown improvement area (map attached) that are of a commercial, retail, service, or professional use are eligible to participate in the program.
- For mixed-use historic buildings, only the portion of the building that is commercial, retail, service, or professional is eligible.
- The building to be improved must have historical significance either from an architectural point of view or a historical use or event that would tend to attract tourists to the buildings location.

Minimum Guidelines

- Buildings improved with funds from this program must remain open, operative, and free of graffiti and blight for a period of five (5) years from the date of agreement and until the lien is released.
- Tax payments for the subject property shall be up-to-date at the time of application and kept current throughout the five-year grant period.
- Outstanding work orders for the City's Developmental Services Department and/or the City's Fire Department and requests to comply therewith must be addressed prior to grant approval. Any noncompliance or outstanding violations will disqualify the applicant.

- **Grants will be approved at the sole discretion of the City.**
- To be accepted into the program, projects must make a substantial visible improvement to the appearance of the building, at the discretion of City staff. Repainting a building its same colors is considered maintenance, not an improvement.
- Building improvements should maintain the character of the downtown area; and the design drawings must be approved by the City in order to access funding for improvement.
- Improvements to be undertaken shall conform to the City's Codes and any other policies and regulations applying to the subject property.
- **Retroactive applications will not be accepted.** Applicants must consult with City staff before work begins to define a project scope.
- Program funds shall be made available only to projects that enhance and are sensitive to the historical nature of the structure.
- For properties with multiple storefronts, it is recommended that the façade treatment provide a cohesive theme while also allowing for some distinctive design elements to the various businesses, such as signage, exposing transom windows, lighting, flower boxes, murals, etc., to provide better street visibility and promote economic development downtown.
- For corner buildings fronting more than one street, improvements must be made to each frontage if determined necessary by City staff.

Application Prioritization

Funding is limited, and project applications will be prioritized on a first-come, first-served basis.

Eligible Improvements

Eligible improvements must be permanent in nature as determined exclusively by the City of Sherman. All improvements must be consistent with the City of Sherman Master Plan, Zoning Ordinance, Building Regulations, and other applicable laws. Eligible costs include the cost of materials, equipment, and contracted labor to complete eligible improvements, including, but not limited to, the following:

- New commercial or mixed-use construction
- Commercial code compliance renovations
- Permanent commercial interior remodeling improvements
- Permanent commercial site (exterior) improvements
- Compliance with Americans with Disabilities Act (ADA) for commercial properties
- Work necessary to bring the structure up to life-safety code standards
- Installation, repair, and replacement of exit (exterior) doors and hardware
- Repair, replacement, or addition of exterior shutters and awnings/canopies
- Repair, replacement or purchase of signs (when performed as part of an overall façade improvement)
- Repair and replacement or installation of interior and exterior stairs, porches, railings, and exit facilities
- Repair and rebuilding of interior and exterior walls, including cleaning, sealing, tuck pointing and painting
- Repair or replacement of frames, sills, glazing, replacement of glass and installation of new windows
- Installation of permanently affixed landscaping, such as stone or brick planters

- Installation, repair, or replacement of exterior lighting
- Mechanical, including rewiring, replumbing, insulation, mechanical systems/climate control

The City will prioritize projects. Consideration will be given to (1) threats to the survival of the structure, (2) importance of the structure to the overall goals of the program, (3) structural integrity and condition, and (4) cost effectiveness of the proposed work. In determining the grant amount, the City will also consider the time required to complete the project. Applicants are requested to limit their requests to projects that can be completed in a twelve (12) month period.

Ineligible Improvements

- No structural addition that would enlarge the residential (livable) space of the project is to be financed with these funds – nor an area not originally a livable space made livable.
- Residential structures
- Real estate or building purchases
- Furnishings and equipment purchases
- Working capital
- Inventory financing
- Title reports and legal fees
- Professional fees such as architects, engineers, and solicitors
- Labor provided by the Applicant or tenant of the building
- Extermination of insects, rodents, vermin and other pests
- Improvements that do not comply with City of Sherman Master Plan, Zoning Ordinance, Building Regulations, and other applicable laws
- Expenses incurred prior to grant application approval. Improvements cannot be undertaken before grant application approval.

Property Lien

Once the work is completed, the City will record a conditional lien on the property to ensure that the property improved with funds from this program remains open, operative, and free of graffiti and blight for a period of five (5) years from the date of agreement. If the Applicant fails to maintain the funded improvements for the entire five-year period, the City will recover its costs through the lien. If the Applicant satisfactorily fulfils the program requirements, the lien will be released at the end of five (5) years from the date of agreement.

Application Process

Program Application and Agreement forms are available in the City Manager's Office in the Sherman City Hall, 220 West Mulberry Street, Sherman, Texas 75091-1106, telephone (903) 892-7201. The application process is as follows:

- After reviewing the program guidelines, the Applicant will meet with City staff to discuss the desired work to be undertaken. If the proposed work is within the program guidelines, as determined exclusively by City staff, a completed application is submitted to the City. Written bids, sketches, color samples, and material supplies should be included.

- The Applicant is responsible for submitting plans and specifications to the City and obtaining all required planning and building permits, and any other applicable approvals, with the assistance of City staff.
- The Sherman City Council will consider the recommendations made by the City staff and will make its decision in a public meeting. The Council's decision will be made by adopting a resolution, which will authorize the City Manager to enter into a grant agreement with the Applicant.
- With the Council's authorization, the City Manager will cause the necessary documents to be drawn up and will sign the grant agreement.
- Upon approval, the City will send a "Notice to Proceed" to the Applicant. The Applicant may proceed with the planned building improvements pursuant to the approved design and issued permits. All payments for the work should be made by the Applicant and supported by clearly defined invoices outlining eligible work. Work shall commence within ninety (90) days of the approval date of the building permits. Extensions may be granted solely at the discretion of City staff.
- City staff will monitor the ongoing progress during construction to ensure that the work is performed according to the approved application and plans. No changes to work shall be made without the written consent of both the Applicant and the City. Approved "Change in Work" forms will be attached to the original application, dated and signed by the City Manager.
- Deviations from approved plans and specifications may disqualify the Applicant from this grant program.
- Once the work is completed, the City will record a conditional lien, good for five (5) years, on the subject property to be released upon completion of the program requirements.
- Funds will be disbursed upon completion of the project. City staff will conduct a final inspection before the grant funds will be disbursed to the Applicant. A Certificate of Approval will be issued to the Applicant.
- Reimbursement claims for all eligible expenses must be submitted with the following supporting documents.
  - A completed Rebate Claim form supplied by the City of Sherman
  - Any applicable planning and building permits
  - Cancelled checks and paid invoices/receipts for eligible work

  After final approval of the improvements, the rebate reimbursement will be processed. Allow thirty (30) days for receipt of the rebate check.

- After the work is completed, Applicant shall display a sign or banner (provided by the City) indicating participation in the City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program. The sign or banner shall be displayed either on the exterior or in the front window of the building for a period of thirty (30) days.

Loan Applications

The loan application requires:

- Information summarizing the project, including complete construction plans and specifications

- The project cost and the amount of other dollars being brought to the project
- Preliminary commitment of private funds
- Specific uses of all funds
- Current financial and/or profit and loss statements
- Amount of grant requested and proposed term being requested
- Current lien/title report on the subject property

All applications must be made on forms provided by the City of Sherman. For further information, please contact:

Robby Hefton
City Manager
City of Sherman

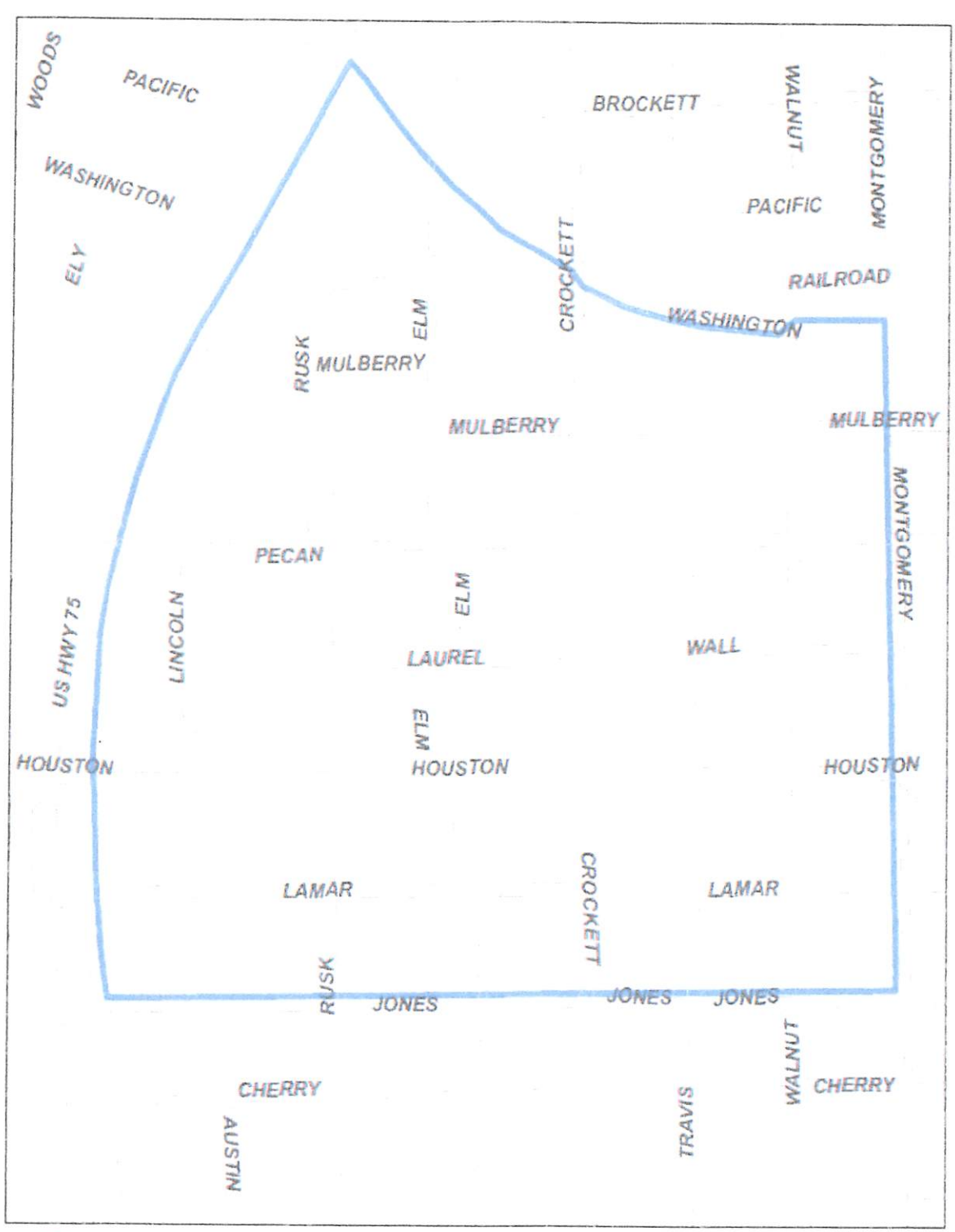
Physical Address:
Sherman City Hall, City Manager's Office
220 West Mulberry Street
Sherman, Texas 75090
or
Mailing Address:
P. O. Box 1106
Sherman, Texas 75091-1106

Telephone: (903) 892-7201
Facsimile: (903) 892-7355
E-Mail: robbyh@ci.sherman.tx.us

Scott Shadden
Developmental Services Director
City of Sherman

Physical Address:
Sherman City Hall, Building Inspection
220 West Mulberry Street
Sherman, Texas 75090
or
Mailing Address:
P. O. Box 1106
Sherman, Texas 75091-1106

Telephone: (903) 892-7333
Facsimile: (903) 892-7274
E-Mail: scotts@ci.sherman.tx.us



Sherman
ENGINEERING DEPT
SHERMAN, TX 75090

Central Business District

APPLICATION

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN
City Manager's Office
220 West Mulberry Street
Sherman, Texas 75090
Tele: (903) 892-7201 Fax: (903) 892-7355

FOR OFFICE USE ONLY

File #_____

Assessment Role Number _____ Assessed Property Value _____

Property Address_____

Date Application Received _____ Date Application Completed _____

CENTRAL BUSINESS DISTRICT HISTORIC BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM

Application

The information requested below will be used to process your application under the terms and conditions of the City of Sherman's Historic Building Restoration and Improvement Grant (Forgivable Loan) Program.

I. Applicant Information

1. Applicant(s) name SHERMAN FEDERAL COURTHOUSE SQUARE, LLC
   Mailing address: 300 N TRAVIS ST
   City: SHERMAN State: TX Zip: 75090

2. Applicant's daytime telephone number: (214) 387-9100
   Cell # (972) 979-5483 Fax (903) 870-0066
   E-mail address: BRYANBURG@SIEBMAN.COM

3. Status of applicant (please check one)

   ____ Property owner with vacant facility
   ____ Property owner with tenant business
   X Property owner/operator of existing business on property
   ____ Property tenant with property owner consent

4. Owner of property is a/an (please check one)
   ____ Individual
   Partnership (attach copy of Partnership Agreement)
   ____ Corporation/profit (attach copy of Articles of Incorporation)
   ____ Corporation/nonprofit (attach list of officers and directors)
   ____ Trust (attach copy of Trust Agreement)
   X Other

5. Length of ownership: 17 years,
   (2 Deeds) 11 years
   Date purchased: 10-23-2003
   12-27-2008

II. Property Information

1. Address of property to be improved:
   300 N Travis St.
   Sherman, TX 75090

2. Legal description of subject property:
   SHANNON T J SUPPLEMENT, BLOCK B, LOT 6 & S 15' 5, 70X158 & 20X88 (C)
   12820 SF

3. Tax Assessor Parcel Number(s):
   161979

4. Year built 1880 Square footage: 15,500

5. Is this a National Register building? Yes X No___ (check one)
   Is this a building of known historical significance? Yes X No___ (check one)

6. What are the current types of businesses occupying the building?
   Law Office and Non-Profit Pregnancy Care Center

7. Name and phone number of tenant(s), if applicable: Siebman Law, LLP (903)870-0070
   Pregnancy Care Center (903) 893-9099
   (Attach additional names/numbers, if needed)

8. Use of building after construction: Commercial

9. Number of parking spaces provided: 32 Proposed:_____ Total: 32

10. Current zoning: Commercial

11. Is a zoning amendment required? Yes___ No X (check one)

12. Attach architectural and elevation renderings. Photos attached.

III. Project Description

1. Description of Proposed Improvements. Please provide a detailed description of your proposed improvements. Attach a copy of your architectural or design plans. Identify the materials to be used, such as the type of paint or stain (i.e., exterior latex, color, etc.). Include details of new signs or awnings, etc. Provide color photos of the subject property and those adjacent prior to and after the improvements are made.

   Please note: Applicants should carefully review the "City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program Guidelines and Policies", and discuss all proposed improvements with the City of Sherman's Developmental Services Department prior to completing this application. It is also

recommended that Applicants discuss their proposed improvements and any questions regarding the submission requirements with the Developmental Services Department and the City Manager's Office prior to completing the application form.

Description: Renovations and repairs to hoist-way, properly framed and enclosed, and including a with ladder, sump pump, tights, access doors and waterproofing, as required. Any repairs to the existing machine room, adequate for to accommodate the elevator equipment, including floors, trap doors, gratings, foundations, lighting, ventilation, etc. Installation of Elevation LUNA Elevator to comply with Americans with Disabilities Act (ADA) for commercial properties

☒ Designs Attached	☒ Before Picture(s) Attached

2. How many jobs will be **retained** once the project is completed? 7

5 Full-time positions 2 Part-time positions

3. How many **new positions** will result from this project? 2

2 Full-time positions _____ Part-time positions

IV. Work Estimates

Please attach two (2) independent contractor estimates for each component of the proposed improvement. Please note that grant/forgivable loan funding shall be based on the lowest bid. Eligible costs shall be the cost of materials, equipment, and contracted labor to complete eligible improvements. Professional fees such as architects, engineers, and solicitors are not eligible costs. Labor provided by the Applicant or tenant of the building is not an eligible cost.

1. Name/Company and Phone Number of Preferred Contractor:
Elevating Systems and Services - Mike McGrath (972) 243-5805

Amount: $71,731.85

2. Name/Company and Phone Number of Second Contractor:
FMGI, Inc.- Brad Brown (469) 638-9517

Amount: $26,000.00

3. Additional Estimates/Comments: (Please attach additional quotes, as required)

See attached

4. Total estimated costs of your improvements: $97,731.85

5. Estimated completion date for your improvements? October 31, 2021

V. Historic Significance

The City's Program for improving the historic buildings of downtown Sherman is being funded through the City's Hotel/Motel Tax revenues, which require that this money may be spent only on historic buildings that would tend to attract tourists. Many factors may indicate a building's historic significance such as age, architectural design, building use, events or significant people. Some of this may be proved through deeds, pictures, books, newspaper articles and the like. Attach to this application all matters that would prove your claim that this is a historic building.

See attached.

VI. Signature of Owner/Authorized Agent – Affidavit or Sworn Declaration

I/We, Bryan Burg, as Manager of Sherman Federal Courthouse Square, LLC, of the City of Sherman, County of Grayson, State of Texas, make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application in respect of the application is true.

I/We hereby authorize inspections of my/our property to be improved.

I/We acknowledge that any work carried out prior to written confirmation of grant approval may not be eligible.

I/We acknowledge receiving, understanding, and accepting the terms and conditions of the City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program.

Sworn to (or declared before me), Lee Anne Johnston, a Notary Public in and for the State of Texas, on this the 23nd day of July, 2021.

BM Burg, Manager

Applicant

N/A

Co-Applicant

N/A

Property Owner (if different from Applicant)

Lee Anne Johnston

Notary Public, State of Texas
My Commission Expires: 02-01-2023

NOTARY PUBLIC STATE OF TEXAS
LEE ANNE JOHNSTON
Notary Public, State of Texas
Comm. Expires 02-01-2023
Notary ID 11480042

VII. Consent of the Owner to the Use and Disclosure of Personal Information

I/We, Bryan Burg as representative of Sherman Federal Courthouse Square, LLC, am the owner of the land that is the subject of this Application and, for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the City of Sherman for the purposes of processing this application.

JULY 23, 2021
Date

Signature of Owner(s)
Manager

VIII. Authorization for Agent *(complete only if Applicant is not the registered Owner)*

I/We, _____, the Owner(s) of the subject property, have reviewed and understand the guidelines and policies for the City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program, including the requirement of a conditional property lien, and hereby authorize _____ (Agent) to act on my/our behalf with respect to the application.

Date

Signature of Owner(s)

Note: Information provided in this application will become part of a public record.

FOR OFFICE USE ONLY (Entire Page)

	Staff Initials	Comments
Ownership Confirmed		
Property Taxes Paid in Full		
Work Order Search (Building)		
Fire Code Conformity		
Master Plan Conformity		
Zoning Conformity		
Building Regulations Conformity		
Copy of Deed Attached		
Copy of Mortgage Attached		
Proof of Historical Significance		
Architectural Renderings		
Elevation Renderings		

LLC AGREEMENT

Texas Franchise Tax Public Information Report

Comptroller of Public Accounts FORM 05-102 (Rev.9-11/30)

To be filed by Corporations, Limited Liability Companies (LLC) and Financial Institutions

This report MUST be signed and filed to satisfy franchise tax requirements

■ Tcode 13196 Franchise

■ Taxpayer number: 3 2 0 4 9 7 9 5 5 7 1

■ Report year: 2020

You have certain rights *under Chapter 552 and 559, Government Code, to review, request, and correct information we have on file about you. Contact us at (800) 252-1381or (512) 463-4600.*

Taxpayer name: SHERMAN FEDERAL COURTHOUSE SQUARE, LLC

Mailing address: 300 N TRAVIS ST

City: SHERMAN | State: TX | ZIP Code: 75090 | Plus 4:

Secretary of State (SOS) file number or Comptroller file number: 0801708143

◉ Blacken circle if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office: 300 N TRAVIS, SHERMAN, TX 75090

Principal place of business: 300 N TRAVIS, SHERMAN, TX 75090

Please sign below!

Officer, director and manager information is reported as of the date a Public Information Report is completed. The information is updated annually as part of the franchise tax report. There is no requirement or procedure for supplementing the information as officers, directors, or managers change throughout the year.

3204979557120

SECTION A Name, title and mailing address of each officer, director or manager.

Name	Title	Director	Term expiration (m m d d y y)
CLYDE M SIEBMAN	DIRECTOR	◉ YES	
Mailing address: 300 NORTH TRAVIS	City: SHERMAN	State: TX	ZIP Code: 75090
CLYDE M SIEBMAN	MANAGER	○ YES	
300 NORTH TRAVIS	SHERMAN	TX	75090
		○ YES	
		State	ZIP Code

SECTION B Enter the information required for each corporation or LLC, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

SECTION C Enter the information required for each corporation or LLC, if any, that owns an interest of 10 percent or more in this entity or limited liability company.

Name of owned (parent) corporation or limited liability company	State of formation	Texas SOS file number, if any	Percentage of ownership

Registered agent and registered office currently on file. *(see instructions if you need to make changes)*

Agent: CLYDE M. SIEBMAN

○ Blacken circle if you need forms to change the registered agent or registered office information.

Office: 300 NORTH TRAVIS | City: SHERMAN | State: TX | ZIP Code: 75090

The above information is required by Section 171.203 of the Tax Code for each corporation or limited liability company that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B, and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director or manager and who is not currently employed by this, or a related, corporation or limited liability company.

sign here	Title	Date	Area code and phone number
Bryan H Burg	Electronic	11-12-2020	(972) 979 - 5483

Texas Comptroller Official Use Only

VE/DE	○	PIR IND	○

FILED
In the Office of the
Secretary of State of Texas
DEC 27 2012
Corporations Section

CERTIFICATE OF FORMATION

OF

SHERMAN FEDERAL COURTHOUSE SQUARE, LLC
(A Limited Liability Company)

ARTICLE ONE

The name of the filing entity being formed is Sherman Federal Courthouse Square, LLC (the "Company").

ARTICLE TWO

The filing entity being formed is a limited liability company.

ARTICLE THREE

The purpose for which the Company is formed is any lawful purpose for which a limited liability company may be formed under the Texas Business Organizations Code.

ARTICLE FOUR

The street address of the Company's initial Registered Office, and the name of its initial Registered Agent at that office, are as follows:

Clyde M. Siebman
300 North Travis
Sherman, Texas 75090

ARTICLE FIVE

The Company will have one or more Managers. The name and address of the initial Manager is:

Clyde M. Siebman
300 North Travis
Sherman, Texas 75090

ARTICLE SIX

No Manager of the Company shall be liable to the Company or its Members for monetary damages for an act or omission in the Manager's capacity as a governing person, except for liability (i) for a breach of the Manager's duty of loyalty to the Company or its Members, (ii) for acts or omissions not in good faith that constitute a breach of duty of the Manager to the Company or which involve intentional misconduct or a knowing violation of law, (iii) a transaction from which the Manager received an improper benefit, whether or not the benefit resulted from an act taken within the scope of the Manager's office, (iv) for acts related to a wrongful distribution or wrongful payment of a dividend, or (v) for acts or omissions for which the liability of a governing person is expressly provided by an applicable statute. Any repeal or amendment of this Article by the Members of the Company shall be prospective only, and shall not adversely affect any limitation on the personal liability of a Manager of the Company existing at the time of such repeal or amendment.

ARTICLE SEVEN

The Manager is authorized to enter into transactions including but not limited to sales and leases with related parties, which may consist of individuals, partnerships, corporations, limited liability companies, trusts, estates, and other entity forms. Relationships may include any and all combinations of management and/or ownership.

ARTICLE EIGHT

The undersigned Organizer hereby disclaims any past or future interests in or control of Sherman Federal Courthouse Square, LLC and resigns as the Organizer effective upon the formation of the Company.

IN WITNESS WHEREOF, I have hereunto set my hand this twenty-seventh day of December, 2012.

Sharon M. Leal

Sharon M. Leal, Organizer
408 W. 17th Street, Suite 101
Austin, Texas 78701-1207
(512) 474-2002

ACCEPTANCE OF APPOINTMENT AND CONSENT TO SERVE AS REGISTERED AGENT

I, the undersigned, am a Texas resident. Pursuant to Sections 5.200, 5.204, and 5.206 of the Texas Business Organizations Code, I acknowledge, accept, and consent to my designation or appointment as the Registered Agent in Texas for Sherman Federal Courthouse Square, LLC

The duties I accept are:

1. to receive or accept, and forward to the represented entity at the address most recently provided to me by the represented entity, or otherwise notify the representative at that address, regarding any notice, process, or demand that is served on or otherwise sent or given to me as the Registered Agent of the above entity I represent;
2. to provide the notices required or permitted by law to be given to the represented entity to the address most recently provided to me, as the Registered Agent, by the represented entity;
3. to maintain a business office at the same address as the entity's Registered Office; and
4. to immediately notify the entity and submit a statement of resignation to the Texas Secretary of State if I resign.

Signed on 12-27-12.

By: _____
Signature of Registered Agent

Clyde M. Siebman
Printed name of Registered Agent

DEEDS

26365

00030811 BK OR Vol 3559 Pg 245

GENERAL WARRANTY DEED

Date: October 29, 2003

Grantor: Barry Fontaine and Laura S. Fontaine, husband and wife.

Grantor's Mailing Address:

Barry Fontaine and Laura S. Fontaine
108 Sand Creek Circle
Sherman, Grayson County, Texas 75092

Grantee: Bryan H. Burg, trustee for the Opera House Trust.

Grantee's Mailing Address:

Bryan H. Burg
5765 Yeary Rd.
Plano, Collin County, Texas 75093

Consideration:

TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas and being a part of the J. B. McAnair Survey, and being a part of the T. J. Shannon Supplement to the town plat, and also known as T. J. Shannon First Addition, and described as follows/ in Exhibit "A" attached hereto for all purposes.

~~Being all of Lot No. Six (6) and the South 15 feet of Lot No. Five (5) in Block B of said~~ Addition, and described as follows, to wit:

BEGINNING at the S. E. Corner of said Lot 6;
THENCE North with the East line ~~of said Lots~~, 65 feet to a stake;
~~THENCE West 150 feet to a stake;~~
THENCE ~~South~~ 65 feet to a stake, the S. W. corner of said Lot No. 6;
~~THENCE East 150 feet to the place of beginning, containing 65 x 150 feet of land;~~

and more commonly known as 300-302 North Travis Street and 105 West Pecan Street, Sherman, Grayson County, Texas.

Reservations and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for 2003, which have been prorated and the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee

and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Barry Fontaine

Laura S. Fontaine

Bryan H. Burg
Trustee for the Opera House Trust

STATE OF TEXAS)

COUNTY OF GRAYSON)

This instrument was acknowledged before me on Oct 29, 2003, by Barry Fontaine and Laura S. Fontaine, husband and wife.

Peggy Coley
Notary Public, State of Texas

PEGGY COLEY
Notary Public
STATE OF TEXAS
My Comm Exp. 08/16/2005

STATE OF TEXAS)

COUNTY OF GRAYSON)

This instrument was acknowledged before me on Oct 29, 2003, by Bryan H. Burg as trustee of the Opera House Trust, on behalf of said trust.

Peggy Coley
Notary Public, State of Texas

PEGGY COLEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 08/16/2005

EXHIBIT "A"

Legal Description

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being all of Lot 6 and the South fifteen feet (15') of Lot 5, Block B, of the T.J. Shannon Supplement to the Original Town Plat of the City of Sherman, Texas, of record in Volume "B", Page 259, of the Deed Records, Grayson County, Texas, and being the same tract of land conveyed to Barry Fontaine and Laura S. Fontaine by deed of record in Volume 2623, Page 710, of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of Travis Street with the north right-of-way line of Pecan Street, said point being at the southeast corner of an existing building;

Thence South 74°57'36" West with said north right-of-way line, a distance of 150.00 feet to a P/K nail set for the southwest corner of said Fontaine tract;

Thence North 16°00'00" West a distance of 65.00 feet to a P/K nail set for the northwest corner of said Fontaine tract;

Thence North 74°57'36" East a distance of 150.00 feet to an "X" cut in concrete in said west right-of-way line, said "X" being the northeast corner of said Fontaine tract

Thence South 16°00'00" East with said west right-of-way line, a distance of 65.00 feet to the Point-of-Beginning and containing 0.224 acres of land.

00030911	Bk OR	Vol 3559	Pg 248

Bk	Vol	Pg
00030911 OR	3559	248

Filed for Record in:
Grayson County

On: Oct 30,2003 at 02:37P

As a
Recordings

Document Number: 00030911

Amount: 20.00

Receipt Number - 153848
By,
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Grayson County
as stamped hereon by me.

Oct 30,2003

Wilma Blackshear Bush, County Clerk
Grayson County

Grayson County
Wilma Bush
Grayson County Clerk
Sherman, Texas 75090

20 2012 00026080

Instrument Number: 2012-00026080

As

Recorded On: December 28, 2012 **Recordings**

Parties: OPERA HOUSE TRUST ETAL **Billable Pages: 3**

To SHERMAN FEDERAL COURTHOUSE SQUARE LLC **Number of Pages: 5**

Comment: WD

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	24.00
Total Recording:	**24.00**

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-00026080
Receipt Number: 368303
Recorded Date/Time: December 28, 2012 03:24:26P
Book-Vol/Pg: BK-OR VL-5228 PG-400
User / Station: G WHITE - Cashiering Station 1

Record and Return To:

CLYDE SIEBMAN
300 N TRAVIS
SHERMAN TX 75090

THE STATE OF TEXAS
COUNTY OF GRAYSON
I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Blackshear Bush

Wilma Blackshear Bush, Grayson County Clerk

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

Date: December 27, 2012

Grantor: Opera House Trust, Bryan H. Burg, Trustee

Grantor's Mailing Address: 300 North Travis, Sherman, TX 75090

Grantee: Sherman Federal Courthouse Square, LLC

Grantee's Mailing Address: 300 North Travis, Sherman, TX 75090

Consideration:

Ten Dollars ($10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged

Property (including any improvements):

All that certain tract or parcel of land situated in the City of Sherman, Grayson County, Texas and being a part of the J.B. McAnair Survey, and being a part of the T.J. Shannon Supplement to the town plat, and also known as T.J. Shannon First Addition, and described in Exhibit "A" for all purposes, which Exhibit "A" is incorporated herein by reference the same as if fully set out herein at length. Exhibit "A" is a part hereof for all purposes.

Said Property is more commonly known as 300-302 North Travis Street and 105 West Pecan Street, Sherman, Grayson County, Texas.

Reservations and Exceptions to Conveyance and Warranty:

Validly existing easements and rights of way; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests, outstanding in persons other than Grantor; validly existing rights of adjoining owners in any walls, and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments, or overlapping improvements.

Conveyance in Fee Simple:

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, gives, sells, transfers, and conveys to Grantee the Property, together with all and

singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Opera House Trust
by Bryan H. Burg, Trustee

ACKNOWLEDGMENT

State of Texas

County of Grayson

This instrument was acknowledged before me on this the 27th day of December, 2012 by Bryan H. Burg as Trustee of the Opera House Trust.

LORAE D. HOTTLE
MY COMMISSION EXPIRES
March 5, 2014

Notary Public-State of Texas

After Recording Send To:

Clyde M. Siebman
300 North Travis Street
Sherman, TX 75090

EXHIBIT "A"

Legal Description

Situated in the City of Sherman, Grayson County, Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being all of Lot 6 and the South fifteen feet (15') of Lot 5, Block B, of the T.J. Shannon Supplement to the Original Town Plat of the City of Sherman, Texas, of record in Volume "B", Page 259, of the Deed Records, Grayson County, Texas, and being the same tract of land conveyed to Barry Fontaine and Laura S. Fontaine by deed of record in Volume 2623, Page 710, of the Official Public Records, Grayson County, Texas, and being more particularly described as follows:

Beginning at the intersection of the west right-of-way line of Travis Street with the north right-of-way line of Pecan Street, said point being at the southeast corner of an existing building;

Thence South 74°57'36" West with said north right-of-way line, a distance of 150.00 feet to a P/K nail set for the southwest corner of said Fontaine tract;

Thence North 16°00'00" West a distance of 65.00 feet to a P/K nail set for the northwest corner of said Fontaine tract;

Thence North 74°57'36" East a distance of 150.00 feet to an "X" cut in concrete in said west right-of-way line, said "X" being the northeast corner of said Fontaine tract

Thence South 16°00'00" East with said west right-of-way line, a distance of 65.00 feet to the Point-of-Beginning and containing 0.224 acres of land.

Bk	Vol	Pg
00026080	OR 5228	404

Filed for Record in:
Grayson County

On: Dec 28,2012 at 03:24P

As a
Recordings

Document Number: 00026080

Amount: 24.00

Receipt Number - 368303

By,
GAIL WHITE

STATE OF TEXAS COUNTY OF GRAYSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Grayson County
as stamped hereon by me.

Dec 28,2012

Wilma Bush, Grayson County Clerk
Grayson County

QUOTES

6/23/2021

SHERMAN FEDERAL COURTHOUSE SQUARE, LLC
300 N TRAVIS ST
SHERMAN, TX 75090

Attn: MR. BRYAN BURG

Subject: SHERMAN FEDERAL COURTHOUSE SQUARE
ELEVATION LULA ELEVATOR PROPOSAL

Dear MR. BURG:

We propose to furnish all material, labor, tools and necessary engineering to provide (1) complete ELEVATION LULA ELEVATOR PROPOSAL, at the above subject location, for a total, **pre-tax** net sum as follows:

MATERIAL/FREIGHT	$54,677.00
LABOR/EXPENSES	$12,544.00
SALES TAX	$4,510.85
TOTAL NET SUM	**$71,731.85**
TOTAL WITH VALID EXEMPTION/RESALE CERTIFICATE which eliminates the Sales Tax**	**$67,221.00**

**** Sales tax is included in our above pricing as indicated. Depending on how you will figure the tax expense on this project (IE: exempt, new construction, modernization, historic exemption, etc.), you may be qualified to eliminate sales tax from our price. We have separated the Material and Labor portions above. If we receive a resale or tax exemption certificate, we can eliminate the tax from our invoicing.**

- Your Commercial Elevator will be provided by Symmetry Elevating Solutions, to include the following:
- Capacity: 1,400 lbs.
- Platform Size: **48**" wide by **54**" front to back
- Speed: 30 FPM
- Vertical Travel: Up to 204" without price adjustment
- Landings / Openings: Two, with both openings in-line (enter-exit same side)
- Operation: Selective Collective Programmable Logic Controller (PLC), Single Automatic Push Button Operation
- Operating Controls: Stainless steel Car Operating Station and Hall Push Button Stations at each landing
- Drive Mechanism: 1:2 Cable-Hydraulic Drive System with submersible pump and motor, for quiet operation, including a 2-speed control valve
- Car: 84" high FIRE TREATED wood cab with unfinished Red Oak raised panels and ceiling, Stainless Steel finish front return, strike and transom; 4 LED recessed down-light fixtures with black trim rings and 3'-0" x 6'-8" 2-Speed Stainless Steel interior doors.
- Landing Doors: 3'-0" x 6'-8" 2-Speed Side Slide UL labeled 1 ½ hr. fire rated doors and frames, at each landing, Stainless Steel, including interlocks, full height light ray, struts, headers, fascia, and sill supports.
- Also includes: Low Oil Protection, Homing Timer, Car Indicator Lights with audible & visual signals and environmentally biodegradable hydraulic fluid for Green compliance.
- Complies with the commercial ASME A17.1 Safety Code for elevators and A.D.A. Codes as a LULA elevator. It can be approved by the Texas Department of Licensing and Regulation (TDL&R) as an alternative to full size commercial passenger elevators and/or ramps under certain circumstances.

CONTINUED ON PAGE 2

- ADA compliant Phone integrated into the brushed stainless Car Operating Panel (optional finishes available for an up-charge)
- Automatically Activated Emergency Lowering Feature, floor selective, battery powered
- 3 Year limited parts warranty as indicated in your Owner's Manual (semi-annual maintenance program required to validate parts warranty).

Value Engineering Price Reductions as Follows

Steel cab construction, painted in "Baked Enamel" of manufacturers standard color selection in Lieu of Raised Panel Oak Interior, Deduct $5,392.00 pre-tax price.

Painted landing doors, jambs, cab doors and returns in "Baked Enamel" of manufacturers standard color selection in Lieu of, #4 Brush Stainless Steel. Deduct $6,000.00 pre-tax price.

Preparatory work required "by others" prior to our installation must include a "legal" hoist way, which is plumb and square, constructed with sturdy guide rail supports on the designated side wall and a "legal" enclosed machine room area with proper lighting and ventilation located adjacent to the hoist way. The machine room must also have a 230 volt, single phase, 60 hertz power supply with manual and fused disconnect lockable in the off position, a separate 110 volt circuit for cab light/alarm and a hot telephone line next to the disconnect for the elevator phone system. A 14" minimum deep pit (with alternate means device) is required in the shaft at the lowest level to allow the elevator to land evenly with the lowest landing finish floor. Overhead clearance at top landing must be 11'-0" clear without price adjustment (8'-10" overhead is available with Alternate Means device pricing). Horizontal steel sill angles are required at each landing to support a portion of the elevator's automatic 2 speed sliding hoist way doors. The front hoist way walls must be left out until we set the hoist-way doors. Fill in and patch/finish the front wall(s) around the hoist way door frames and grout between the elevator's finish sills and the above mentioned sill support angle. We will be available for all design and engineering assistance requested during preparatory construction. *It is highly recommended that you provide "surge protection" to protect the equipment and incoming electrical power source as well as the incoming phone line*. We will submit detailed factory drawings showing proper hoistway sizes and door locations. We will also provide any engineering assistance requested.

The Texas Department of Licensing and Regulation (TDL&R) requires that LULA elevator drawings be submitted to them for a Plan Review approval, to insure compliance with the governing Texas Accessibility Standards (TAS). TDL&R also requires a State Inspection of the lift by a Qualified Elevator Inspector (QEI) immediately upon completion. Our price includes the Plan Review submittal and the initial QEI inspection.

Thank you for the opportunity to submit our proposal. If accepted, please review the Payment Terms and the Terms and Conditions which are a part of this contractual agreement. Then sign and return this agreement along with a 1/3 down payment which will allow us to immediately process your order If you have any questions or desire to meet with us further, please contact Home Elevator of Texas.

Payment Terms:

-1st Payment: 1/3 down payment with signed contract, which will allow us to immediately process your order.
-2nd Payment: 1/3 payment will be due before we can release fabrication of our equipment.
-3rd Payment: *1/3, the final 1/3 will be due upon **our** completion in order to leave the unit operational. If there are any of **our** open punch-list items, payment of the final 1/3 must be paid except for a 5% retainage. Immediately upon **our** punch-list completion the 5% retainage must be paid before turnover.*

TERMS AND CONDITIONS
Quotations are subject to change or may be withdrawn by us if not accepted within 30 days.

You agree to pay, as an addition to the price herein quoted, the amount of any tax based upon the transfer, use, ownership or possession of the equipment, imposed by any law enacted after the date of this proposal or imposed upon you by any existing law.

Monthly progress billings will be made by **DZ INDUSTRIES, INC., DBA: ELEVATING SYSTEMS & SERVICES** and its subsidiaries or divisions to cover materials shipped and labor expended during the month. Payments shall become due and payable by the customer on the invoice date.

We reserve the right to discontinue our work at any time until progress payments have been made as agreed.

Final payment shall become due and payable when all of the work described in this contract has been substantially completed, less final retainage, which is due upon final inspection and turn over.

The completion of work or delivery of material specified in this agreement is subject to delays caused directly or indirectly by embargoes, strikes, lockout, common carriers, and accidents or by any other similar or dissimilar cause beyond our control, for which we are to be held harmless.

Should conditions develop beyond our control, making the building or premises in which our men are working dangerous, we reserve the right to discontinue our work until such dangerous conditions are corrected.

Should damage occur to our material or work on the premises, where our work is to be or is being performed, by fire, theft or otherwise, the purchaser is to compensate us therefore.

In consideration of our performance of the service enumerated at the price stated, the purchaser assumes all liability for injury, including death, to any person or persons and for damage to property or loss of use thereof, on account of or resulting from the negligence of the purchaser. In consideration of our performance of the service enumerated at the price stated, DZ INDUSTRIES, INC., DBA: ELEVATING SYSTEMS & SERVICES assumes liability for injury, including death, to any person or persons for damage to property or loss of use thereof, on account of or resulting from the sole negligence of DZ INDUSTRIES, INC., DBA: ELEVATING SYSTEMS & SERVICES.

DZ INDUSTRIES, INC., DBA: ELEVATING SYSTEMS AND SERVICES nor its subsidiaries or divisions shall not be responsible or liable for any damages, claims, suits, expenses and payments on account of or resulting from any injury, death or damage to property arising or resulting from overloading the rated capacity of passenger, freight, or service elevator or any other device covered by this contract.

Unless otherwise agreed, it is understood that the work shall be performed during regular working hours of regular working days of the elevator trade. If overtime work is mutually agreed upon and performed, the additional price, at our usual rates for such work, shall be added to the contract price herein named.

The machinery, implements and apparatus furnished hereunder remain our personal property and we retain title thereof until final payment is made, with right to take possession of the same at the cost of the purchaser if default is made in any of the payments, irrespective of the manner of attachment to the realty, the acceptance of notes, or the sale, mortgage or lease of the premises.

In states requiring notice prior to filing a lien, this notice requirement is hereby complied with:
"NOTICE: THIS IS NOT A LIEN. THIS IS ONLY AN AFFIDAVIT CLAIMING A LIEN."

"If a subcontractor or supplier who furnishes materials or performs labor for construction of improvements on your property is not paid, your property may be subject to a lien for the unpaid amount if:

(1) After receiving notice of the unpaid claim from the claimant, you fail to withhold payment to your contractor that is sufficient to cover the unpaid claim until the dispute is resolved; or

(2) During construction and for 30 days after completion of construction, you fail to retain 5 percent of the contract price or 5 percent of the value of the work performed by your contractor.

"If you have complied with the law regarding the 5 percent retainage and you have withheld payment to the contractor sufficient to cover any written notice of claim and have paid that amount, if any, to the claimant, any lien claim filed on your property by a subcontractor or supplier, other than a person who contracted directly with you, will not be a valid lien on your property. In addition, except for the required 5 percent retainage, you are not liable to a subcontractor or supplier for any amount paid to your contractor before you received written notice of the claim."

Elevating
SYSTEMS & SERVICES

Sincerely yours,

Mike McGrath

Mike McGrath

CONTRACT ACCEPTED:

_____

Name

_____

Date

What is a LULA Elevator?

The LULA Elevator is designed to meet the requirements of ADA and to provide access for low occupancy/low rise commercial buildings where a traditional passenger elevator is not feasible or required by code. Engineered and designed for limited commercial, as well as residential use.

This brochure is intended for INFORMATIONAL PURPOSES ONLY and SHOULD NOT be used for construction.

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Standard Features

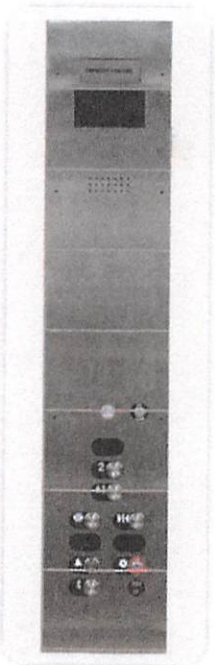
- Code Compliance: Designed to comply with ASME A17.1 Section 5.2 and includes ETL, UL or CSA certified components
- Drive System: 2:1 roped hydraulic
- Automatic self-leveling
- Homing timer
- Rated Capacity: 1,400 lbs.
- Speed: 30 fpm; also available as 40 fpm with variance
- Car-mounted directional indicator with audible signals
- Digital position indicator
- Floor Service: Up to 6 stops
- Lifting Height: Up to 25'0" standard; up to 50'0" with variance and derated capacity
- Power Supply: 208/230 VAC, 1 PH, 30 amp, 60 Hz,4HP; 3 PH motor and controller also available
- Interior Car Height: 7'0"
- Doors: 3'0" x 6'8" automatic horizontally sliding, two speed hoistway and car door; full-height light curtain
- Overhead: New construction 132", existing construction as low as 104"
- Pit Depth: 13" standard, 14" if buffer springs required
- Controller: Programmable Logic Controller (PLC)
- Operation: Selective Collective Automatic
- Warranty: 3-year limited parts, extended parts warranty available

Safety Features

- ADA hands-free phone
- Keyed in-car stop switch and alarm button
- Overspeed valve
- Broken/slack suspension safeties
- Uninterruptible Power Supply (UPS) for car lowering and power opening of the car and hoistway doors in the event of a power failure
- Emergency lighting in car interior
- Tactile/braille characters for COP and landings

Optional Features

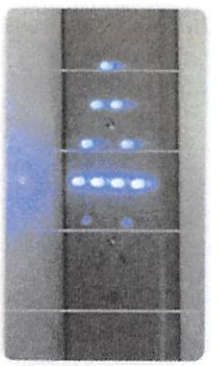
- Steel or wood car prepped for glass (glass by others)
- Overspeed governor
- Hoistway access
- Phase 1 and Phase 2 fire service
- Phone line monitoring system
- Green drive system by adding environmentally friendly hydraulic oil
- LED lights with Polished Brass, Brushed Nickel, Bronze or White trim rings
- Ventilation system
- Audio visual two way communication system (required by ASME A17.1-2019)
- 3D light curtain (required by ASME A17.1-2019)
- Keyed controls
- Landing position indicator



Standard Brushed Stainless Steel COP with position indicator

Standard Brushed Stainless Steel handrail with turnbacks

Standard Brushed Stainless Steel hall call



Car directional indicator

Standard LED light with Black trim ring

Symmetry Advantages:

- Shallowest pit required
- Shortest overhead required
- Single phase power
- ADA compliant
- Made in the U.S.A.

Visit symmetryelevator.com to view the LULA Design Guide, specification, typical drawings and more

Clear Platform Size	Enter/Exit Same Side	Straight-Through	90° Adjacent
48"W x 54"D	✓	✓	
42"W x 54"D	✓	✓	
42"W x 60"D	✓	✓	
51"W x 51"D			✓

FMGI

07/23/2021

Building Improvement Estimate

Siebman Forrest
300 North Travis Street, Sherman, TX
Attn: Bryan Burg

Below are our estimates for the building improvements. These numbers were calculated based off of my conversations with partner sub-contractors and discussing the scope. Neither of the sub-contractors have seen the site. For the final project, we will want to do a scope walk with bidding contractors

Elevator Installation		
Wall buildout inside of elevator shaft (including equipment and materials)		$12,500
(3) electrical circuit (including equipment and materials)		$3,000
	Total	$15,500
Back Egress Door Replacement		
Doors and Hardware		$2,000
Door Installation		$1,100
	Total	$3,100
Project Management		
General Conditions		$3,000
Taxes		$1,200
OH&P		$3,200
	Total	$7,400
	Total Project	**$26,000**

Brad Brown
Dallas Division Manager
FMGI, Inc.

SHAFT

HISTORICAL INFORMATION

[Texas Historical Commission Marker: Old Sherman Opera House]

Description

Photograph of the Texas Historical Commission marker for Site of Old Sherman Opera House in Sherman, Texas. Text: Formerly a 3-story Victoria structure with twin cupolas. Built by Capt. L.F. Ely, who made the bricks in his city factory. Lavish interior had carpeted aisles, Damask curtains and red plush seats. Benches in economy section were called the "buzzard roost". From its completion (1881) until closing (1918), it helped make Sherman a cultural center. First show was operetta "The Mikado". Also given here were Shakespearean plays, musical reviews, temperance lectures and trained animal acts. Remodeled (1961) for commercial use. Original bricks ... continued below

Physical Description

1 photograph : col. ; 3099 x 1961 px.

Creation Information

West, Carolyn Effie 2011-12/2012-03.

Context

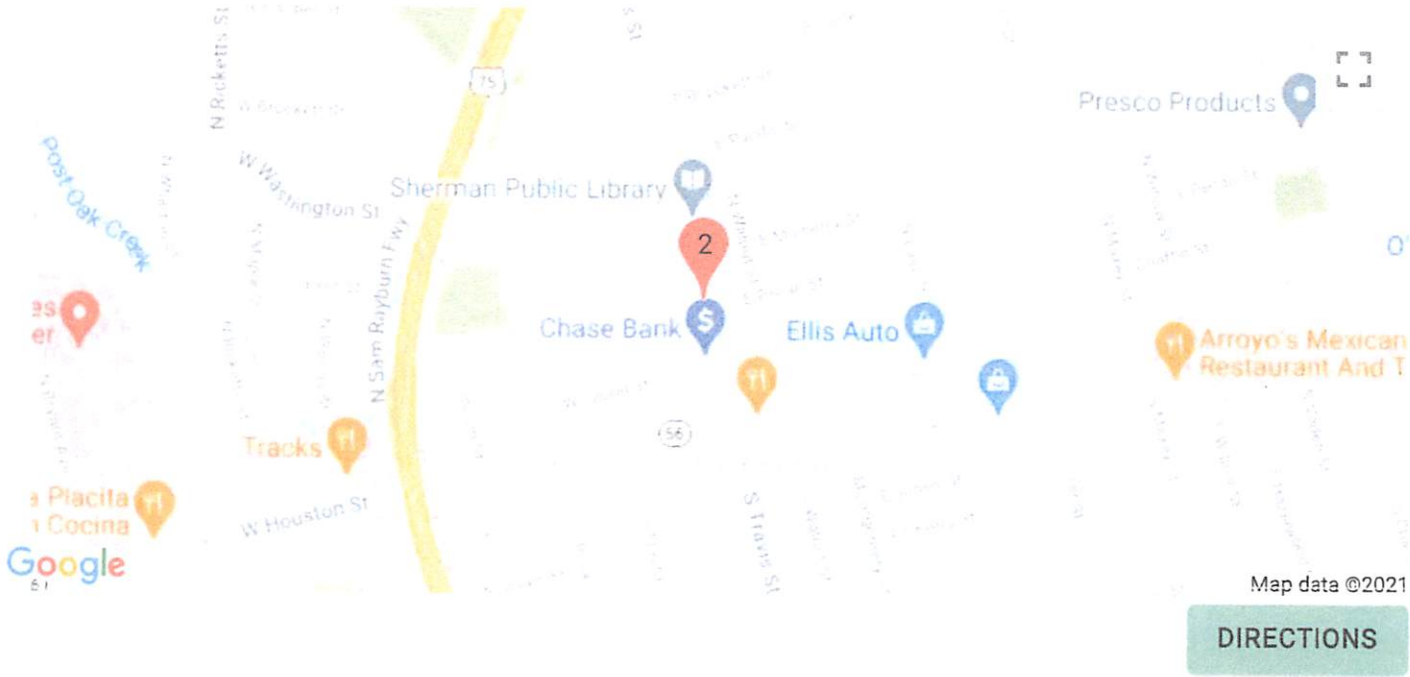
This **photograph** is part of the collection entitled: Texas History Collection and was provided by the Private Collection of Carolyn West to The Portal to Texas History, a digital repository hosted by the UNT Libraries.

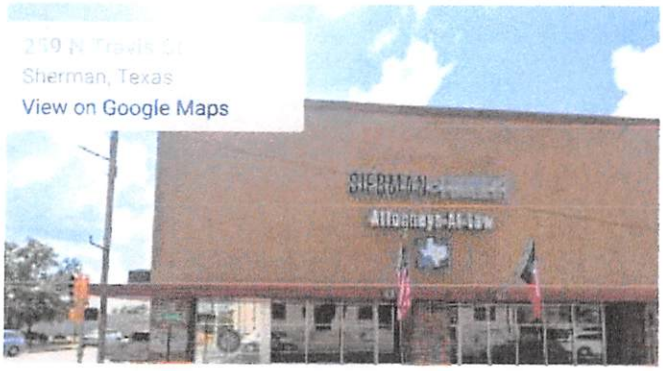
Site of the Old Sherman Masonic Temple and Opera House

Introduction

Text-to-speech Audio

The Sherman Masonic Temple and Opera House, now known as the Old Sherman Opera House, was constructed in 1880 by the Sherman chapter of the Freemasons. The Masons met on the third floor of the building, and leased the lower two floors to the Sherman Opera Company. While it was home to many theatrical productions, the Opera House also hosted a wide variety of acts including "Temperance lectures, Trained animal acts and Church revivals." The Masonic Temple and Opera House was a prime example of the economic and cultural expansion of Sherman that took place in the post-Reconstruction era.





© 2021 Google

Images

Sherman Masonic Temple and Opera House

Judge C. C. Binkley

Backstory and Context

Text-to-speech Audio

For Sherman, the construction of the Masonic Temple and Opera House was a part of a broader trend bringing "new banks, colleges, [and] hotels" to the area.[3] Reconstruction and the rise of the railroad helped to bring economic opportunity to Sherman, as well as institutions like Austin College, giving the city the nickname "The Athens of Texas."[3] The construction of the Sherman Opera House helped to make Sherman not just an economic center, but a "cultural center" as well.[2]

Outside of the Sherman Chapter of the Freemasons, three names are generally associated with the creation of the Sherman Opera House. George Dickey was the architect behind the Opera House. Dickey, despite being born in New Hampshire and training in Boston, designed "numerous public, commercial, and residential buildings in Houston" in the late 19th century, including the Capitol Hotel, "built on the site of the provisional capital of the Republic of Texas."[6] Judge C. C. Binkley, who organized and helped to fund the endeavor; L. F. Ely, a former captain in the Confederate army and a member of the Sherman Masons, provided materials for construction, just as he also did for the construction of the Sherman Courthouse in 1876. Judge Christopher Columbus Binkley, meanwhile, was the primary stockholder of the Binkley Hotel, the president of the Merchants and Planters (M & P) Bank, and the President of the Masonic Temple Co. which constructed the Opera house - as well as serving as a district court judge from 1870 to 1874.

The three organizations that Binkley headed worked as a sort of symbiotic entity; the bank, the hotel, and the opera house served much of the same clientele, and all drew notable visitors to Sherman. The bank quickly became a hub for business which would attract visitors to the hotel. Likewise, the opera house attracted "popular and prominent men and women" to Sherman and to the Binkley Hotel.[9] This business model was so successful that when former president Taft visited Sherman, Texas he also stayed in the Binkley Hotel.

When the Opera House was constructed in the 1880s, Sherman was at "a pinnacle in Texas economic history," boasting "the largest population of any county in Texas" and later named "the financial center of Texas."[3] When business began to fade, however, so too did the fortunes of the Opera House, which closed its doors in 1918.

Cite This Entry

Callier K. Creedle Reynolds and Felix Harcourt. "Site of the Old Sherman Masonic Temple and Opera House." Clio: Your Guide to History. December 10, 2018. Accessed July 24, 2021. https://www.theclio.com/entry/71348

Sources

1. Hawkins. "The Opera House." The Opera House. Accessed November 26, 2018. http://usgenwebsites.org/TXGrayson/ENTERTAINMENT/OPERA/ShermanOperaHouse/OperaHouse.html.

2. Ashby, Linda. *Sherman.* Charleston, SC: Arcadia, 2011.

3. "Civil War & Reconstruction." History of Sherman. Accessed November 26, 2018. https://www.ci.sherman.tx.us/314/History-of-Sherman.

4. Binkley, Christopher C. "Notice to Contractors." *The Dallas Herald,* May 22, 1881. Accessed November 25, 2018.

5. Effie, Carolyn. "[Texas Historical Commission Marker: Old Sherman Opera House]." The Portal to Texas History. November 01, 2012. Accessed November 26, 2018. https://texashistory.unt.edu/ark:/67531/metapth256865/#who.

6. Fox, Stephen. "DICKEY, GEORGE E." The Handbook of Texas Online. June 12, 2010. Accessed November 26, 2018. https://tshaonline.org/handbook/online/articles/fdi30.

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8. Group, Genealogy Trails History. "CITY DIRECTORY OF THE CITY OF SHERMAN, GRAYSON CO, TEXAS FOR 1876 & 1877." Genealogy Trails. Accessed November 26, 2018. http://genealogytrails.com/tex/prairieslakes/grayson/graysoncountyobituaries.html.

9. "Details for Site of Binkley Hotel." Atlas: Texas Historical Commission. 2002. Accessed November 26, 2018. https://atlas.thc.state.tx.us/Details/5181012871.

10. Speer, William S., and John Henry Brown. *Selections from the Encyclopedia of the New West, Containing Fully Authentical Information of the Agricultural, Mercantile, Commercial, Manufacturing, Mining and Grazing Industries, and Representing the Character, Development, Resources and Present Condition of Texas, Arkansas, Colorado,*

PICTURES / RENDERINGS

3 HR PARKING
8:00 AM
TO
5:00 PM

CONTRACT

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN
CENTRAL BUSINESS DISTRICT HISTORIC
BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM

AGREEMENT

THIS AGREEMENT is made and entered into on this the _____ day of _____, 20____, by and between the City of Sherman, a municipal corporation of the State of Texas, hereinafter referred to as "City", and _____, hereinafter referred to as "Applicants."

WITNESSETH THAT, in consideration of the mutual promises and undertaking herein for the purpose of carrying out the restoration of a downtown property, thereby benefiting both the Applicants and the City;

THEREFORE, the Applicants and the City certify and agree to the terms and conditions as set forth below:

I.
TERMS OF AGREEMENT

1. **Ownership and Grant Program.** The Applicants represent and presented documentation that they are the owners of or tenants in good standing of a certain property located at _____ in the City of Sherman, Grayson County, Texas, hereinafter referred to as "Property," lying within an area where the City is conducting a Central Business District Historic Building Restoration and Improvement Grant Program as described in the Program's "Guidelines and Policies," a copy of which has been provided to the Applicants and is attached hereto as Exhibit "A" and made a part of this Agreement for all purposes, a copy of which has been provided to the Applicants.

2. **Property Description and Eligibility.** The Property is of commercial, retail, service, professional and/or office use, and Applicants' proposed improvements to the Property listed in the Central Business District Historic Building Restoration and Improvement Grant Program Application are eligible improvements as described in the Program's Guidelines and Policies. Applicants state that all of the information contained in the application is truthful and discloses sufficient information so as not to be misleading. The submitted application is attached hereto as Exhibit "B" and incorporated into this Agreement for all purposes.

3. **Compliance with Codes.** All improvements to be undertaken will be consistent with all applicable Zoning and Building Codes.

4. **City Approval for Work.** Only the work that is agreed to by the City and the Applicants, which will be outlined in a formal written notice to proceed to be provided to the Applicants by the City upon Application approval, will be eligible for reimbursement. Any changes to the project that are not approved by the City in writing will not be eligible for reimbursement. Any work that is

begun by the Applicants prior to receiving a written notice to proceed from the City will not be eligible for reimbursement.

5. **Rebate/Reimbursement.** The City will rebate a portion of the cost of eligible building improvements as described in the Program Guidelines. Reimbursement claims for all eligible expenses for completed improvements must be accompanied by the following supporting documents: applicable planning and building permits, canceled checks and paid invoices/receipts for eligible work.

6. **Lien.** Upon completion of the work, the City shall record a conditional lien on the property in the full amount of the City's monetary grant to Applicants and the Applicants consent to such lien. The lien shall remain in effect until the terms and conditions in Exhibit "A" have been fully complied with or the lien in favor of the City has been paid in full.

7. **Display of Sign.** After the work has been completed, Applicants shall display a sign or banner (provided by the City) indicating participation in the Central Business District Historic Building Restoration and Improvement Grant Program. The sign shall be displayed either on the exterior or in the front window of the building for a period of thirty (30) days.

8. **City Access to Building.** Applicants agree to allow the City or its agents access to buildings and improvements, when convenient for all parties, for inspection of the Central Business District *Historic Building Restoration and Improvement Grant Program* work.

9. **Work Payment and Personnel.** In accordance with the terms of this Agreement, the Applicants shall hire all personnel and pay for all labor, materials, tools, transportation, services, City licenses and permits necessary to perform or cause to have performed, and all work as specified in the Application. Applicants are aware of Labor Code Section 3700, which requires worker's compensation insurance or self insurance for employees.

10. **Time Period for Work.** Upon the signing of this Agreement, the Applicants shall have a period of ninety (90) days in which to take out a building permit. Work shall commence within sixty (60) days of the approval date of the building permit and be completed within twelve (12) months thereafter. Extensions, if warranted, may be granted at the discretion of the City. No change to work without the written consent of both the City and Applicants will be permitted.

11. **Notice and Compliance with Laws.** The Applicants shall give all notices required and comply with all applicable laws, ordinances and codes and shall, at their expense, secure and pay all said fees and charges for the performance of the work.

12. **No City Liability.** Applicants understand and agree that the City and their officers, agents, and employees, shall have no responsibility or liability of any failure or inadequacy of performance or defective workmanship or materials in regard to the agreed-upon improvements.

13. **Proper Use of Hotel/Motel Tax Revenues.** Applicants acknowledge that they are aware that the money being provided to them through this agreement comes from the City's Hotel/Motel Tax revenues; and Applicants further acknowledge and agree that they have independently determined that the project contemplated by this agreement and the submitted application complies with the State law regarding the use and application of such money, as set forth in the Texas Tax Code at Chapter 351, Section 351.101 and, in particular, that the project will enhance and promote tourism by attracting visitors from outside the City and the project will enhance the

historical restoration, rehabilitation, or preservation of a historic structure. Applicants further acknowledge and agree that, if the project is determined at any time not to comply with Chapter 351 of the Texas Tax Code, any and all money acquired from the City by Applicants for this project shall be immediately and fully reimbursed to the City.

II.
GENERAL TERMS

Assignment of Agreement

No assignment by a party hereto of any rights under or interests in the Agreement will be binding on another party hereto without the written consent of the party sought to be bound and, unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

INDEMNIFICATION

Applicants shall indemnify, release, defend and hold City, their officers, employees and agents, harmless from all claims, losses, liabilities, damages, suits, actions or proceedings by any person including Applicants, theirs employees and agents from personal injury, death or property damage from any cause whatsoever in whole or in part arising out of this Agreement or the activities completed hereunder by this indemnification shall not include the sole negligence or willful misconduct of City, their officers, employees or agents.

Successors and Assigns

City and Applicants each bind themselves, their partners, successors, assigns, and legal representatives to the other parties hereto, their partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in this Agreement.

Severability and Conflict

Any provision or part of the Agreement held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon City and the Applicants, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

Captions

Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Choice of Law: Venue

This Agreement, the entire relationship of the parties, and any litigation between the parties (whether grounded in contract, tort, statute, law or equity) shall be governed by, construed in accordance with, and interpreted pursuant to the laws of the State of Texas, without giving effect to its choice of laws principles. This Agreement is wholly performable in Grayson County, Texas.

Exclusive venue for any litigation between the parties shall be brought in Grayson County, Texas, and shall be brought in the State District Courts of Grayson County, Texas, or in the United States District Court for the Eastern District of Texas. The parties waive any challenge to personal jurisdiction or venue (including without limitation a challenge based on inconvenience) in Grayson County, Texas, and specifically consent to the jurisdiction of the State District Courts of Grayson County, Texas, or in the United States District Court for the Eastern District of Texas, Sherman Division.

Binding Authority

By their signatures below, the individuals represent that they have reviewed this Agreement with their attorney and that the individuals have the express authority to enter into this Agreement.

Entire Agreement

This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of both the parties to be attached to and made a part of this Agreement.

IN WITNESS WHEREOF, City and the Applicants have signed this Agreement in duplicate. One counterpart each has been delivered to City and the Applicants. All portions of the Agreement have been signed or identified by City and the Applicants or on their behalf.

EXECUTED on this the _____day of _____, 2_____.

CITY OF SHERMAN, TEXAS:

By: _____
Robby Hefton, City Manager

APPLICANTS:

By: _____
Name: _____
Address: _____
_____
Phone: _____

By: _____
Name: _____
Address: _____
_____
Phone: _____

APPROVED AS TO FORM AND CONTENT:

By: _____
Brandon S. Shelby,
City Attorney

Sherman
CLASSIC TOWN. BROAD HORIZON.

CITY OF SHERMAN
CENTRAL BUSINESS DISTRICT HISTORIC
BUILDING RESTORATION AND IMPROVEMENT GRANT PROGRAM

Rebate Claim Form

Program Participant(s):_____

Project Address:_____

Interior Improvements:

Type:

_____	$_____
_____	$_____
_____	$_____
_____	$_____
_____	$_____
_____	$_____
Sub-Total	$_____

Exterior Improvements:

Type:

_____	$_____
_____	$_____
_____	$_____
_____	$_____
_____	$_____
_____	$_____
Sub-Total	$_____

Total Rebate Amount (per Program Guidelines): $_____

I/We hereby make a formal claim for reimbursement of the above-indicated expenses incurred in improving the interior and exterior of the subject property under the City of Sherman Central Business District Historic Building Restoration and Improvement Grant Program. I/We certify that the expenses incurred are as listed and have attached invoices marked "paid" and copies of cancelled checks in support of the claim.

Date:_____

_____
Applicant

_____
Applicant

Tangles Hair Design
N Crockett St
Wolfe Tidwell & Mc Coy: Tidwell James C
N Travis St
Donald Johnston Law Offices: Donald Johnston
US Federal Court Judge
Siebman Law, LL
Paul Brown United States Court House
E Pecan
W Pecan St
Skin City Aesthetics
Site of Binkley Hotel - Texas State...
Tito's Taqueria
Takeout · Delivery
W Pecan St
N Crockett St
N Travis St
Grace Salon
Western Land Leather
Leather goods store
Chase Bank
N Travis St

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 3.**

Meeting Date: 08/16/2021

Prepared By: Wayne Lee, Director of Engineering

Approved By: Robby Hefton, City Manager

Caption:

RESOLUTION NO. 6766

Authorizing Execution of a Professional Engineering Services Agreement with D&S Engineering Labs, LLC for Construction Materials Testing Services for Bel-Air Village Phase I, Bel-Air Boulevard Phase I, and Legacy Water Line Phase I

Issue:

To consider a contract for professional engineering services with D&S Engineering Labs, LLC for Construction Materials Testing Services for Bel-Air Village Phase I, Bel-Air Boulevard Phase I, and Legacy Water Line Phase I.

Background:

The City uses engineering laboratories for construction material testing as part of the City's quality control to insure pipe embedment and backfill, fill and subgrade work for paving, and street pavement, sidewalks and retaining walls meet the City's construction specification requirements. These contracts have always been under $50,000 in the past and have been approved administratively. This contract is significantly more due to the size of the development.

Origination:

Engineering Department

Financial Consideration:

The total estimated funding needed for this contract is $93,172.00. This will be funded by the $246,728.79 Review/Inspection/Testing Fee that the developer will pay to the City prior to construction.

Staff Recommendation:

It is recommended that the contract for professional engineering services with D&S Engineering Labs, LLC for Construction Materials Testing Services for Bel-Air Village Phase I, Bel-Air Boulevard Phase I, and Legacy Water Line Phase I be approved.

Alternatives:

As may be directed by the City Council

Attachments

Resolution No. 6766
Agreement
Location Map

RESOLUTION NO. 6766

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS, AUTHORIZING EXECUTION OF A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH D&S ENGINEERING LABS, LLC FOR CONSTRUCTION MATERIALS TESTING SERVICES FOR BEL-AIR VILLAGE PHASE I, BEL-AIR BOULEVARD PHASE I AND LEGACY WATER LINE PHASE I; 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 a Professional Engineering Services Agreement with D&S Engineering Labs, LLC for construction materials testing services for Bel-Air Village Phase I, Bel-Air Boulevard Phase I and Legacy Water Line Phase I, 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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the_____ day of_____, 2021.

CITY OF SHERMAN, TEXAS

ATTEST:

BY: _____ **BY:** _____
LINDA ASHBY, CITY CLERK **DAVID PLYLER, MAYOR**

APPROVED AS TO
FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
NAME: _____
CITY ATTORNEY

Professional Services/Consultant Agreement

ENGINEERING SERVICES AGREEMENT

This AGREEMENT or CONTRACT is made and entered into this ___ day of _____ 20__, by and between the City of Sherman, Texas hereinafter also called the OWNER or City, and D&S Engineering Labs, LLC hereinafter called the ENGINEER or Consultant. On consideration of the mutual agreements herein and subject to the following terms and conditions, the parties mutually agree as follows:

ARTICLE I.
SERVICES TO BE PROVIDED

ENGINEER agrees to furnish professional engineering services in accordance with the terms and conditions of this AGREEMENT (1) with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license; and (2) as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer.

ENGINEER shall conduct professional engineering services generally described as follows:

Construction Material Testing for Bel-Air Village Phase I Development, Bel-Air Boulevard Phase I and Legacy Water Main Phase I

ARTICLE II.
SCOPE OF WORK

During the term of this AGREEMENT, ENGINEER shall perform at the request and satisfaction of the Engineering Department of the City of Sherman, the stated services and the indicated fee schedule attached as **EXHIBIT A.**

ARTICLE III.
TERM

The contract term shall commence on the date of this AGREEMENT and be completed when Developer completes the project.

ARTICLE IV.
PROJECT INITIATION

Prior to the OWNER issuing a work order to proceed with any assessments, surveys, or other related work, ENGINEER shall provide OWNER with a written proposal detailing the scope of services and providing a fee estimate for proposed work. Said costs are to be based on the attached fee schedule. Final cost, excluding an approved change order, may not exceed the cost estimate by more that 10 percent without written approval of the OWNER.

ARTICLE V.
FEES

Fees for services performed under this AGREEMENT shall be based on an hourly rate for personnel, equipment, and related services as detailed on the fee schedule attached as **EXHIBIT A** to this AGREEMENT. Subcontract services such as consulting with other engineers, as well as other services not specifically listed on the fee schedule, will be performed by subconsultants who operate under a subcontract agreement with ENGINEER. Fees shall be payable from the currently available funds. In the event funds are not available, ENGINEER shall not be obligated to perform the work.

ARTICLE VI.
PAYMENT TERMS

ENGINEER will invoice OWNER for work performed on a monthly basis. In the case of short duration projects, invoicing will be upon project completion, with the invoice issued upon delivery of appropriate proposals or documents. Alternative invoicing methods may be acceptable provided they are agreed to prior to the work being undertaken.

ARTICLE VII.
INSURANCE

Prior to the commencement of services under this AGREEMENT, ENGINEER shall obtain standard comprehensive professional liability insurance coverage in an amount of at least $1,000,000.00 per claim with a $2,000,000.00 aggregate policy limit per year, covering the services provided under this AGREEMENT. A “claims made” policy is acceptable subject to coverage being maintained during the course of the PROJECT and up to two (2) years after completion and acceptance of PROJECT by the City. ENGINEER shall maintain such coverage during all phases of engineering services and for two (2) years after substantial completion of the PROJECT. The OWNER shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, or change in limits by endorsement, to the OWNER by certified mail.

ENGINEER will maintain general insurance coverage as follows:

A. Worker’s Compensation Insurance – Statutory as required by the Texas Labor Code.
B. Employer’s Liability Insurance - $100,000 per accident; $300,000 per disease; $100,000 occupational disease per employee.
C. Commercial General Liability Insurance - $2,000,000 per occurrence; $2,000,000 aggregate policy limit applies per project.
D. Automobile Liability Insurance - $1,000,000 CSL
E. Professional Liability - $1,000,000 per occurrence; $2,000,000 aggregate policy limit. A “claims made” policy is acceptable subject to coverage being maintained during the course of the project and up to two (2) years after completion and acceptance of the project by the City.

ENGINEER shall maintain such coverage during all phases of engineering services and for two (2) years after substantial completion of the PROJECT. The OWNER shall be supplied with a certificate of such coverage which shall provide for a thirty (30) day notice of cancellation, non-renewal, or change in limits by endorsement, to the OWNER by certified mail.

The OWNER, City of Sherman, including its officers, officials, employees, Boards and Commissions, and volunteers shall be named as an additional insured by endorsement to the general insurance coverage listed in this AGREEMENT, excluding Workers’ Compensation, Employers’ Liability, and Professional Liability (for which a waiver of subrogation is required to be issued in favor of the OWNER), with regard to the ENGINEER’S activities as required by this CONTRACT. The coverage shall contain no

special limitations on the scope of protection afforded to the OWNER, and all premiums arising from the coverage herein shall be the responsibility of the ENGINEER.

ARTICLE VIII.
INDEMNIFICATION

The ENGINEER shall hold harmless and indemnify the OWNER from all claims and liability for damage arising out of or in connection with this CONTRACT to the extent that the damage is caused by or results from failure by the ENGINEER or the ENGINEER'S agent, consultant under contract, or another entity over which the ENGINEER exercises control to perform services with the professional skill and care ordinarily provided by competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license and as expeditiously as is prudent considering the ordinary professional skill and care of a competent engineer, or that results from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the ENGINEER or the ENGINEER'S agent, consultant under contract, or another entity over which the ENGINEER exercises control. The ENGINEER shall also save harmless the OWNER from any and all expenses, including attorney fees which might be incurred by the OWNER in litigation or otherwise resisting said claim or liabilities, which might be imposed on the OWNER as the result of such negligent acts or omissions by the ENGINEER in proportion to the ENGINEER'S liability.

ENGINEER further agrees that during the course and scope of this AGREEMENT, except with OWNER'S knowledge and consent, ENGINEER shall not represent any third party against the OWNER in any claim, litigation, or other matter, or be retained to act as an expert witness for any third party in any claim, litigation, or any other matter that is, or may be, adversarial to the OWNER, as determined by the OWNER.

Acceptance by the OWNER of the ENGINEER'S work shall not constitute nor be deemed a release of the responsibility and liability of ENGINEER, its employees, subcontractors, agents, or consultants for the accuracy and competency of ENGINEER'S work; nor shall such acceptance be deemed to be an assumption of such responsibility by the OWNER for any defect, error, or omission in the ENGINEER'S work, its employees, subcontractors, agents, and consultants. ENGINEER, shall without additional costs or fee, correct or revise any errors or deficiencies in his performance.

The parties hereby acknowledge and agree that OWNER is entering into this AGREEMENT pursuant to its governmental functions and that nothing contained in the AGREEMENT shall be construed as constituting a waiver of the OWNER'S governmental immunity from suit or liability, which is expressly reserved to the extent allowed by law. Notwithstanding anything to the contrary herein, the parties hereby acknowledge and agree that to the extent this AGREEMENT is subject to the provisions of Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE, as amended, the OWNER'S immunity from suit is waived only as set forth in Subchapter I of Chapter 271, TEXAS LOCAL GOVERNMENT CODE. Further, the parties agree that this AGREEMENT is made subject to all applicable provisions of the Texas Civil Practices and Remedies Code ("CPRC"), including but not limited to all defenses, limitations, and exceptions to the limited waiver of immunity from liability provided in Chapter 101 and Chapter 75.

ARTICLE IX.
COMPLIANCE WITH LAWS

The ENGINEER, its consultants, agents, employees and subcontractors shall comply with all applicable Federal and State laws, charter and ordinances of the City of Sherman, as amended, and all other applicable rules and regulations promulgated by local, state and national boards, bureaus and agencies. ENGINEER shall complete only the professional engineering services as required in the performance of the services contracted for herein.

ARTICLE X.
OWNER'S RIGHTS AND OWNERSHIP OR DOCUMENTS

All ENGINEER'S designs and work products under this AGREEMENT including, but not limited to, tracings, drawings, plans, specifications, studies and other documents completed or partially completed, shall be the property of the City, to be used as the City desires, without restriction. ENGINEER specifically waives and releases any proprietary rights or ownership claims herein.

ARTICLE XI.
SUCCESSORS AND ASSIGNS

The City and the ENGINEER each bind himself, his partners, successors, assigns and legal representatives to the other party to this AGREEMENT and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this AGREEMENT. The ENGINEER shall not assign, sublet or transfer its interest in this AGREEMENT without the written consent of the City.

ARTICLE XII.
PROVISION FOR TERMINATION/INTERRUPTION

The City may terminate or suspend the ENGINEER'S services under this AGREEMENT at any time upon paying all sums due the ENGINEER for work to time of termination and after giving the ENGINEER seven (7) calendar days prior written notice by certified mail, stating the reason for such termination or suspension.

In the event of termination or abandonment of the ENGINEER'S services under this AGREEMENT, payment shall be made to the ENGINEER for all services performed to the date of same.

Upon payment in the event of termination or abandonment, all documents prepared by the ENGINEER shall become the property of the City.

If this AGREEMENT is terminated because of material breach of this AGREEMENT by the ENGINEER, the City may have the remaining work and services to be performed by the ENGINEER performed by another engineer, and the ENGINEER shall be liable to the City for any excess costs accrued by the City thereof.

ARTICLE XIII.
CONFIDENTIALITY

ENGINEER will maintain as confidential any documents or information provided by OWNER and will not release or publish same to any third party without prior permission from OWNER, unless compelled by law or order of a court or regulatory body of competent jurisdiction. Such release will occur only after prior notice to OWNER.

ARTICLE XIV.
GOVERNING LAW

This AGREEMENT shall be governed in all respects by the laws of the State of Texas. Venue for this AGREEMENT shall be exclusively in Grayson County, Texas.

ARTICLE XV.
SURVIVAL

All provisions of this AGREEMENT for indemnity or allocation of responsibility or liability between OWNER and ENGINEER shall survive the completion of the services and the termination of the AGREEMENT.

ARTICLE XVI.
SEVERABILTY

In the event that any provision of the AGREEMENT is found to be unenforceable under law, the remaining provisions shall continue in full force and effect.

ARTICLE XVII.
ENGINEERS SEAL

The ENGINEER shall place a Texas Professional Engineer's seal of endorsement on all documents and engineering data furnished by ENGINEER to the Owner.

ARTICLE XVIII.
PUBLIC FUNDING

This Contract is subject to the appropriation of public funds by the City in its budget adopted for any fiscal year for the specific purpose of making payments pursuant to this Contract for that fiscal year. The obligation of the City pursuant to this Contract in any fiscal year for which this Contract is in effect shall constitute a current expense of the City for that fiscal year only, and shall not constitute an indebtedness of the City of any monies other than those lawfully appropriated in any fiscal year. In the event of non-appropriation of funds in any fiscal year to make payments pursuant to this Contract, this Contract may be terminated without any liability to either party.

ARTICLE XIX.
EXTENT OF AGREEMENT

This AGREEMENT represents the entire and integrated AGREEMENT between the City and the ENGINEER and supersedes all prior negotiations, representations or agreements, either written or oral.

EXECUTED in three (3) counterparts (each of which is an original) on behalf of ENGINEER shown below, and on behalf of the OWNER this ___ day of _____, 20 __.

OWNER:
CITY OF SHERMAN, TEXAS

_____
Robby Hefton, City Manager

ATTEST:

_____

ENGINEER:
D&S ENGINEERING LABS, LLC

_____

ATTEST:

_____

APPROVED AS TO FORM AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____

NAME: _____
CITY ATTORNEY

CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ of _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said _____, a corporation, that (s)he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, A.D. 20___.

_____

Notary Public In and For _____ County, Texas

My Commission Expires:

_____

EXHIBIT A
SCOPE OF SERVICES, FEE, AND RATE SCHEDULE

D&S ENGINEERING LABS

August 11, 2021
D&S 21-717R

Mr. Wayne Lee, P.E.
City of Sherman
WayneL@cityofsherman.com

Subject: **Construction Materials Testing Services**
Bel Air Village Phase I
Revised Budget Estimate
Sherman, Texas

Dear Mr. Lee:

Pursuant to your request, we have revised the previously submitted budget estimate for construction materials testing to add testing costs for paving and drainage at Bel Air Drive and Deceleration Lane at FM 1417, and Legacy South Surface water line extension.

The additional testing quantities are based on a review and testing take-off of the Bel Air Boulevard plans sealed July 28, 2021; and Legacy South water plan sealed February 2, 2021, with an accompanying plan and profile sheet sealed August 2, 2021. Said plans were received via a link received by email on August 10, 2021.

We suggest a revised **estimated budget of $93,172.** The invoicing for this project will use the attached Fee Schedule **and *the actual quantity of work performed***. The estimated budget will not be exceeded without prior approval. Services provided by D&S Engineering will be consistent with the engineering standards prevailing at the time and in the area that the work is performed; no other warranty, express or implied, is intended.

A Letter of Agreement for your execution will be forwarded to your office upon your approval of this revised budget estimate.

We appreciate the opportunity to provide you with our services. Please call if you have any questions or wish to discuss the revised budget estimate.

Sincerely,
D&S Engineering Labs, LLC

Shawn White E.I.T.
Denison/Sherman Branch Manager

Attachments: Revised Budget Estimate

D&S Engineering Labs
4702 S. Texoma Pkwy.
Denison, Texas 75020
Phone: 903.465.0333

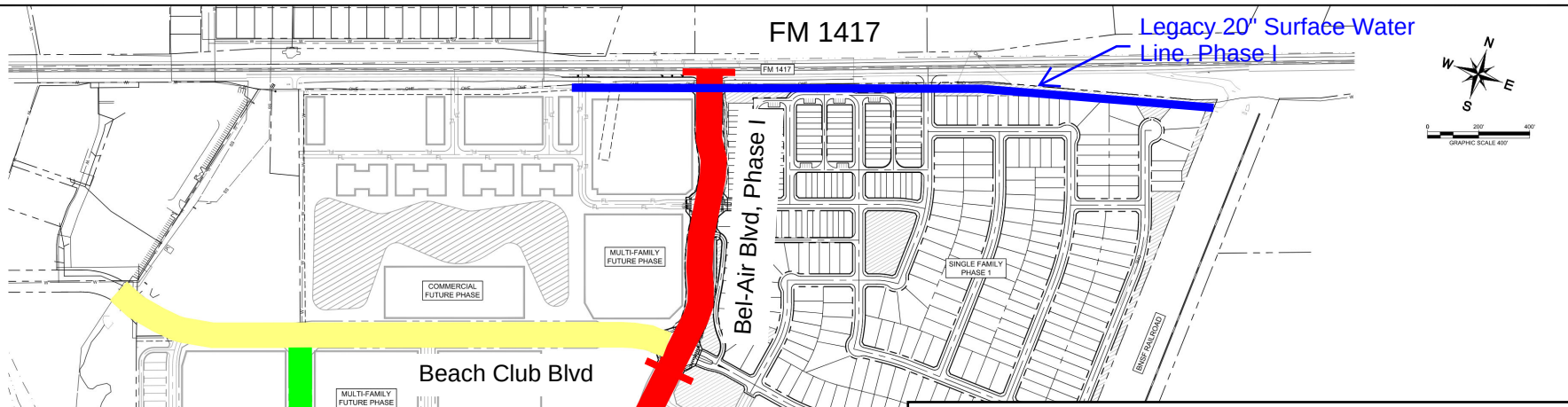
Budget Estimate for Construction Materials
Testing & Observation Services
Bel Air Village Phase I
Sherman, Texas
D&S 21-717R

Item	Quantity	Unit	Unit Rate	Total
Earthwork Observation & Testing Paving & Utilities				
Moisture Density Relations (ASTM D698 - Method A or B)	9	each	$160.00	$1,440.00
Atterberg Limits	9	each	$60.00	$540.00
Minus 200 Sieve Analysis	9	each	$40.00	$360.00
Lime Depth Checks	51	each	$15.00	$765.00
Lime Subgrade Gradations	51	each	$15.00	$765.00
Sulfate Content in Soils, Colorimetric Method	2	each	$125.00	$250.00
Lime Series & Report	2	each	$400.00	$800.00
In-Place Moisture-Density Tests (Paving)	156	each	$15.00	$2,340.00
In-Place Moisture-Density Tests (Utilities)	1397	each	$15.00	$20,955.00
Engineering Soils Technician - Paving (Min. 2 hrs. per trip)	50	hour	$45.00	$2,250.00
Engineering Soils Technician - Utilities (Min. 2 hrs. per trip)	246	hour	$45.00	$11,070.00
Trip Charge	110	trip	$25.00	$2,750.00
Project Manager	44	hour	$100.00	$4,400.00
Project Administration	n/a	%	10	$4,869.00
Estimated Total for Earthwork Services for Paving & Utilities:				**$53,554.00**
Concrete Observation & Testing - Paving & Utilities				
Concrete Test Cylinders (4 x 8 inch)	665	each	$20.00	$13,300.00
Engineering Concrete Technician (Min. 2 hrs. per trip)	350	hour	$45.00	$15,750.00
(Includes reinforcing observation & cylinder pick up)				
Trip Charge	85	trip	$25.00	$2,125.00
Project Manager	31	hour	$100.00	$3,100.00
Project Administration	n/a	%	10	$3,428.00
Estimated Total for Concrete Services for Paving:				**$37,703.00**
Project Setup Fee	1	each	$100.00	$100.00
Allowance for Sr. Engineer, Site Visits, Compliance Letters, ect.	11	hour	$165.00	$1,815.00
Estimated Total for Professional Services:				**$1,915.00**
Estimated Total for Above Services:				**$93,172.00**

NOT INCLUDED IN REQUIREMENTS OR THE BUDGET

Tests in excess of above stated quantities or additional tests not listed
Retesting of any failed tests / observation
Temporary site curing facility
Project compliance letter

The fees listed above for field and laboratory tests, include the equipment necessary to accomplish the task. Fees not listed above are available upon request. Overtime at 1.5 times the normal rate will be billed for time in excess of 8 hours per day and Saturdays, and for time worked before 7 a.m and after 6 p.m. Overtime at 2.0 times the normal rate will be billed for Sundays and holidays.



Description

- Bel-Air Blvd, Ph 1: Construct 4 lanes from FM 1417 to Beach Club Blvd
- Bel-Air Village, Ph 1: 67 Acres with 327 homes
- Legacy Surface Water Line, Ph 1: 2,450' of 20" Water Main

Construction

- Bel-Air Blvd, Ph 1 (City): $739,606
- Bel-Air Village, Ph 1 (Developer): $6,245,585
- Legacy Surface Water Line, Ph 1 (City): $487,145

Fees & Services

- Review/Inspection/Testing Fee (Developer): $246,728
- Testing Services (City): $93,172

Sherman
CLASSIC TOWN. BROAD HORIZON.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **H. 4.**

Meeting Date: 08/16/2021
Prepared By: Linda Ashby, City Clerk
Approved By: Robby Hefton, City Manager

Caption:

**** RESOLUTION NO. 6767***

Authorizing Execution of a Joint Election Agreement with Grayson County, Texas, to Hold a Joint Election on November 2, 2021

Issue:

To approve an agreement for a Joint Election between the City of Sherman and Grayson County on November 2, 2021

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. In 2020, the Election was canceled because there were no opposing candidates. The cost for this election is expected to be similar to the cost for the 2019 Election.

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. 6767
Joint Election Agreement

RESOLUTION NO. 6767

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 2, 2021; 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 2, 2021, 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.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS on this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER, MAYOR

ATTEST:

BY: _____
LINDA ASHBY, CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY, ROEDER, BOYD & HULLETT, P.C.

BY: _____
NAME: _____
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 **CITY OF SHERMAN** (CITY) and **GRAYSON COUNTY** (COUNTY) under the authority of Section 271 of the Texas Election Code.

PURPOSE

The CITY and COUNTY hereby contract and agree to hold a joint election on the 2nd day of November 2021, and thereby reduce their costs, expenses and work force requirements.

DESIGNATION OF VOTE CENTERS

The CITY 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 CITY shall provide ballot language and ballot order to COUNTY in English and Spanish on or before August 25, 2021. The CITY 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 CITY 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 CITY 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 18, 2021, through October 29, 2021. 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, 2021.

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 CITY will publish additional required notices at their own expense.

CANVASSING THE RETURNS

The CITY 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, 2021.

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 CITY 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, CITY 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 CITY agrees to save and hold harmless the COUNTY from any and all claims arising out of the failure or omission of the CITY to perform its obligations under this contract.

The COUNTY agrees to save and hold harmless the CITY 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 2, 2021 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 CITY.

The EA shall file copies of this contract with the County Auditor and the County Treasurer of Grayson County, Texas.

If any CITY 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 2, 2021 Election.

EFFECTIVE DATE

This agreement shall become effective upon its signing and approval of the respective City Council and County Commissioners Court.

LAST SIGNED this the _____ day of _____, 2021.

CITY OF SHERMAN, TEXAS

BY: _____
DAVID PLYLER
MAYOR

ATTEST:

BY: _____
LINDA ASHBY
CITY CLERK

APPROVED AS TO FORM
AND CONTENT:
THE LAW FIRM OF ABERNATHY,
ROEDER, BOYD & HULLETT, P.C.

BY: _____
NAME: _____
CITY ATTORNEY

GRAYSON COUNTY, TEXAS

BY: _____
BILL MAGERS
COUNTY JUDGE

ATTEST:

BY: _____
DEANA PATTERSON
COUNTY CLERK

APPROVED:

BY: _____
CRAIG PRICE
ASST. DISTRICT ATTORNEY

EXHIBIT "A"

JOINT ELECTION – NOVEMBER 2, 2021

Grayson County
City of Sherman
Pilot Point ISD
Van Alstyne MUD No. 1

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 1.**

Meeting Date: 08/16/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Scheduling a Joint Meeting of the City Council and the Sherman Independent School District Board of Trustees for Monday, October 25, 2021 at 12:00 p.m. for a Strategic Planning Session

Issue:

To consider scheduling a joint meeting of the City Council and the Sherman Independent School District (SISD) Board of Trustees for 12:00p.m. on Monday, October 25, 2021 to hold a Strategic Planning Session

Background:

A joint meeting has been proposed for 12:00p.m on Monday, October 25, 2021, in the SISD Administrative Offices or Council Chambers. City and SISD staff will develop an agenda for this meeting.

Origination:

Mayor David Plyler
City Manager Robby Hefton
SISD Superintendent Dr. David Hicks

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council schedule a joint meeting with the SISD Board of Trustees for 12:00p.m. on Monday, October 25, 2021.

Alternatives:

Council could choose an alternate date of Monday, October 4, 2021 at 4:00p.m. or Monday, October 25, 2021 at 5:00p.m.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 2.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Site Plan Approval and Exception under Ordinance No. 2252, Article IV, Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with an 85' setback in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park, being 10 acres in the Elizabeth Jones Survey, Abstract No. 62 (2600 West Travis Street).

Issue:

To consider Site Plan Approval and Exception under Ordinance No. 2252, Article IV, Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with an 85' setback in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park, being 10 acres in the Elizabeth Jones Survey, Abstract No. 62 (2600 West Travis Street).

Background:

The property is located at 2600 West Travis Street at the southwest corner of West Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

The City of Sherman would like to construct a new Police Department Headquarters on a 10-acre parcel at the southwest intersection of West Travis Street and Northgate Drive. There will be two buildings, Building A - 27,641 square feet and Building B - 6,330 square feet, for a total of 33,971 square foot. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building.

Origination:

City of Sherman (Owner)
Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative)
Hidell Associates (Architects)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to the City Council that the site plan and exception be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

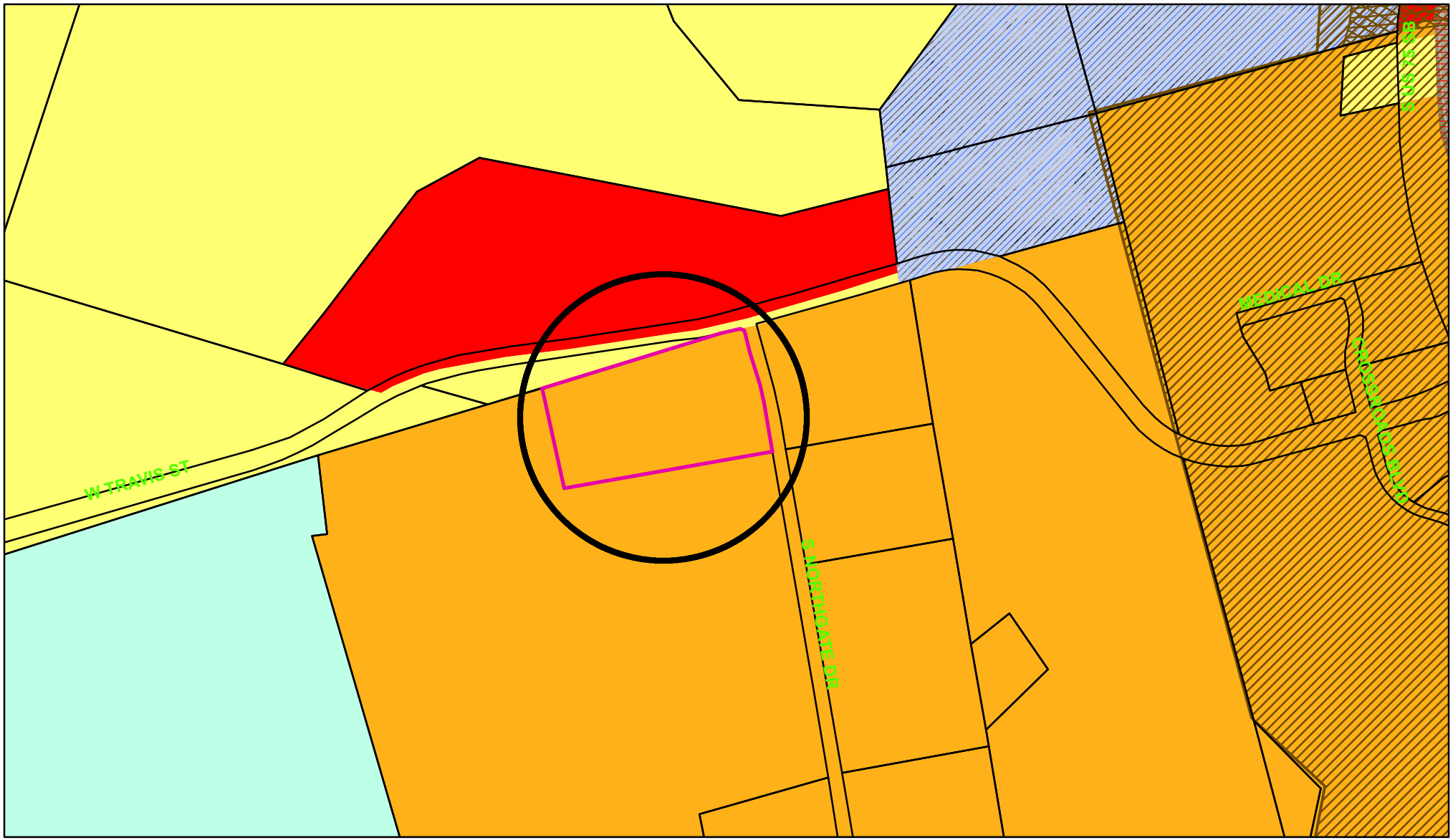
2600 West Travis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft



Zoning - 2600 West Travis Street

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 Distgrict
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft

2600 West Travis Street

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

June 23, 2021

City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

Attn: Mr. Rob Rae, AICP, Director of Development Services

Re: Site Plan
Sherman Police Department Headquarters

Dear Mr. Rae:

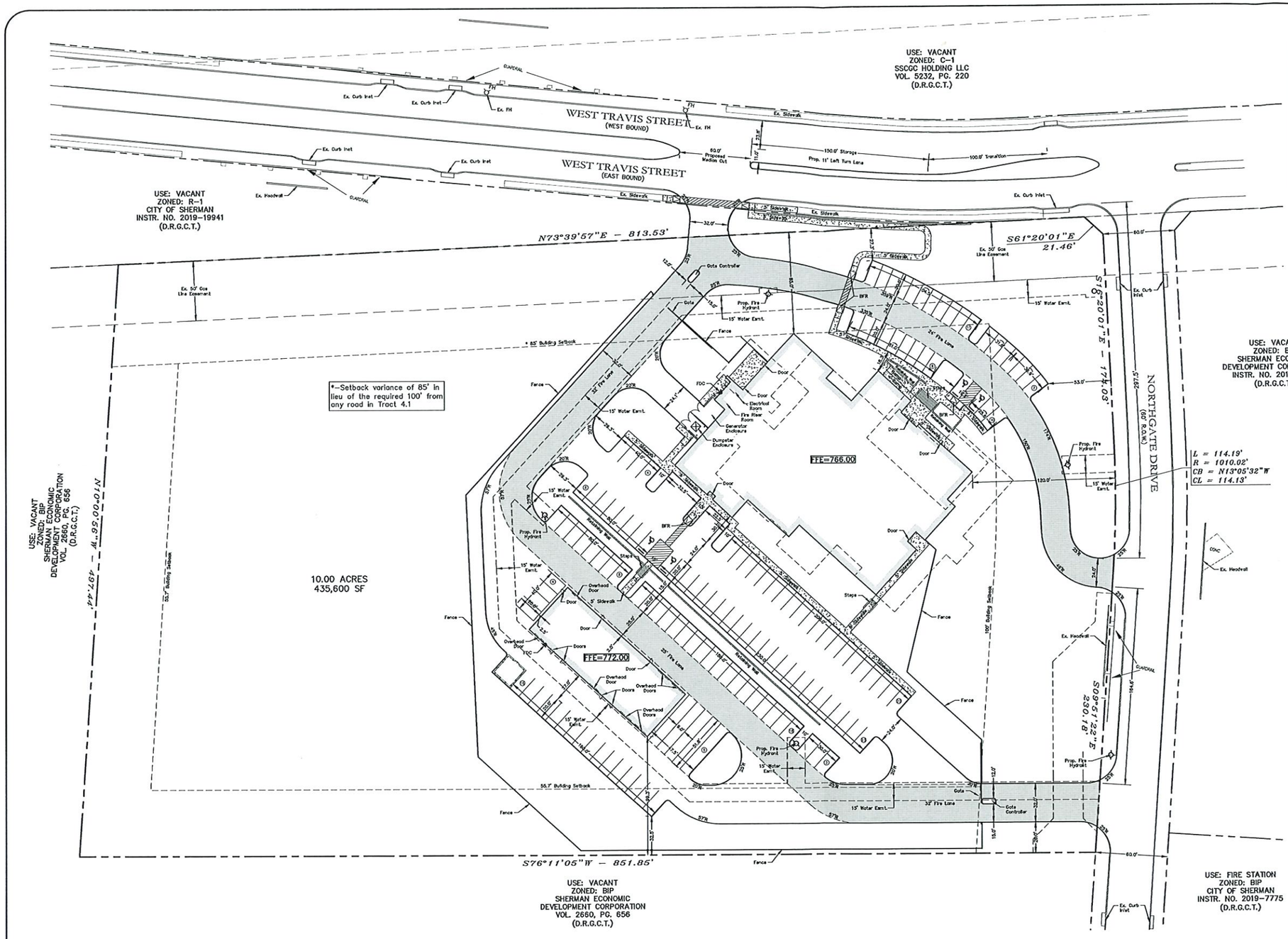
Attached please find the Site Plan submittal for the Sherman Police Department Headquarters located at the southwest intersection of West Travis Street and Northgate Drive. The proposed project is located on a 10-acre parcel that will also be platted as part of the development process. The proposed site consists of two buildings totaling approximately 33,971 square feet. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building. The site is currently zoned BIP – Blalock Industrial Park. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman. Project details are listed in detail below:

- SWC West Travis Street and Northgate Drive
- 10 Acres
- 33,971 Square Feet in Two Buildings
- Zoned: BIP – Blalock Industrial Park

Thank you in advance for your consideration of the site plan. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Jonathan D. Hake, P.E.
Vice President



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp

SYNOPSIS

Address:	W. Travis Street Sherman, Texas 75092	
Zoning:	BIP – Blalock Industrial Park	
Proposed Use:	Police Headquarters	
Lot Area:	10.00 Acres (435,600 sf)	
Building Areas:	Building A	27,641 sf
	Building B	6,330 sf
	Total Bldg Area:	33,971 sf
Lot Coverage:	7.80% (Total Bldg Area 33,971 sf)	
Floor Area Ratio:	0.08 : 1	
Building Height:	27'	
Impervious Area:	137,993 sf	
Landscape Area:	297,607 sf	
Required Parking:	1 Space For Every 2 Employees 96 Employees (96/2) = 48 Spaces	
Parking Provided:	29 – Public Parking 2 – Handicap Spaces 31 – Total Public Parking Spaces	
	102 – Secure Parking 2 – Handicap Spaces 5 – Oversized Parking 109 – Total Secure Parking Spaces	
Parking Required Total:	48 Parking Spaces	
Parking Provided Total:	140 Parking Spaces (4 HC)	

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathon D. Hake, P.E.

ARCHITECT:
Hidell & Associates Architects, Inc.
3033 Kellway Drive, Suite 120
Carrollton, Texas 75006
Phone (972) 416-4666
Contact: Aaron Babcock

SURVEYOR:
Underwood Drafting & Surveying, Inc.
3404 Interurban Road
Denison, Texas 75021
Phone (903) 465-2151
Fax (903) 465-2152
Contact: Doug Underwood, RPLS

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Dates:	Revision & Date:
1 04/13/2021	1
2	2
3	3
4	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street, McKinney, Texas 75069
972.562.4409, Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 6/23/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN

SHERMAN PD HQ

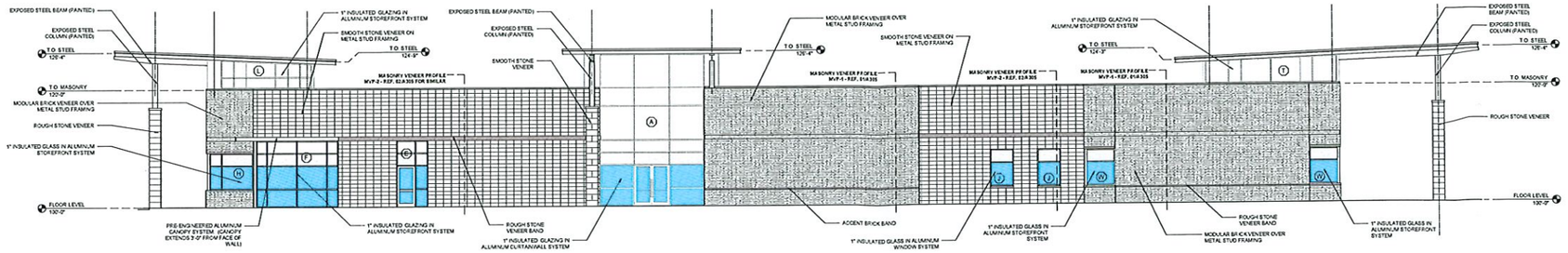
HIDELL ASSOCIATES ARCHITECTS

SHERMAN, TEXAS

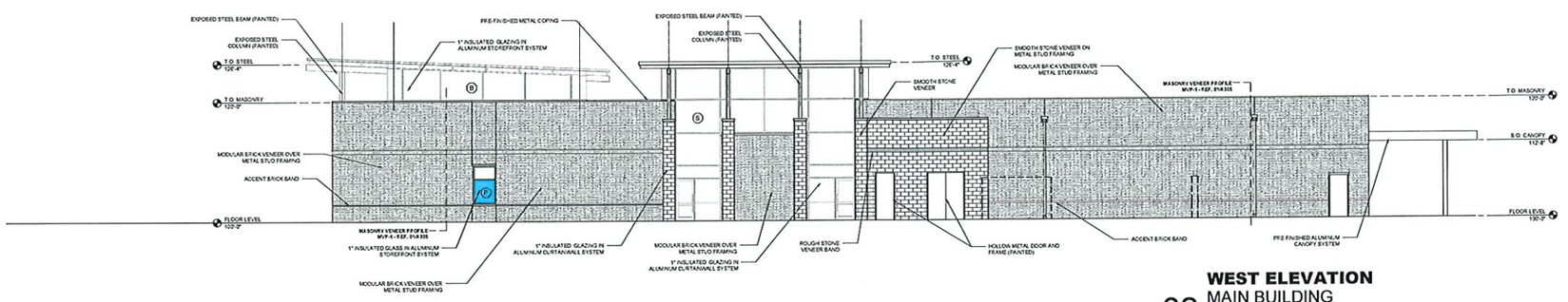
Sheet No. SP

Project No. 20119

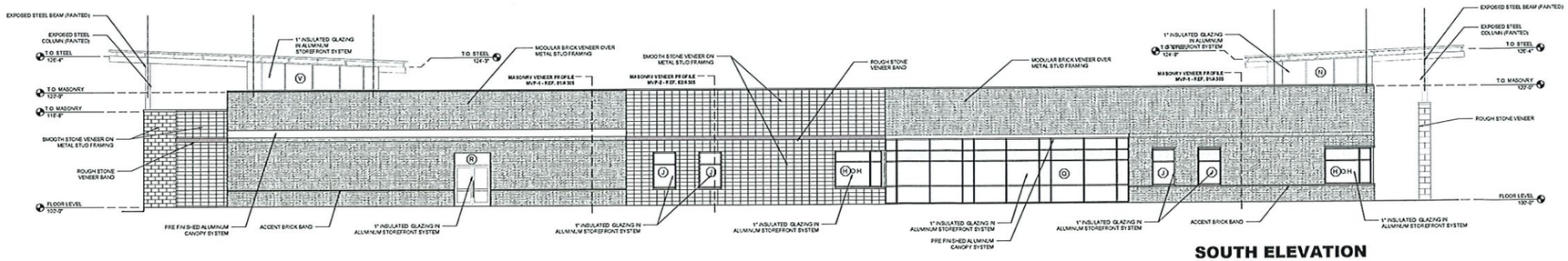
SHERMAN POLICE DEPARTMENT HEADQUARTERS



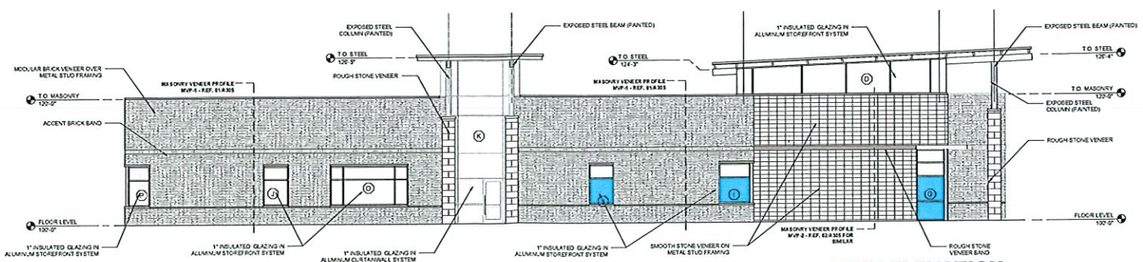
NORTH ELEVATION
MAIN BUILIDING
01 3/32" = 1'-0"



WEST ELEVATION
MAIN BUILDING
02 3/32" = 1'-0"



SOUTH ELEVATION
MAIN BUILDING
03 3/32" = 1'-0"



EAST ELEVATION
MAIN BUILDING
04 3/32" = 1'-0"

SHERMAN POLICE HQ

Sherman, Texas

HIDELL ASSOCIATES ARCHITECTS
3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
FAX (972) 416-0169 E-MAIL ababcock@hidell.com

REGISTERED ARCHITECT — ANDREW H. HIDELL — 17375 — STATE OF TEXAS

OWNER
CITY OF SHERMAN
220 W MULBERRY STREET
SHERMAN, TX 75090
PHONE: (903) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
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jdc@crossengineering.biz

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RLG CONSULTING ENGINEERS
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mkaiser@rlginc.com

MEP ENGINEER
BASHARKHAH ENGINEERING
13101 PRESTON ROAD SUITE 601
DALLAS, TEXAS 75240
PHONE: (214) 659-9015
EMAIL: LLane@be7exas.com

SITE PLAN REVIEW

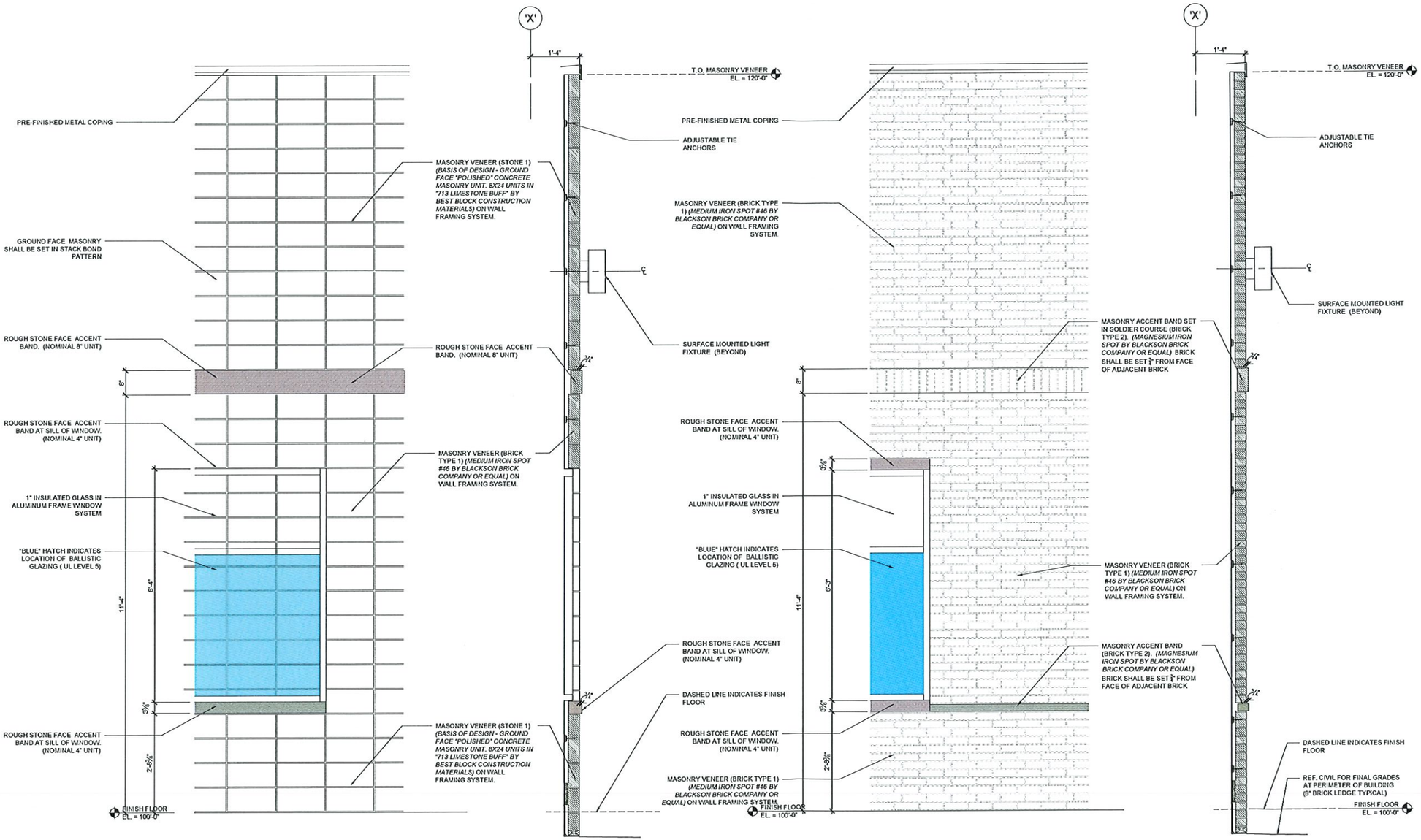
TITLE
EXTERIOR ELEVATIONS
MAIN BUILDING

REVISIONS

JOB NO. 20238
Issue Date: June 11, 2021
Drawn By:
Checked By:

SHEET NO.
A300

ISSUE FOR REVIEW



02 TYPICAL MASONRY VENEER PROFIE (MVP-2)
3/4" = 1'-0"

01 TYPICAL MASONRY VENEER PROFIE (MVP-1)
3/4" = 1'-0"

SHERMAN POLICE HQ

Sherman, Texas

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REGISTERED ARCHITECT BENJAMIN N. HIDELL 15375 STATE OF TEXAS

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DALLAS, TEXAS 75240
PHONE: (214) 659-9015
EMAIL: LLane@be1texas.com

SITE PLAN REVIEW

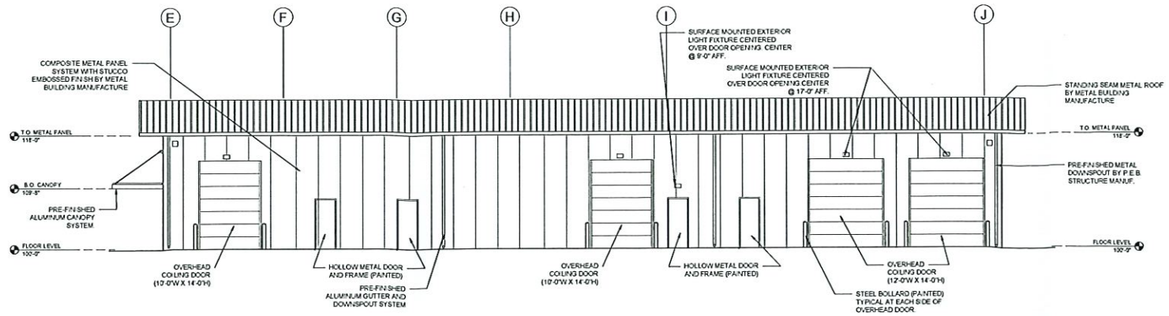
TITLE
EXTERIOR ELEVATIONS
ANNEX BUILDING

REVISIONS

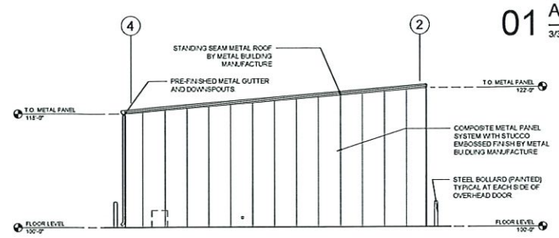
JOB NO. 20238
Issue Date: June 11, 2021
Drawn By:
Checked By:

SHEET NO.
A305

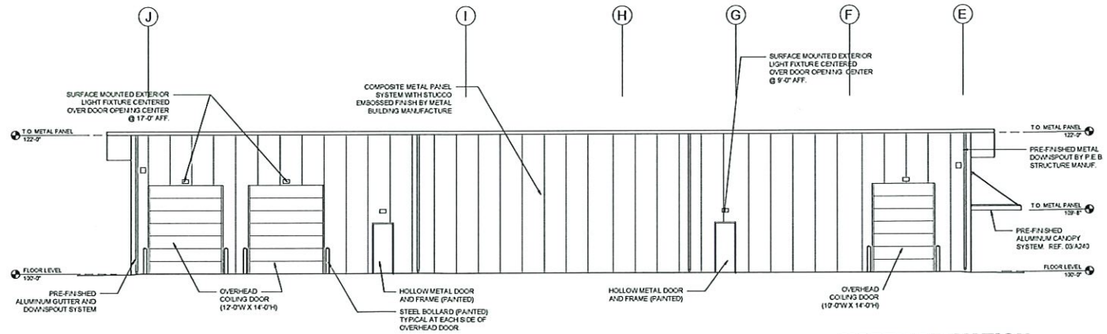
ISSUE FOR REVIEW



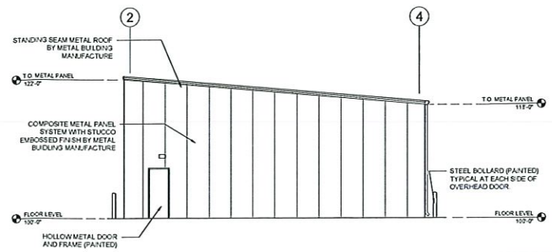
SOUTH ELEVATION
01 ANNEX BUILDING
3/32"" = 1'-0"



EAST ELEVATION
01 ANNEX BUILDING
3/32"" = 1'-0"



NORTH ELEVATION
01 ANNEX BUILDING
3/32"" = 1'-0"



WEST ELEVATION
01 ANNEX BUILDING
3/32"" = 1'-0"

SHERMAN POLICE HQ

Sherman, Texas

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REGISTERED ARCHITECT ANDREW M. BABCOCK 17375 STATE OF TEXAS

OWNER
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EMAIL: LLaw@beltexas.com

SITE PLAN REVIEW

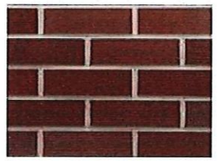
TITLE
EXTERIOR ELEVATIONS
ANNEX BUILDING

REVISIONS

JOB NO. 20238
Issue Date: June 11, 2021
Drawn By:
Checked By:

SHEET NO.
A310

ISSUE FOR REVIEW



FIELD BRICK

SMOOTH STONE

ROUGH ACCENT STONE

ARTIST RENDERING - **NORTH PUBLIC ENTRY**

ARTIST RENDERING - **SOUTH SECURE PARKING**

SHERMAN POLICE HQ

Sherman, Texas

HIDELL
ASSOCIATES
ARCHITECTS

3033 KELLWAY DRIVE, SUITE 120
CARROLLTON, TEXAS 75006 (972) 416-4666
FAX (972) 416-0169 E-MAIL ababcock@hidell.com

REGISTERED ARCHITECT
ANDREW H. HIDELL
7315
STATE OF TEXAS

OWNER
CITY OF SHERMAN
220 W MULBERRY STREET
SHERMAN, TX 75090
PHONE: (903) 892-7206

CIVIL ENGINEER
CROSS ENGINEERING CONSULTANTS
131 S. TENNESSEE STREET
MCKINNEY, TX 75069
PHONE: (972) 562-4409
FAX: (972) 562-4471
jdc@crossengineering.biz

STRUCTURAL ENGINEER
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXP. SUITE 300
DALLAS, TX 75243
PHONE: (214) 739-8100
mkaiser@rlginc.com

MEP ENGINEER
BASHARKHAH ENGINEERING
13101 PRESTON ROAD SUITE 601
DALLAS, TEXAS 75240
PHONE: (214) 659-9015
EMAIL: LLane@beltexas.com

SITE PLAN REVIEW

TITLE
RENDERINGS

REVISIONS

JOB NO. 20238
Issue Date: June 11, 2021
Drawn By:
Checked By:

SHEET NO.
A315

ISSUE FOR REVIEW

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2021

City of Sherman
220 W Mulberry Street
Sherman, TX 75090

Hidell Associates
3033 Kellway Drive Ste. 120
Carrollton, TX 75006

Jonathan Hake, P.E.,
Cross Engineering Consultants
1720 W. Virginia Street
McKinney, TX 75069

Underwood Drafting and Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for site plan approval and exception under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with a 85' setback in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park located at 2600 West Travis Street has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 20, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and Ordinance No. 2252, the regulations applicable to the Blalock Industrial Park. (*Chapter 14, Exhibit B)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. Shall provide access agreement for driveway from West Travis Street for the development before a permit will be issued.
6. Shall comply with all EPA, City, Federal and State regulations for this use.
7. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
8. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

9. Platting of the property is required. *(Code of Ordnances Chapter 10, Section 10.02.021)*

10. Civil Engineering plans shall be provided to the Engineering Department for review and approval. Plat to reflect changes upon Engineering review. *(Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15).*
11. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *(Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
12. Permit from Engineering Department required for retaining wall that meets or exceeds 4 feet in total height.
13. Sanitary Sewer main must be extended in accordance with City criteria to serve proposed Lot. Sewer capacity shall be verified for proposed use. *(Code of Ordinances Chapter 13, Sec. 13.07.282; Chapter 10, Exhibit A, Sec. 12(H)).*
14. Internal water and sewer lines will be privately owned and maintained.
15. Right of Way Permit from Engineering Department required for all water and sewer taps.
16. Verify fire requirements and code compliance with Fire Marshal. *(Code of Ordinances Chapter 3.02(c))*
17. The location of the trash receptors must be approved by the Public Works Department.
18. Three Party Agreement required for Public Infrastructures.

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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
Acting Secretary, Planning and Zoning Board and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 9.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2600 WEST TRAVIS STREET

The request of The City of Sherman (Owner), Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative), Hidell Associates (Architects) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2600 West Travis Street, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

A. Final Plat approval of Sherman PD on West Travis Addition

B. Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with a 85' setback in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park.

Background:

The property is located at 2600 West Travis Street at the southwest corner of Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

The City of Sherman would like to construct a new Police Department Headquarters on a 10-acre parcel at the southwest intersection of Travis Street and Northgate Drive. There will be two buildings, Building A - 27,641 square feet and Building B - 6,330 square feet, for a total of 33,971 square foot. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
Blalock Industrial Park

Origination:

City of Sherman (Owner)
Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative)
Hidell Associates (Architects)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

46

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Sherman PD on West Travis Addition
Site Plan
Building Elevations
Staff Review Letter - Plat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 3.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Site Plan Approval, Exception and Variance under Ordinance No. 2252 Article IV, Section 410 (2)(a), (2)(g)(1), (2)(j), and Section 510 to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio with a 57' setback from the east property line in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park/O-1.1 (FM Highway 1417) Overlay District, being Lot 1, Block 2, Northgate Business Park Phase 1; Sherman Economic Development Corporation, Owner; 903 Brewers, Proposed Tenant; and Ashley Johnson, Method Architecture, Architect/Representative (3232 Northgate Drive).

Issue:

To consider Site Plan Approval and Exception and Variance under Ordinance No. 2252 Article IV, Section 410 (2)(a), (2)(g)(1), (2)(j), and Section 510 to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio with a 57' setback from the east property line in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park/O-1.1 (FM Highway 1417) Overlay District, being Lot 1, Block 2, Northgate Business Park Phase 1; Sherman Economic Development Corporation, Owner; 903 Brewers, Proposed Tenant; and Ashley Johnson, Method Architecture, Architect/Representative (3232 Northgate Drive).

Background:

The property is located at 3232 Northgate Drive at the northwest corner of Northgate Drive and West FM 1417. The property is zoned a BIP (Blalock Industrial Park) and also located in the O-1.1 (FM Highway 1417) Overlay District.

The proposed tenant (903 Brewers) would like to construct a 45,717 square foot building. This breaks down to a 30,047 square foot restaurant, brewery, and warehouse with a 3,873 square foot upper office and mezzanine, a 10,118 white metal panel covered patio, and a 1,679 square foot uncovered patio. The exterior of the building will be red brick, white painted concrete, dark brown corrugated metal panels, glazing with thick black anodized metal framing, and a gray metal roof. The drive, parking, sidewalk, and loading dock will total 80,233 square feet consisting of 165 provided parking places, including 3 regular ADA spaces and 2 ADA van spaces. The landscaped area will be 96,641.6 square feet.

Origination:

Sherman Economic Development Corporation (Owner)
903 Brewers (Proposed Tenant)
Ashley Johnson, Method Architecture (Architect/Representative)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to the City Council that the site plan and exception and variance be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plan
Building Elevations
Staff Review Letter
P&Z Communication

3232 Northgate Drive

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft

Zoning - 3232 Northgate Drive

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 Distgrict
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 300 ft

3232 Northgate Drive

METHOD architecture

903 BREWERY
SITE PLAN SUBMISSION
June 29, 2021

ATTN: ROB RAE

Director of Development Services

City of Sherman, Texas

Dear Mr. Rae,

The attached submission is for Lot 1, Block 2, Tract 4.1 off of FM 1417 and Northgate Dr. in the Northgate Drive Business Park. Our Parcel is 5.11 Acres in the Blalock Industrial and FM 1417 Overlay District.

We are proposing a 45,717 Gross square foot brewery, restaurant, and warehouse distribution center. This breaks down to 30,047 SF Of Brewery, Restaurant, and warehouse space. 3,872 SF of upper mezzanine and second floor offices. 10,118 SF Of covered outdoor patio. And 1,679 SF of uncovered patio.

The building is made up of light concrete, brick, metal panel, and glazing. It features differentiated roofing, gabled and flat, varying heights, articulated fenestration, and a covered patio structure.

We are providing parking for guests as well as employees, a loading dock for the warehouse distribution, and a fire lane throughout the site. We are also proposing relocation of existing trees on site, additional trees along Northgate Dr. a 10'-0" irrigated buffer, and a detention pond to the west.

We are requesting a variance for a 57'-0" building setback from the property line on the Eastern side of the site in lieu of the required 100' from any road, street, or arterial highway in the Blalock Industrial Park.

Thanks

Ashley Johnston

Designer III

METHODarchitecture

P 214.790.7171-ext. 302 | W methodarchitecture.com

JOB NO. A4010002

LEGAL DESCRIPTION

Situated in the City of Sherman, Grayson County, Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being a part of the 314.444 acre tract of land surveyed for Sherman Industrial Districts, Inc., by Johnson & Johnson by deed dated November 26, 1963, recorded in Volume 934, Page 45, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod set for corner at the point of intersection of the north right-of-way line of F. M. No. 1417 and the east right-of-way line of the St. Louis & San Francisco Railway Company service track west of the main plant and facilities of said company & Johnson;

Thence South 74°59'00" West with said north line, a distance of 1,172.50 feet to a set 1/2" steel rod;

Thence North 15°01'00" West, a distance of 830.00 feet to a set 1/2" steel rod;

Thence North 11°54'28" West, a distance of 823.50 feet to a set 1/2" steel rod;

Thence North 74°59'34" East, a distance of 603.10 feet to a set 1/2" steel rod;

Thence North 78°14'40" East, a distance of 60.08 feet to a set 1/2" steel rod;

Thence North 81°31'01" East, a distance of 639.16 feet to a set 1/2" steel rod said west right-of-way line of the St. Louis & San Francisco Railway Company;

Thence South 04°48'59" East, a distance of 1,580.21 feet to a set 1/2" steel rod to the POINT-OF-BEGINNING and containing 48.611 acres of land.

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon where 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

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 Douglas W. Underwood, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of Jan., 2004.

Elaine Jones
Notary Public in and for
the State of Texas

Commission Expires 5/26/07

Approved this 27th day of January, 2004, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman

Secretary

Accepted by the City Council of the City Sherman

Mayor, City of Sherman, Texas

2-2-04
Date

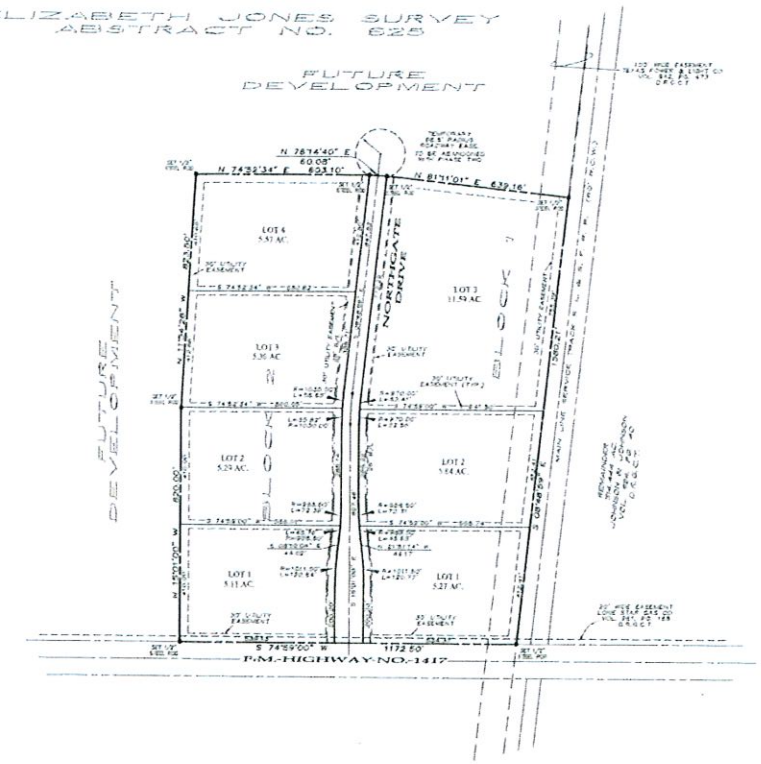
The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing Final Plat of Northgate Business Park, to the City of Sherman, Texas, was submitted to the City Council on the 2nd day of February, 2004, and the City Council by formal action then and there accepted the dedication 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 hereon above subscribed.

Witness my hand this 2nd day of February, 2004.

Linda Ashley
Clerk, City of Sherman, Texas

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT We, Sherman Economic Development Corporation, being the owner of the hereinabove described property hereby adopt this plat designating said property as Final Plat of Northgate Business Park, Phase One, an addition to the City of Sherman, Texas, and does 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 may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, 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 6th day of February, 2004

Sherman Economic
Development Corporation

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5th day of February, 2004.

Notary Public in and for
the State of Texas

Commission Expires 11/5/06

3132
FILED FOR RECORD
at 8:15 o'clock A M.
on the 6th day of Feb. 2004
Recorded in Vol. 16 Page 166
of the Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By Linda Ashley Deputy

FINAL PLAT
OF
NORTHGATE BUSINESS PARK
PHASE ONE
A 48.611 ACRE ADDITION
TO THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
SURVEYING & SUBDIVISION
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-6151

OWNER
SHERMAN ECONOMIC
DEVELOPMENT CORPORATION

16026

VOL 16 pg 166

E-1-216

PROJECT DATA

SITE DESCRIPTION:
LOT 1 , BLOCK 2, TRACT 1
PARCEL ID 231107
5.11 ACRES

ZONING:
CURRENT: BLALOCK INDUSTRIAL PARK AND
FM 1417 OVERLAY DISTRICT
ORDINANCE SOUTH AND NORTH FM 1417 AND
EAST AND WEST OF S US 75
PROPOSED: NO CHANGE

GROSS SQUARE FT. OF BUILDING: 45,717

30,047 SF BREWERY, RESTAURANT, AND WAREHOUSE SPACE

3,873 SF UPPER OFFICE AND MEZZANINE

10,118 METAL PANEL COVERED PATIO

1,679 SF UNCOVERED PATIO

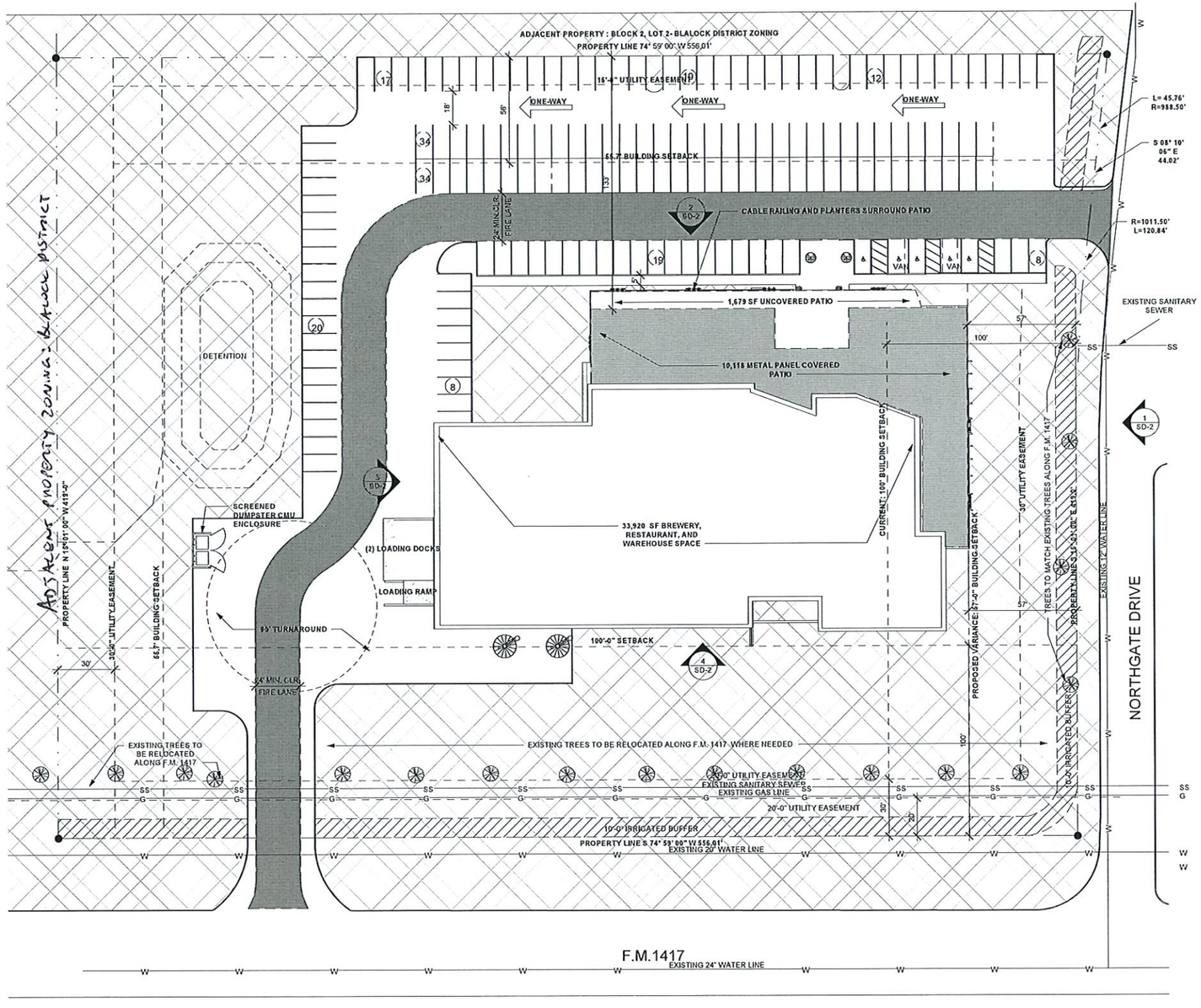
REQUIRED PARKING:
1 PER 2 EMPLOYEES: 20 SPACES REQUIRED

PROVIDED PARKING:
162, INCLUDES 3 REGULAR ADA SPACES AND 2 ADA VAN SPACES

HARD SURFACE AREA: 125,950 SF- 57% OF LOT
45,717 SF OF BUILDING
80,233 SF OF DRIVE, PARKING, SIDEWALK, AND LOADING DOCK

LANDSCAPED AREA: 96,641.6 SF- 43% OF LOT

F.A.R.= .19



ARCHITECTURAL SITE PLAN EXHIBIT (1)
1" = 30'-0"

METHOD architecture
1919 MCKINNEY AVE, SUITE 2011
DALLAS, TEXAS 75201
(469) 640 - 6331

REVISIONS:

TBAE REGISTERED ARCHITECTURAL FIRM F-12,000

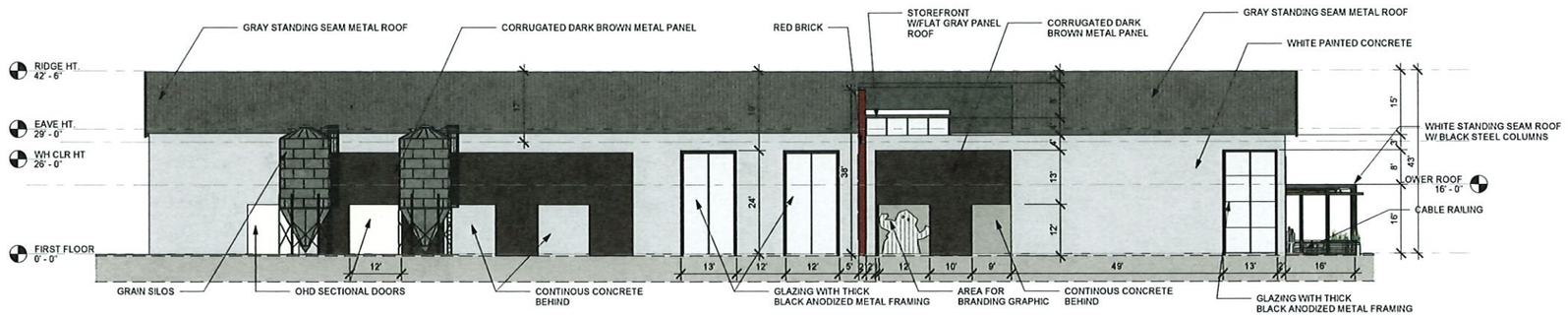
METHOD ARCHITECTURE, PLLC
© COPYRIGHT 2020
THE DESIGNS AND PLANS SHOWN AND DESCRIBED IN THESE ARCHITECTURAL DRAWINGS ARE PROPRIETARY AND ARE THE PROPERTY OF METHOD ARCHITECTURE, LLC.

903 BREWERY
U.S. HWY 82 & F.M. 1417

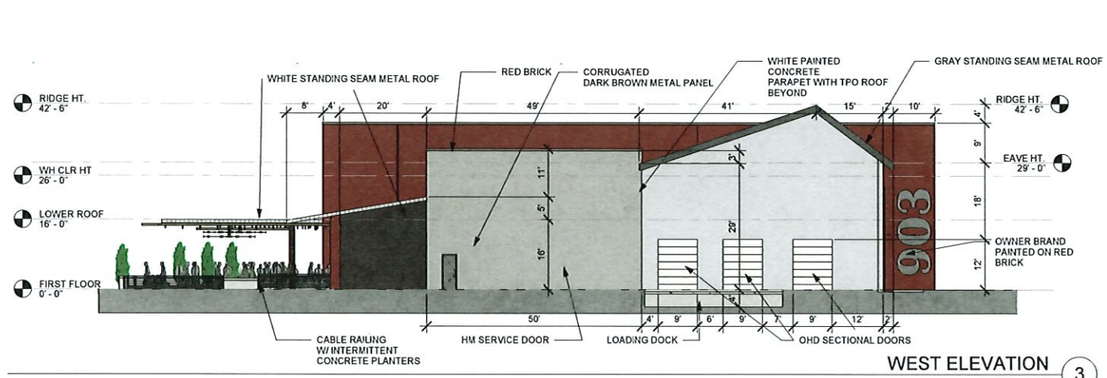
PM: PMG DE:DSG
PROJECT: M215003
SHEET: **SD-1**
SITE PLAN EXHIBIT

FACADE MATERIAL PERCENTAGES

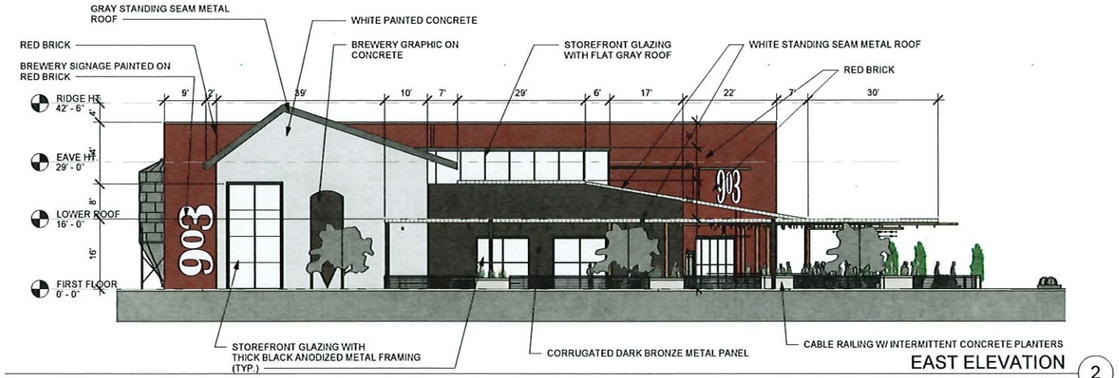
SOUTH ELEVATION (7,666 SF)	**100%**
MASONRY (4,736 SF)	61%
CONCRETE: 4,669 SF	
BRICK: 67 SF	
METAL PANEL (1,887 SF)	25%
GLAZING (1,043 SF)	14%
EAST ELEVATION (5,540 SF)	**100%**
MASONRY (3,725 SF)	67%
CONCRETE: 1,726 SF	
BRICK: 1,999 SF	
METAL PANEL (1,193 SF)	22%
GLAZING (622 SF)	11%
WEST ELEVATION (5,403 SF)	**100%**
MASONRY (4,703 SF)	87%
CONCRETE: 3,174 SF	
BRICK: 1,529 SF	
METAL PANEL (700 SF)	13%
NORTH ELEVATION (8,170)	**100%**
MASONRY (5,196 SF)	64%
CONCRETE: 3,570SF	
BRICK: 1,626 SF	
METAL PANEL (1,480 SF)	18%
GLAZING (1,494 SF)	18%



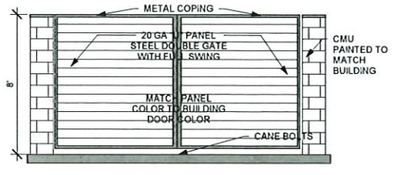
SOUTH ELEVATION 4
1/16" = 1'-0"



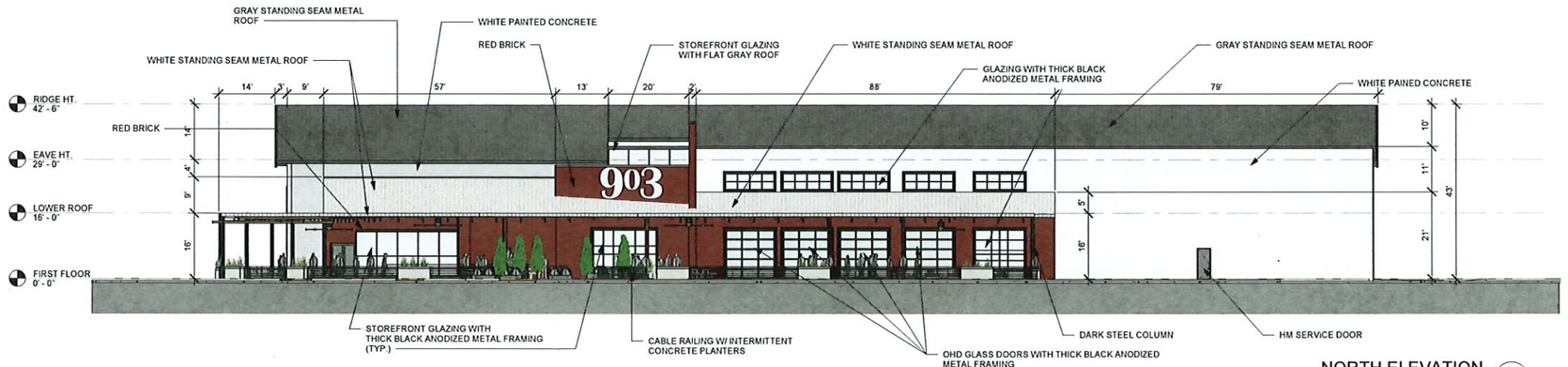
WEST ELEVATION 3
1/16" = 1'-0"



EAST ELEVATION 2
1/16" = 1'-0"



SCREENED DUMPSTER ELEVATION 5
1/4" = 1'-0"



NORTH ELEVATION 1
1/16" = 1'-0"

METHOD architecture
1919 MCKINNEY AVE, SUITE 2011
DALLAS, TEXAS 75201
(469) 640 - 6331

REVISIONS:

TBAE
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
REGISTERED ARCHITECT

METHOD ARCHITECTURE, PLLC
© COPYRIGHT 2020
THESE DRAWINGS ARE NOT PROPERTY OF ANY MODIFICATIONS ARE NOT PERMITTED WITHOUT THE WRITTEN PERMISSION OF METHOD ARCHITECTURE, LLC

903 BREWERY
U.S. HWY 82 & F.M. 1417

PM: PMG DE: DSG

PROJECT:
M215003

SHEET:
SD-2
ELEVATIONS EXHIBIT

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2021

SEDCO
307 W. Washington St. #102
Sherman, TX 75090

Phillip Page
1718 W. Elm St.
Sherman, TX 75090

Method Architecture
Ashley Johnson
1919 McKinney Ave., Ste. 2011
Dallas, TX 75201

903 Brewers
1718 S. Elm St.
Sherman, TX 75090

Dear Applicants,

The request for site plan approval exception and variance under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g)(1), (2)(j), and Section 510 to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio with a 57' setback from the east property line in lieu of the required 100' required from any road, street or arterial located at 3232 Northgate Drive has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 20, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and Ordinance No. 2252, the regulations applicable to the Blalock Industrial Park and O-1.1 (FM Highway 1417) Overlay District. (*Chapter 14, Exhibit A, Section 6.13.2 and Exhibit B)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. The grain silos shall have a minimum 100' setback from the south property line or a variance will need to be approved by the Planning and Zoning Commission and City Council. (*Chapter 14, Exhibit B, Subsection 410 (2)(g)(1))*
6. No loading docks may be on any street frontage. Provision for handling all freight either by railroad or truck shall be on those sides of any buildings, which do not face on any street or proposed street, and no loading dock entrance doors for such loading docks shall be so located without written consent of the city council. (*Chapter 14, Exhibit B, Subsection 410 (2)(i))*
7. No article, material, or commodities shall be kept, stored or displayed outside the confines of buildings unless it be so screened by fences, walls, or planting that it cannot be seen from a public street. The area used for outside storage shall be located to the rear ½ of the property which shall in no instance be placed on that half of the property adjacent to any existing or proposed street.

Shall comply with all EPA, City, Federal and State regulations for this use. (*Chapter 14, Exhibit B, Subsection 410 (2)(k)*)

8. No billboards or advertising signs other than those identifying the name, business and products of the person, firm, or establishment occupying the premises shall be permitted, and such signs so permitted shall not exceed 300 square feet in size. (*Chapter 14, Exhibit B, Subsection 410 (2)(n)*)
9. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.2 (6)(ii))*
10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
13. Drive approach on FM 1417 must be right-in, right-out only.
14. Improvements (Irrigation) cannot cross property lines.
15. The location of the trash receptors must be approved by the Public Works Department.
16. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c))*
17. On-site detention will be privately owned and maintained.
18. Water tap must be coordinated with Utilities Engineer to ensure the use of the correct water main.
19. Civil Engineering plans shall be provided to the Engineering Department for review and approval. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15).*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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
Acting Secretary, Planning and Zoning Board and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 12.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3232 NORTHGATE DRIVE

The request of Sherman Economic Development Corporation (Owner), 903 Brewers (Proposed Tenant) and Ashley Johnson, Method Architecture (Architect/Representative) concerning the property at 3232 Northgate Drive, being Lot 1, Block 2, Northgate Business Park Phase 1, as follows;

Planning and Zoning Commission

Site plan approval Exception and Variance under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g), (2)(j), and Section 510 to allow 903 Brewers Restaurant, Brewery, Warehouse, Grain Silos and Outdoor Patio in the Blalock Industrial Park/O-1.1 (FM Highway 1417) Overlay District.

Background:

The property is located at 3232 Northgate Drive at the northwest corner of Northgate Drive and West FM 1417. The property is zoned a BIP (Blalock Industrial Park) and also located in the O-1.1 (FM Highway 1417) Overlay District.

The proposed tenant (903 Brewers) would like to construct a 45,717 square foot building. This breaks down to a 30,047 square foot restaurant, brewery, and warehouse with a 3,873 square foot upper office and mezzanine, a 10,118 white metal panel covered patio, and a 1,679 square foot uncovered patio. The exterior of the building will be red brick, white painted concrete, dark brown corrugated metal panels, glazing with thick black anodized metal framing, and a gray metal roof. The drive, parking, sidewalk, and loading dock will total 80,233 square feet consisting of 165 provided parking places, including 3 regular ADA spaces and 2 ADA van spaces. The landscaped area will be 96,641.6 square feet.

Adjacent Zoning:

BIP (Blalock Industrial Park)

Origination:

Sherman Economic Development Corporation (Owner)
903 Brewers (Proposed Tenant)
Ashley Johnson, Method Architecture (Architect/Representative)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

45

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Plat
Site Plan
Building Elevations
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 4.**

Meeting Date: 08/16/2021

Prepared By: Teri Fine, Assistant to the City Manager

Approved By: Robby Hefton, City Manager

Caption:

OTHER BUSINESS

Consider Calling a Special Meeting of the City Council for Tuesday, September 7, 2021, due to Conflict with a Federal Holiday

Issue:

To consider calling a special meeting of the City Council for 5:00 p.m. on Tuesday, September 7, 2021, to make up for the first regular meeting in September, which falls on the Federal Holiday of Labor Day

Background:

The City Charter provides that City Council regular meetings shall fall "on the first and third Mondays of each month, excluding city staff holidays, at its discretion. In the Case of a holiday, the regular meeting shall be held on the Tuesday immediately following said holiday." The regular date for the Council's first meeting in September is Monday, September 6th, a Federal Holiday to celebrate Labor Day. This day is an officially recognized holiday for City of Sherman employees.

Origination:

City Manager's Office

Financial Consideration:

There is no financial impact to be considered.

Staff Recommendation:

It is recommended that the City Council, **by motion and order**, call a special City Council meeting for 5:00 p.m. on Tuesday, September 7th.

Alternatives:

No alternative is recommended since the first meeting in September is necessary in the process to set the property tax rate.

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 5.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

*****OTHER BUSINESS***

Site Plan Approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District, being Lot 26, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2; PAGA LTD, Owner; BWG, Architect; and KRG Civil Engineers, Inc., Civil Engineer (3260 South U.S. Highway 75).

Issue:

To consider Site Plan Approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District, being Lot 26, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2; PAGA LTD, Owner; BWG, Architect; and KRG Civil Engineers, Inc., Civil Engineer (3260 South U.S. Highway 75).

Background:

The property is located at 3260 South U.S. Highway 75 between West FM 1417 (Heritage Parkway) and West Travis Street. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District.

The owner is requesting site plan approval for a 3,178 square foot Domino's Pizza with a Drive Thru. The exterior of the building will be brick veneer with stone accents. They are also requesting a 26' setback in lieu of the required 55.7' on the south side of the property . Parking will be provided for 32 spaces.

Origination:

PAGA LTD (Owner)
BWG (Architect)
KRG Civil Engineers, Inc. (Civil Engineer)

Financial Consideration:

None

Staff Recommendation:

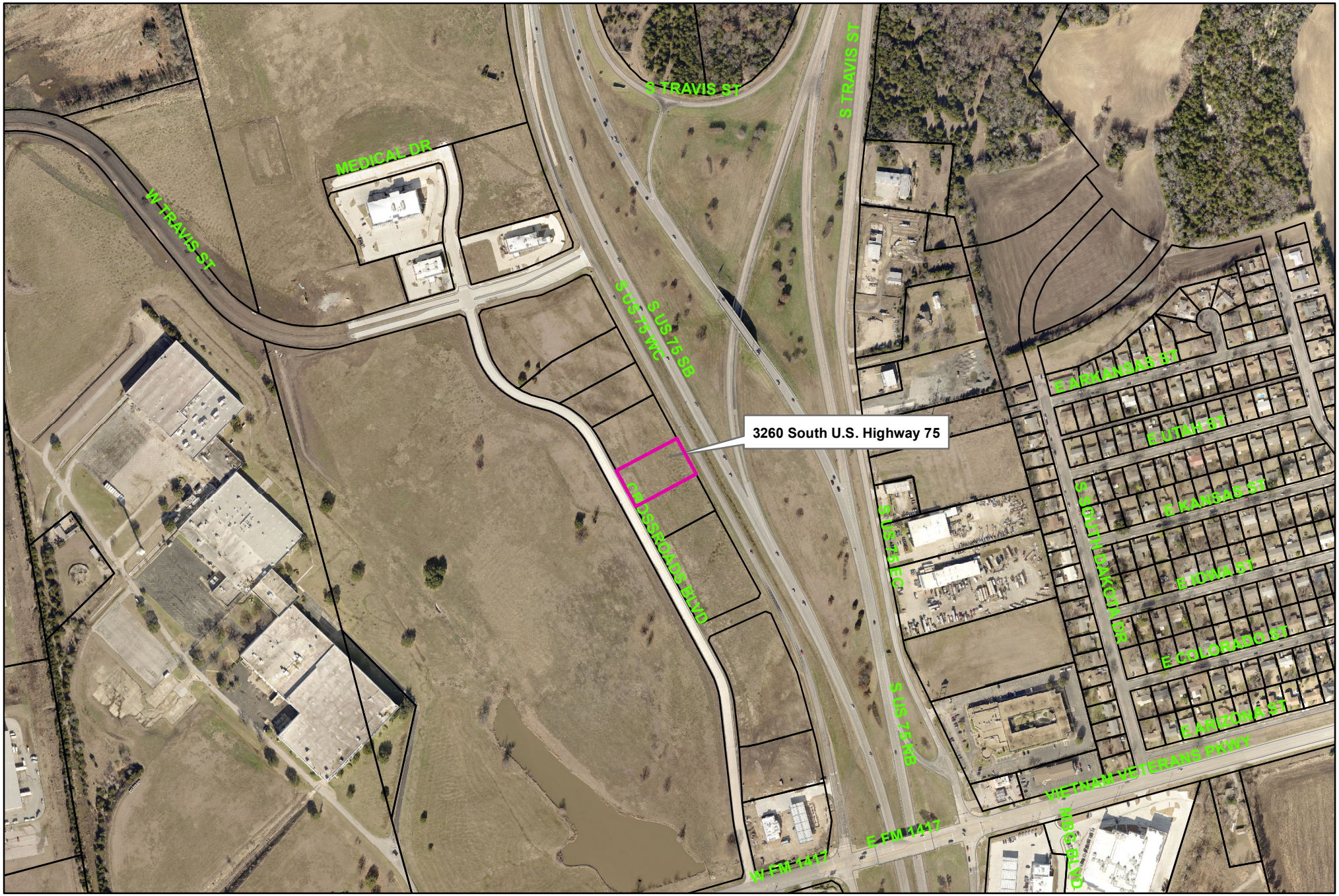
At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted 6/0 to recommend to the City Council that the site plan and variance be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter
P&Z Communication



3260 South U.S. Highway 75

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 500 ft

Zoning - 3260 South U.S. Highway 75

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 Distgrict
- 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

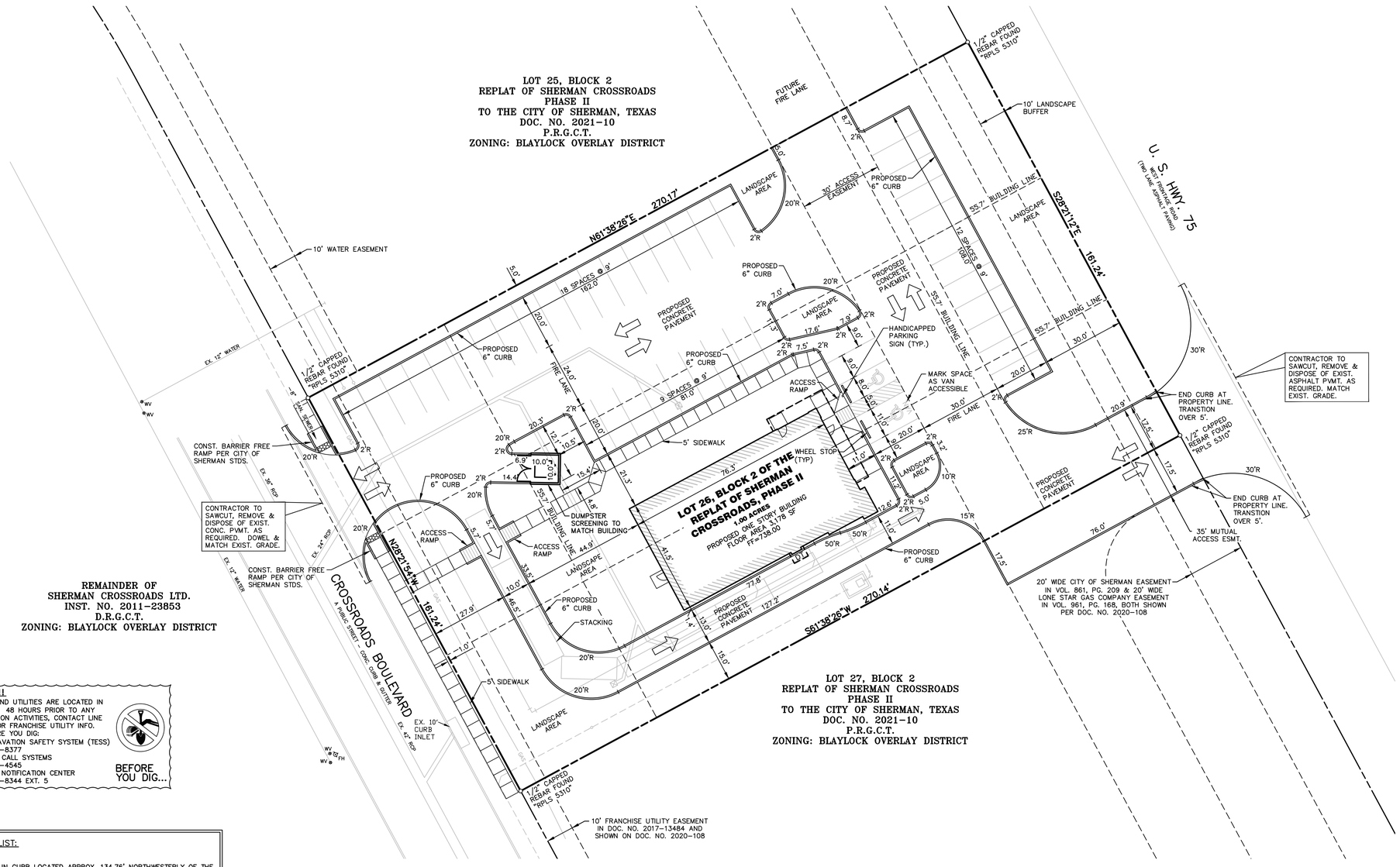
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

3260 North Highway 75



VICINITY MAP
N.T.S.

0 10 20 40 60
GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

BEARING BASE:
GRID NORTH, NAD83 TEXAS STATE PLANE COORDINATE SYSTEM, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM.

LEGEND

	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
VG	VALLEY GUTTER
	PROPERTY LINE
OHL	O.H. POWER LINES
TEL	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
	FENCE
500	EXISTING CONTOURS
XXX	PROPOSED CONTOURS
XXX.XX	EXISTING SPOT GRADES
TC XXX.XX / G XXX.XX	PROPOSED SPOT GRADES
	PROPOSED EROSION CONTROL
	PROPOSED DRAINAGE DIVIDES

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

BENCH MARK LIST:

BENCHMARK #1
MAG-NAIL FOUND IN CURB LOCATED APPROX. 134.76' NORTHWESTERLY OF THE NORTHWESTERLY PROPERTY CORNER OF SUBJECT TRACT AND APPROX. 18.2' EASTERLY OF THE CENTERLINE OF CROSSROADS BLVD.
ELEVATION = 741.39'

SITE TABULATION TABLE:

CURRENT ZONING: BLAYLOCK OVERLAY DISTRICT
PROPOSED ZONING: SAME

GROSS AREA OF STRUCTURE: 3,178 SF
GROSS AREA OF SITE: 43,560 SF
HARD SURFACE AREA: 27,259 SF
LANDSCAPE AREA: 16,301 SF
FLOOR TO AREA RATIO: 0.07:1

PARKING RATIOS:
RESTAURANT: 1 SPACE / 100 SF

PROPOSED BUILDING:
RESTAURANT: 3,178 SF

REQUIRED PARKING:
3,178 SF / 100 SF = 32 SPACES
TOTAL REQUIRED PARKING = 32 SPACES

PARKING PROVIDED:
42 REGULAR PARKING SPACES
2 HANDICAPPED PARKING SPACES
44 TOTAL PARKING SPACES PROVIDED

NO.	DATE	REVISION / DESCRIPTION

DESIGN	DRAWN	DATE	SCALE	NOTES
KRG	KRG	7-20-20	AS SHOWN	-

PROJECT INFORMATION
1.00 ACRE TRACT
LOT 26, BLOCK 2 OF THE REPLAT OF
SHERMAN CROSSROADS, PHASE II
PRESTON KITCHEN SURVEY, ABSTRACT No. 667

CLIENT
PAGA, LTD.
430 CHURCHILL LANE
POTTSBORO, TEXAS 75076
MR. STEVE PALMER
(903) 815-1407 PHONE
dominan@aol.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KELVIN R. GOMEZ, P.E. 83268 ON 09/29/2021. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Kelvin R. Gomez

STATE OF TEXAS
KELVIN R. GOMEZ
83268
LICENSED
PROFESSIONAL ENGINEER

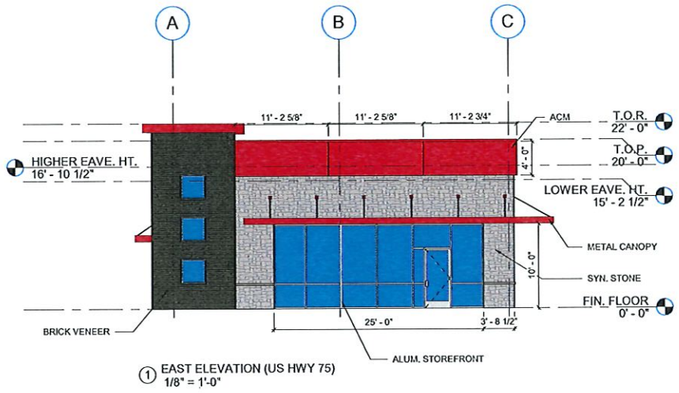
KRG Civil Engineers, Inc.
2150 SOUTH CENTRAL EXPY., SUITE 200
McKINNEY, TEXAS 75072
(469) 219-3137 PHONE
(469) 219-3201 FAX
KELLY@KRGCIVIL.COM
FIRM REGISTRATION F-9131

SITE PLAN

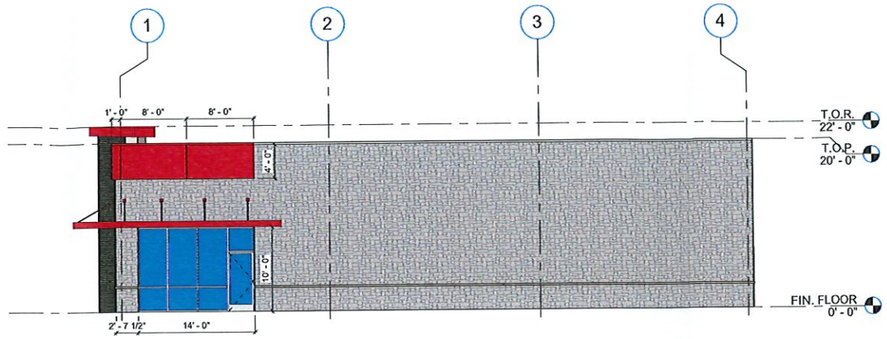
DOMINOS
SOUTHBOUND HWY 75 & 1417
CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

SHEET NO. C1.00

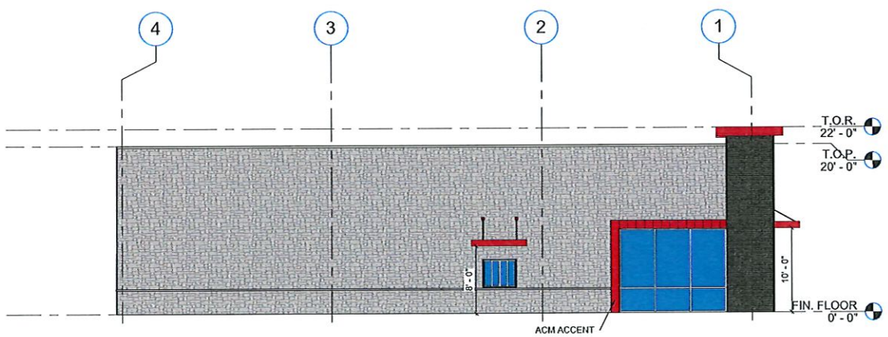
JOB NO: 03606
DWG NO: CROSSROADS DOMINOS.DWG



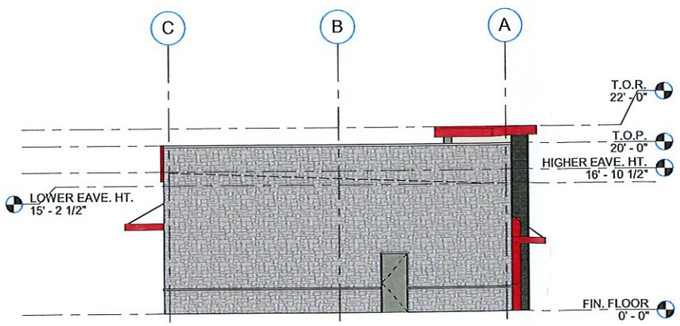
① EAST ELEVATION (US HWY 75)
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



③ SOUTH ELEVATION
1/8" = 1'-0"



④ WEST ELEVATION
1/8" = 1'-0"

BWG
ARCHITECTURE
P.O. Box 923
Van Alstyne, TX 75
(903) 815-9273
www.bwgarchitectur
© B.W. Green, LLC
Bruce W. Green, Archi
Texas: 18,293
Oklahoma: a4980

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION
REGISTERED ARCHITECT
STATE OF TEXAS

project address:
HWY 75
SHERMAN,

project owner:
PAGA, LTD. - S
PALMER

project descripti
DOMINO'S
SHERMAN

consultants:
CIVIL:
STRUCTURAL:
MEP:

project team:
approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue dat
00

project status:
DESIGN DEVELOPM

project number
19003

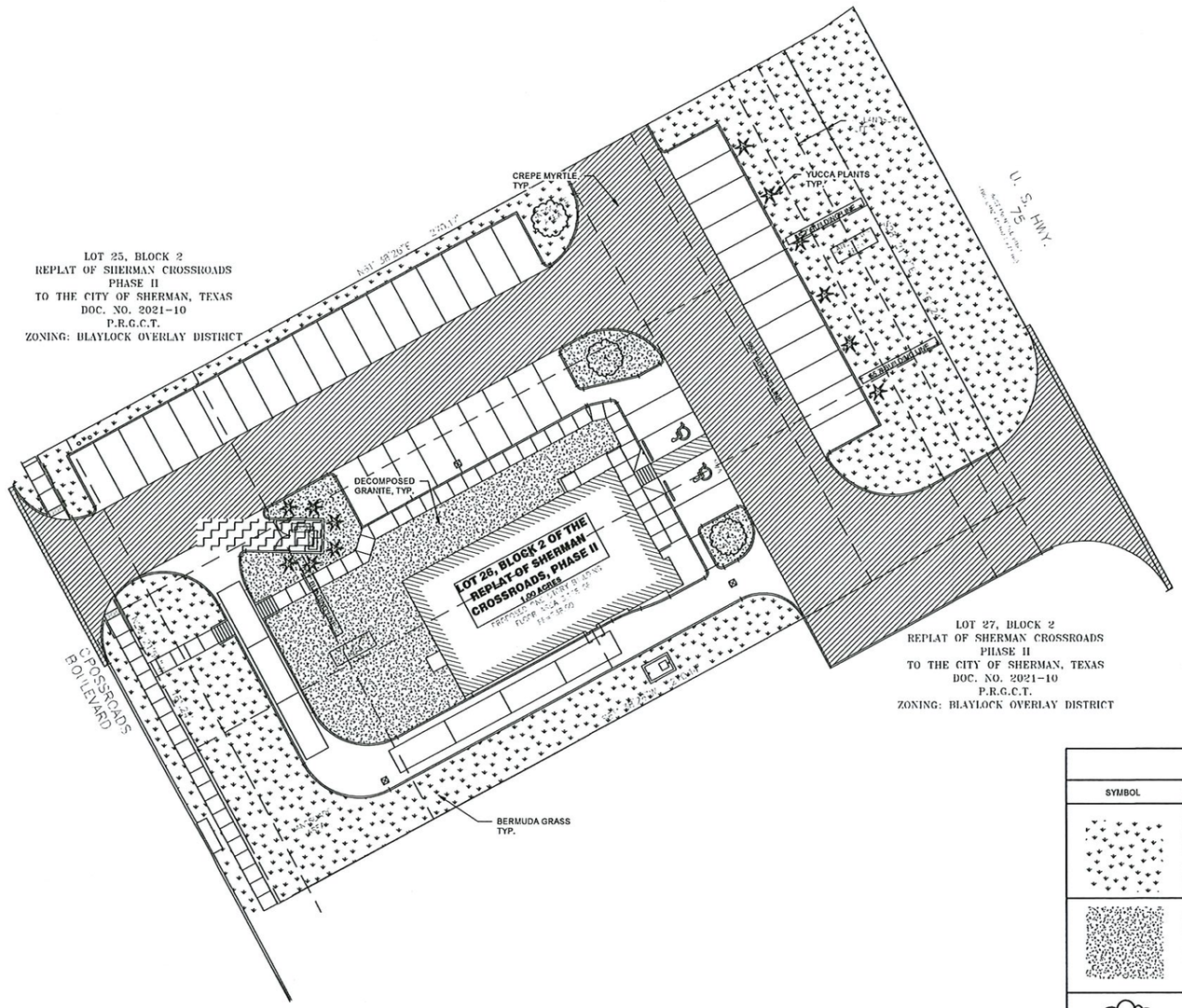
revisions:

Rev.	Description

sheet name:
ELEVATION

sheet issue dat
6/22/2021

A301



① SITE PLAN
1" = 20'-0"

SITE DATA TABULATION

SITE AREA: 43,560 SF 1.00 ACRES

BUILDING FOOTPRINT: 3,178 SF

LANDSCAPE AREA: 15,487 SF

IMPERVIOUS AREA: 24,695 SF

(ROW LANDSCAPING - 4,134 SF)

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY
	BERMUDA GRASS	CYNODON DACTYLON "TIF 419"	14902 SF
	DECOMPOSED GRANITE	SAME	4713 SF
	CREPE MYRTLE	LAGERSTROEMIA INDICA "TUSCARORA"	3
	YUKKA PLANT	YUCCA SPP.	12

BWG
ARCHITECTURE
P.O. Box 923
Van Alstyne, TX 75495
(903) 815-9273
www.bwgarchitecture.com
© B.W. Green, LLC
Bruce W. Green, Architect
Texas: 18,293
Oklahoma: 24980

REGISTERED ARCHITECT
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
STATE OF TEXAS

project address:
3260 S US HWY 75
SHERMAN, TEXAS

project owner:
PAGA, LTD. - STEVE PALMER

project description:
DOMINO'S
SHERMAN

consultants:
CIVIL:
STRUCTURAL:
MEP:

project team:
approved by: BWG
designed by: BWG
checked by: BWG
drafted by: BWG

project issue date:
00

project status:
PLANNING & ZONING

project number:
19003

revisions:

Rev.	Description	Date

sheet name:
LANDSCAPE PLAN

sheet issue date:
06/29/21

A101

C:\Users\Bruce Green\Dropbox\BWG-SKIP\Sherman Crossroads Dominos Landscape Plan.rvt
6/29/2021 5:31:41 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

Development Services

STAFF REVIEW LETTER

July 12, 2021

PAGA LTD
Steve Palmer
430 Churchill Lane
Pottsboro, TX 75076

KRG Civil Engineers, Inc.
2150 South Central Expy, Ste. 200
McKinney, TX 75072

BWG Architecture
PO Box 923
Van Alstyne, TX 75495

Dear Applicants,

The request for site plan approval and variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District located at 3260 South Highway 75 has been scheduled to be heard by the Planning and Zoning Commission on Tuesday, July 20, 2021 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. Compliance with applicable City ordinances, regulations, standards and rules and other laws, as they exist or may be amended, including but not limited to the City's General Zoning Ordinance, Ordinance No. 2280 and 2252, the regulations applicable to the Blalock Industrial Park and Blalock Commercial Overlay District. (*Chapter 14, Exhibit A, Section 6.13.7 & Exhibit B)*
2. Fire access, lanes and codes shall be coordinated with the Fire Marshal (903.892.7267).
3. All required off-street parking shall be on private property and shall not encroach into the right-of-way. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
4. Driveways and parking are permitted on paved surfaces only (concrete and asphalt). *(Chapter 14, Exhibit A, Section 7, Subsection 10(h))*
5. A parking space is considered to be 9' x 20'. *(Chapter 14, Exhibit A, Section 7, Subsection 10(b))*
6. Every site adjacent to the highway right-of-way shall include a buffer strip, landscaped and irrigated, being ten (10) feet in depth adjacent to the highway right-of-way. *(Chapter 14, Exhibit A, Section 6.13.7, Subsection 10 (C)(ii)).*
7. The drive thru shall provide stacking for eight cars (9' x 20'). *(Chapter 14, Exhibit A, Section 6.6 (4))*
8. One freestanding sign per lot is allowed. Signs may have a maximum 65 square foot face area and shall not exceed twelve feet in height. Minimum setback for signs shall be 25 feet from the property line. *(Chapter 14, Exhibit A, Section 6.13.7, Subsection 8)*
9. The trash dumpster must be located inside the main building area. *(Chapter 14, Exhibit A, Section 7, Subsection 13(d)(4))*

10. The approval of a Site Plan shall be effective for a period of two (2) years from the date of approval, at the end of which time the Site Plan shall expire unless the applicant demonstrates to the Director of Development Services that progress has been made toward completion of the project for which the Site Plan was approved.
11. Any changes made to the site plan prior to the final fulfillment of the conditions of the staff review letter must be considered minor by the staff, as to not require resubmission to the Planning & Zoning Commission.

Engineering:

12. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. (*Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154)*
13. Civil Engineering plans shall be provided to the Engineering Department for review and approval. (*Code of Ordinances Chapter 10, Exhibit A, Sec. 12, Code of Ordinances Chapter 10, Exhibit A, Sec. 15).*
14. Fire lane and radii do not meet requirements. Verify fire requirements and code compliance with Fire Marshal. (*Code of Ordinances Chapter 3.02(c)).*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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
Acting Secretary, Planning and Zoning Board and Board of Adjustments

cc: Robby Hefton, City Manager
Clint Philpott, Asst. City Manager
Wayne Lee, P.E., Director of Engineering
Tom Pruitt, Utility Engineer
Billy Hartsfield, Fire Marshal
Amber Doan, Engineering Coordinator
Christopher Armstrong, Asst. City Engineer
The Law Firm of Abernathy, Roeder, Boyd, & Hullett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 13.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

3260 SOUTH U.S. HIGHWAY 75

The request of PAGA LTD (Owner), BWG (Architect) and KRG Civil Engineers, Inc. (Civil Engineer) concerning the property located at 3260 South U.S. Highway 75, being Lot 26, Block 2 of the Replat of Sherman Crossroads, Phase II, Lots 25, 26 & 27, Block 2, a Replat of Sherman Crossroads, Phase II, Lot 6, Block 2, as follows:

Planning and Zoning Commission

Site plan approval and Variance under Ordinance No. 2252 Article IV Section 410 (2) (j) and (2)(g)(2) and Ordinance No. 2280, Section 6.13.7, Subsection (7) for a Domino's Pizza with Drive Thru with a 26' setback from the south property line in lieu of the required 55.7' in the Blalock Industrial Park/Blalock Commercial Overlay District.

Background:

The property is located at 3260 South U.S. Highway 75 between West FM 1417 (Heritage Parkway) and West Travis Street. The property is zoned Blalock Industrial Park and Blalock Commercial Overlay District.

The owner is requesting site plan approval for a 3,178 square foot Domino's Pizza with a Drive Thru. The exterior of the building will be brick veneer with stone accents. They are also requesting a 26' setback in lieu of the required 55.7' from the south property line. Parking will be provided for 32 spaces.

Adjacent Zoning:

Blalock Industrial Park
Blalock Commercial Overlay District

Origination:

PAGA LTD (Owner)
BWG (Architect)
KRG Civil Engineers, Inc. (Civil Engineer)

Master Plan Designation:

Suburban Commercial - Suburban character primarily from reduced site coverage relative to more auto-oriented commercial development. Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design. Range of commercial retail and service uses, at varying scales and intensities depending on the site

Number of notices mailed:

45

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Plat
Site Plan
Building Elevations
Landscape Plan
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 6.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

***** OTHER BUSINESS***

Replat Approval of a part of Lots 6 and 7, Block 14 of the Chaffin's First Addition, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition; DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (813 East Pecan Street)

Issue:

To consider Replat Approval of a part of Lots 6 and 7, Block 14 of the Chaffin's First Addition, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffin's First Addition; DHESI Investments, LLC, Owners; and Helvey-Wagner Surveying, Inc., Surveyor (813 East Pecan Street)

Background:

The property is located at 813 East Pecan Street between Maxey and Willow Streets. The property is zoned a C-1 (Retail Business) District.

The owner would like Replat part of Lots 6 and 7 into one 59.93' wide lot in lieu of the required 60' for residential development. They are also requesting a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Origination:

Dhesi Investments, LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat part of Lots 6 & 7, Blk 14 Chaffin's First Addition
Staff Review Letter
P&Z Communication

---

813 East Pecan Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft

Zoning - 813 East Pecan Street

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 Distgrict
- 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

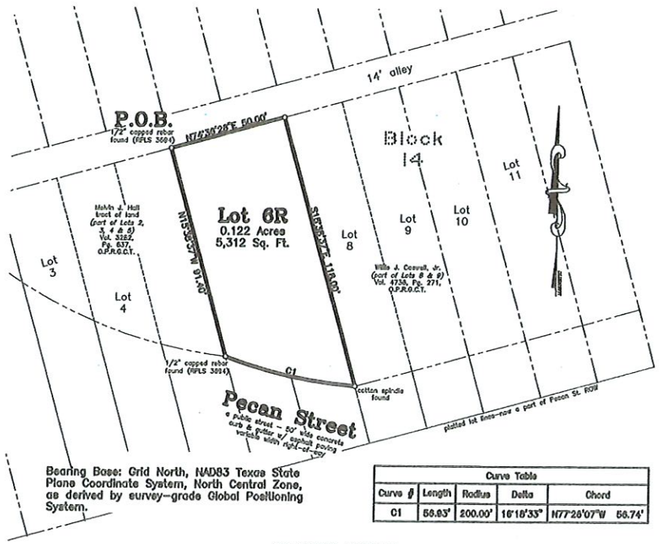
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

813 East Pecan Street



Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	58.93'	200.00'	16°16'33"	N77°26'07"W 58.74'

GRAPHIC SCALE

30 0 15 30 60 120

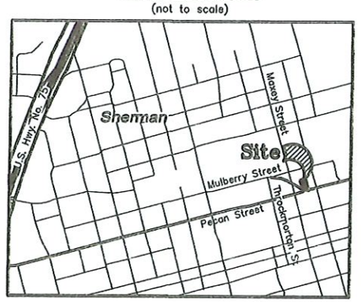
(IN FEET)
1 inch = 30 ft.

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electrical Delivery Company.
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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "A" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0280 F, Revised Date: September 20, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Site Location
(not to scale)



Job No. CGS850521

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Dhesi Investments, LLC
3300 Ashford Lane
McKinney, Texas 75070

C:\Land Projects\Part-of-Lots-6-and-7-Block-14-Chaffins-1st-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date: May 25 21 Time: 3:14 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, being a part of the J.B. McAnair Survey, Abstract No. 763, being a part of Lot 6 and Lot 7, Block 14, of Chaffins First Addition to the City of Sherman, Texas, as per plat of record in Volume 26, Page 49, Deed Records, Grayson County, Texas and being the same 0.12 acre of land conveyed by Warranty Deed from Gurmail Singh Dhesi to Dhesi Investments, LLC on October 9, 2019 as recorded in Instrument No. 2019-24787, 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 (RPLS 3894) in the South line of a 14 ft. wide alley, at the Northwest corner of both said Lot 6 and Dhesi 0.12 ac. and the Northeast corner of both Lot 5, said Chaffins First Addition and the Melvin J. Hall property as conveyed in Volume 3282, Page 637, said Official Public Records;

THENCE North 74 deg. 38 min. 28 sec. East, with the South line of said 14 ft. alley and the North line of said Lots 6 and 7, a distance of 50.00 ft. to a 1/2 inch capped rebar (RPLS 3894) at the Northeast corner of both said Lot 7 and Dhesi 0.12 ac. and the Northwest corner of both Lot 8, said Chaffins First Addition and Willie J. Caswell, Jr. property as conveyed in Volume 4736, Page 271, said Official Public Records;

THENCE South 15 deg. 38 min. 37 sec. East, with the East line of said Lot 7 and the West line of said Lot 8, a distance of 118.00 ft. to a cotton spindle found at the Southeast corner of said Dhesi 0.12 ac. and the Southwest corner of said Caswell property;

THENCE in a Northwesterly direction, along the North line of Pecan Street, a public street, with a curve to the right having a radius of 200 ft. (chord bears North 77 deg. 26 min. 07 sec. West, 58.74 ft.), a distance of 58.93 ft. to a 1/2 inch capped rebar found (RPLS 3894) in the West line of said Lot 6 and the East line of said Lot 7, at the Southwest corner of said Dhesi 0.12 ac. and the Southeast corner of said Hall property;

THENCE North 15 deg. 38 min. 37 sec. West, with the West line of said Lot 6 and the East line of said Lot 5, a distance of 91.40 ft. to the **PLACE OF BEGINNING** and containing **0.122 ACRES** of land.

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. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

I, Dhesi Investments, LLC, owner of Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas, do hereby dedicate the streets and easements shown hereon to the public use forever.

Authorized Representative of Dhesi Investments, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that <he/she> 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 _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, is hereby approved this _____ day of _____, 2021, 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 Replat of a part of Lots 6 and 7, Block 14, Chaffins First Addition, the the City of Sherman, Texas,, was submitted to the city council of Sherman, Texas, on the _____ day of _____, 2021, 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.

CERTIFIED THIS _____ DAY OF _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition to the City of Sherman, Texas 0.122 Acres in the J.B. McAnair Survey Abstract No. 763

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

C:\Land Projects\Part-of-Lots-6-and-7-Block-14-Chaffins-1st-Addition\Civil 3D\Plat.dwg Layout: Plat Plot Date: May 25 21 Time: 3:14 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

Dhesi Investments, LLC
3300 Ashford Lane
McKinney, TX 75070

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of a part of Lots 6 & 7, Block 14 of the Chaffins First Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
2. Dedicate a 10' Utility Easement along Pecan Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Show Ownership block on both pages of plat. *Code of Ordinances Chapter 10.05, Section 6*
4. Dedication block has typo; correct accordingly. *Code of Ordinances Chapter 10.05, Section 6*
5. No parking will be permitted on Pecan Street.
6. Recommend rear entry from alley for safety purposes.
7. Alley encroachment and improvement of alley required for rear entry.
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
10. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 Wayne Lee, at 903-892-7327 prior to the meeting.

Respectfully,

Wayne E. Lee

Wayne E. Lee, P.E., CFM
Director of Engineering

cc: Robby Hefton, City Manager
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 7.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman	
David Downtain, Vice Chairman	Paul Manley, Commissioner
Shawn Davis, Commissioner	Glenn Whitaker, Commissioner
Leigh Ann Sims, Commissioner	Bryan Blagg, Commissioner

Requested Action/Proposed Use:

813 EAST PECAN STREET

The request of Dhesi Investments, LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 813 East Pecan Street, being 0.122 acres in the J.B. McAnair Survey, Abstract No. 763, also being a part of Lot 6 and Lot 7, Block 14, of Chaffins First Addition, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 59.93' wide lot in lieu of the required 60' for a Residential dwelling in an R-1 (One-Family Residential) District

Planning and Zoning Commission

B. Replat approval of a part of Lots 6 and 7, Block 14 of the Chaffins First Addition,
C. Zone change under Ordinance No. 2280, Section 12, from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District

Background:

The property is located at 813 East Pecan Street between Maxey and Willow Streets. The property is zoned a C-1 (Retail Business) District.

The owner would like to Replat part of Lots 6 and 7 into one 59.93' wide lot in lieu of the required 60' for residential development. They are also requesting a zone change from a C-1 (Retail Business) District to an R-1 (One-Family Residential) District.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
M-2 (Heavy Manufacturing) District

Origination:

Dhesi Investments, LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

17

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat part of Lots 6 & 7, Blk 14 Chaffin's First Addition
Staff Review Letter - Replat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 7.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

***** OTHER BUSINESS***

Final Plat Approval of Sherman PD on West Travis Addition, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625; City of Sherman, Owner;Jonathan Hake , P.E., Cross Engineering Consultants, Civil Engineer/Representative; Hidell Associates, Architects; and Underwood Drafting and Surveying, Surveyor (2600 West Travis Street)

Issue:

To consider Final Plat Approval of Sherman PD on West Travis Addition, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625; City of Sherman, Owner; Jonathan Hake, P.E., Cross Engineering Consultants, Civil Engineer/Representative; Hidell Associates, Architects; and Underwood Drafting and Surveying, Surveyor (2600 West Travis Street)

Background:

The property is located at 2600 West Travis Street at the southwest corner of West Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park. The City of Sherman would like to plat the property into one lot to construct a new Police Department Headquarters on a 10-acre parcel at the southwest intersection of West Travis Street and Northgate Drive.

Origination:

City of Sherman (Owner)
Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative)
Hidell Associates (Architects)
Underwood Drafting and Surveying (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted unanimously to recommend to the City Council that the Final Plat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Final Plat Sherman PD on West Travis Addition
Staff Review Letter
P&Z Communication

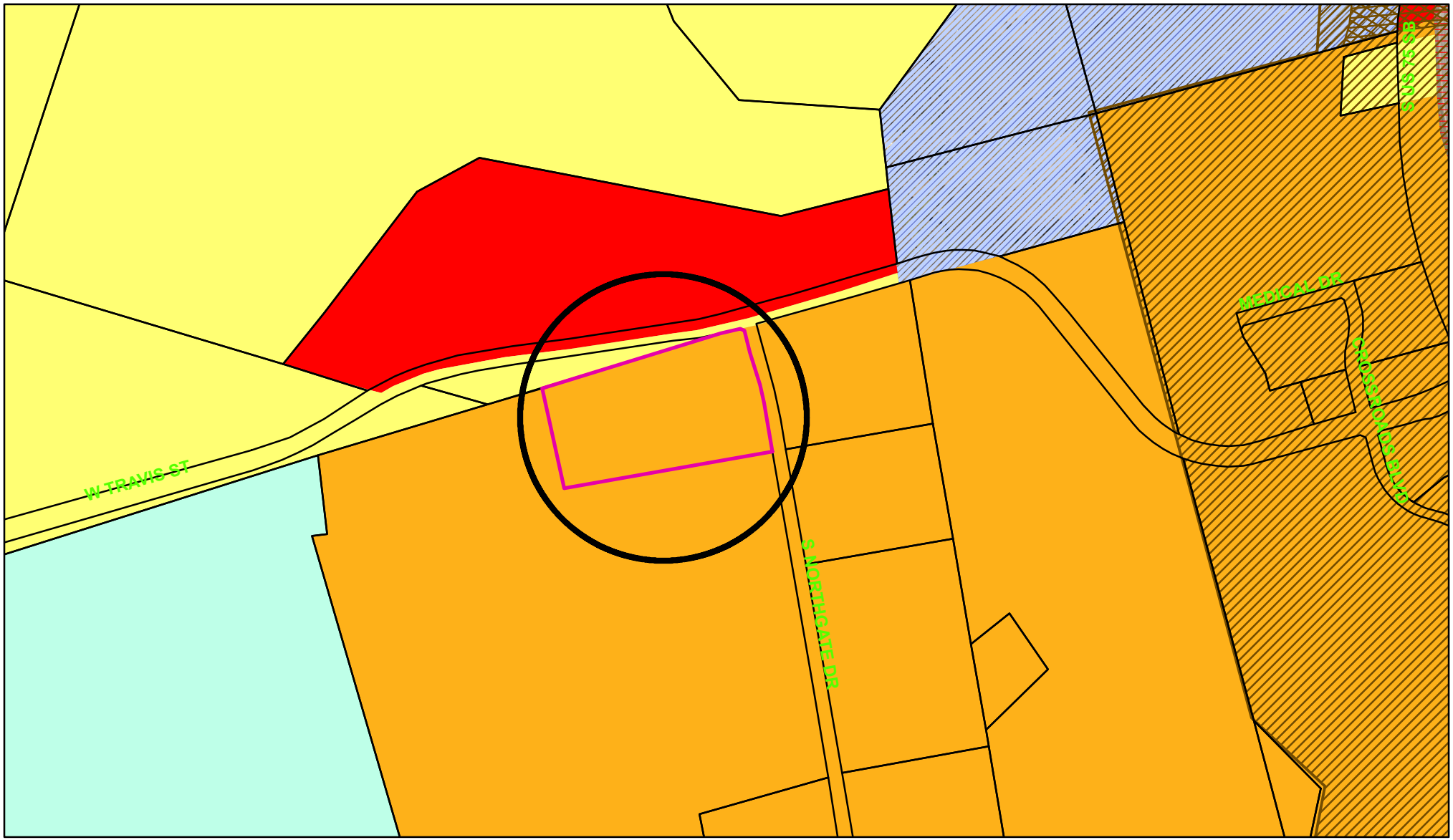
2600 West Travis Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft



Zoning - 2600 West Travis Street

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 Distgrict
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 600 ft

2600 West Travis Street

CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

June 23, 2021

City of Sherman
220 W. Mulberry Street
Sherman, Texas 75090

Attn: Mr. Rob Rae, AICP, Director of Development Services

Re: Site Plan
Sherman Police Department Headquarters

Dear Mr. Rae:

Attached please find the Site Plan submittal for the Sherman Police Department Headquarters located at the southwest intersection of West Travis Street and Northgate Drive. The proposed project is located on a 10-acre parcel that will also be platted as part of the development process. The proposed site consists of two buildings totaling approximately 33,971 square feet. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building. The site is currently zoned BIP – Blalock Industrial Park. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sherman. Project details are listed in detail below:

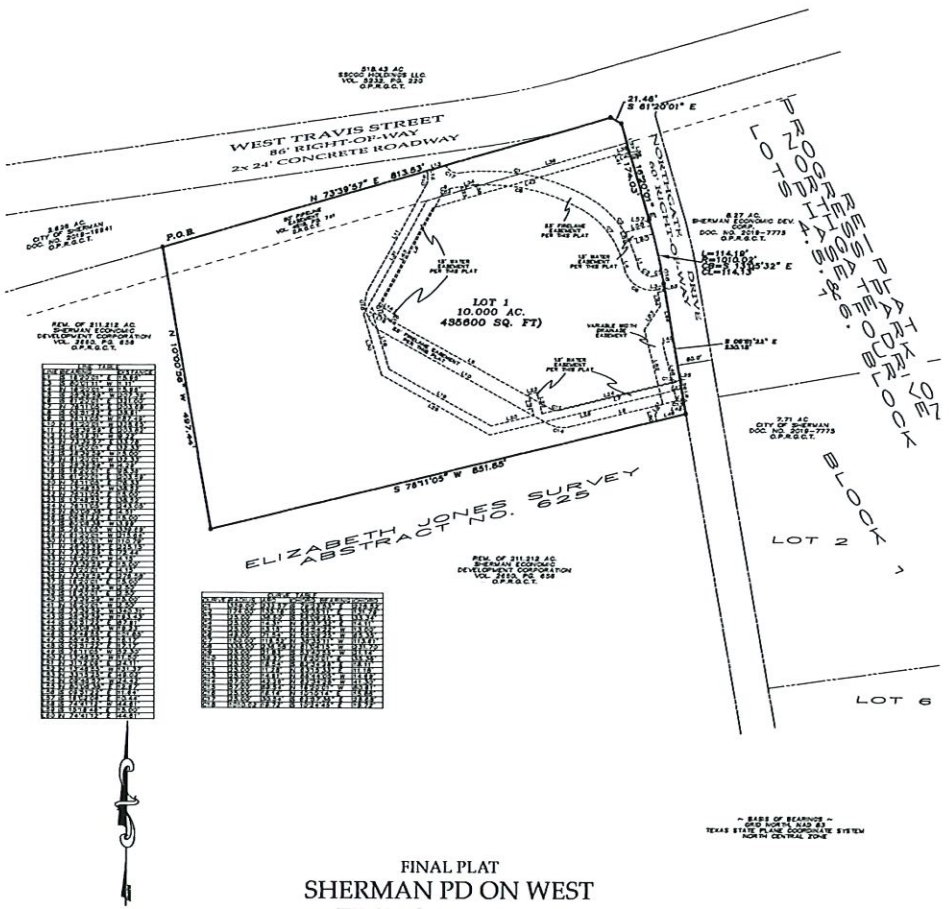
- SWC West Travis Street and Northgate Drive
- 10 Acres
- 33,971 Square Feet in Two Buildings
- Zoned: BIP – Blalock Industrial Park

Thank you in advance for your consideration of the site plan. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.

Jonathan D. Hake, P.E.
Vice President

JOB NO. 20080858



FINAL PLAT
SHERMAN PD ON WEST TRAVIS ADDITION

Being a all of a 10.0 acre tract of Land in the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 10.00 acres of land

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OWNERS/DEVELOPER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TX 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

06-23-21

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 1 OF 2

JOB NO. 20080858

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Elizabeth Jones Survey, Abstract No. 625, and being all of the same tract of land described as 10.0 acres conveyed to the City of Sherman by deed recorded in Document Number 2020-30104, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a found 3/4" pipe at the Northwest corner of said 211.212 acre tract

Thence North 73°39'57" East a distance of 1070.54 feet to a set 1/2" steel rod, the True Point-of-Beginning;

Thence North 73°39'57" East, a distance of 813.53 feet to a set 1/2" steel rod;

Thence South 61°20'01" East, a distance of 21.46 feet to a set 1/2" steel rod;

Thence South 18°20'01" East, a distance of 174.03 feet to a set 1/2" steel rod;

Thence with a tangent curve to the right having a radius of 1010.02 feet, (chord bears South 13°05'32" East, a distance of 114.13 feet) an arc length of 114.19 feet to a set 1/2" steel rod;

Thence South 09°51'22" East, a distance of 230.18 feet to a set 1/2" steel rod;

Thence South 78°11'05" West, a distance of 831.65 feet to a set 1/2" steel rod;

Thence North 10°00'56" West, a distance of 487.44 feet to the Point-of-Beginning and containing 10.000 acres of land.

CERTIFICATE OF COMPLIANCE

The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing SHERMAN PD ON WEST TRAVIS ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the ____day of _____, 2021, 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 and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereto above subscribed.

Witness my hand this_____day of _____, 2021.

_____
Clerk, City of Sherman, Texas

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 where properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____ _____
Douglas W. Underwood Date
Registered Professional
Land Surveyor, No. 4709

~ 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 to be provided by Grayson County Electric Cooperative.
4. Building setback lines and all utility easements in drainage easements and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or portions drainage flowing 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 for any damage to private property or persons.
7. Submit the City of Sherman and the undersigned harmless for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
8. The owners and builders must comply with all other local, state and federal regulations regarding development of this lot.
9. Bearings are based on the City of Sherman Control Monument Network.

OWNERS DEDICATION

NOW THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

THAT I, CITY OF SHERMAN, do hereby adopt this plat designating the hereinbefore property as the SHERMAN PD ON WEST TRAVIS 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 anyway 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 _____, 2021.

_____
CITY MANAGER
ROBBY NEPTON

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, ROBBY NEPTON 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_____, 2021.

_____
Notary Public in and for
the State of Texas
Commission Expires_____

ACCEPTANCE

Approved this ____day of _____, 2021, 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

FINAL PLAT
SHERMAN PD ON WEST TRAVIS ADDITION
Being a all of a 10.0 acre tract of Land in the Elizabeth Jones Survey, Abstract Number 625. Being in the City of Sherman, Grayson County, Texas. Containing 10.00 acres of land

OWNERS/DEVELOPER
CITY OF SHERMAN
220 W. MULBERRY
SHERMAN, TX 75092

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

06-23-21

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

SHEET 2 OF 2

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

City of Sherman
220 W. Mulberry
Sherman, TX 75091

Underwood Drafting & Surveying
3404 Interurban Road
Denison, TX 75021

Dear Applicants,

The request for approval of the Final Plat of Sherman PD on West Travis Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. Remove Fire Lane Easement from plat.
2. Remove 15' Water Line Easement that surrounds proposed building from Plat.
3. Dedicate 10' Utility Easement along Northgate Drive. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
4. Show Point of Commencement on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
5. Show a minimum of three (3) found monuments on drawing. *Code of Ordinances Chapter 10, Exhibit A, Sec. 15(A).*
6. Add zip code to Surveyor block on both pages of plat.
7. Show pavement width of Northgate Drive. *Code of Ordinances Chapter 10.05, Section 6*
8. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
9. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
10. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 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
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 9.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

2600 WEST TRAVIS STREET

The request of The City of Sherman (Owner), Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative), Hidell Associates (Architects) and Underwood Drafting and Surveying (Surveyor) concerning the property at 2600 West Travis Street, being 10 acres in the Elizabeth Jones Survey, Abstract No. 625, as follows;

Planning and Zoning Commission

A. Final Plat approval of Sherman PD on West Travis Addition

B. Site plan approval and Exception under Ordinance No. 2252 Article IV Section 410 (2)(a), (2)(g)(i), (2)(j), and Section 510 to allow a Sherman Police Department Headquarters with a 85' setback in lieu of the required 100' required from any road, street or arterial highway in the Blalock Industrial Park.

Background:

The property is located at 2600 West Travis Street at the southwest corner of Travis Street and Northgate Drive. The property is located in the Blalock Industrial Park.

The City of Sherman would like to construct a new Police Department Headquarters on a 10-acre parcel at the southwest intersection of Travis Street and Northgate Drive. There will be two buildings, Building A - 27,641 square feet and Building B - 6,330 square feet, for a total of 33,971 square foot. There will be approximately 31 public parking spaces located to the north of the building and 109 secure parking spaces located south of the main building.

Adjacent Zoning:

R-1 (One-Family Residential) District
C-1 (Retail Business) District
Blalock Industrial Park

Origination:

City of Sherman (Owner)
Jonathan Hake, P.E., Cross Engineering Consultants (Civil Engineer/Representative)
Hidell Associates (Architects)
Underwood Drafting and Surveying (Surveyor)

Master Plan Designation:

Business Park and Research – Business Park designation allows for compatibility with the use of the roadway and rail system for frequent truck and rail traffic. Industrial and office uses are the most appropriate and compatible land uses adjacent to a truck route and the state road and/or rail system. Typical tenants of a business park and research center include light industrial manufacturing, wholesaling, warehouse facilities, light assembly plants, research and development firms and distribution centers.

Number of notices mailed:

46

Objections Received:

0

Development Review Meeting:

Yes

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Narrative
Sherman PD on West Travis Addition
Site Plan
Building Elevations
Staff Review Letter - Plat
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 8.**

Meeting Date: 08/16/2021
Prepared By: Rob Rae, Director of Development Services
Approved By: Robby Hefton, City Manager

Caption:

***** OTHER BUSINESS***

Replat Approval of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition; Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1008 South Throckmorton Street)

Issue:

To consider Replat Approval of of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition; Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1008 South Throckmorton Street)

Background:

The property is located at 1008 South Throckmorton Street between Epstein and Spring Streets. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to Replat the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2 into one lot for a single-family residential dwelling. They are also requesting an exception to allow a 50' wide lot in lieu of the required 60' for a residential dwelling.

Origination:

Devin Squeri (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 6 & 7 Blk 2 WD Fitch Addition
Staff Review Letter
P&Z Communication

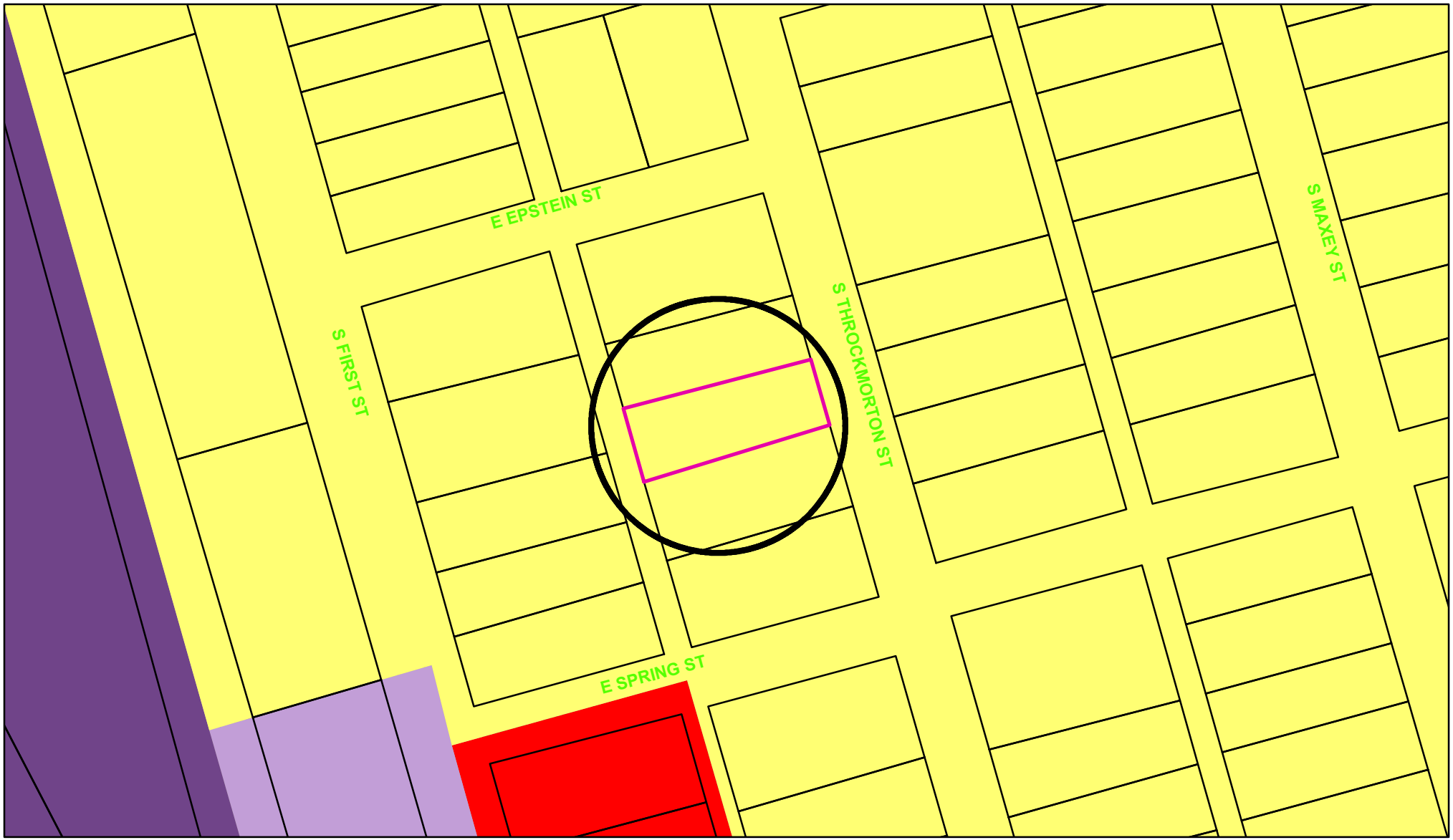
1008 South Throckmorton Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 1008 South Throckmorton Street

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 Distgrict
- 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

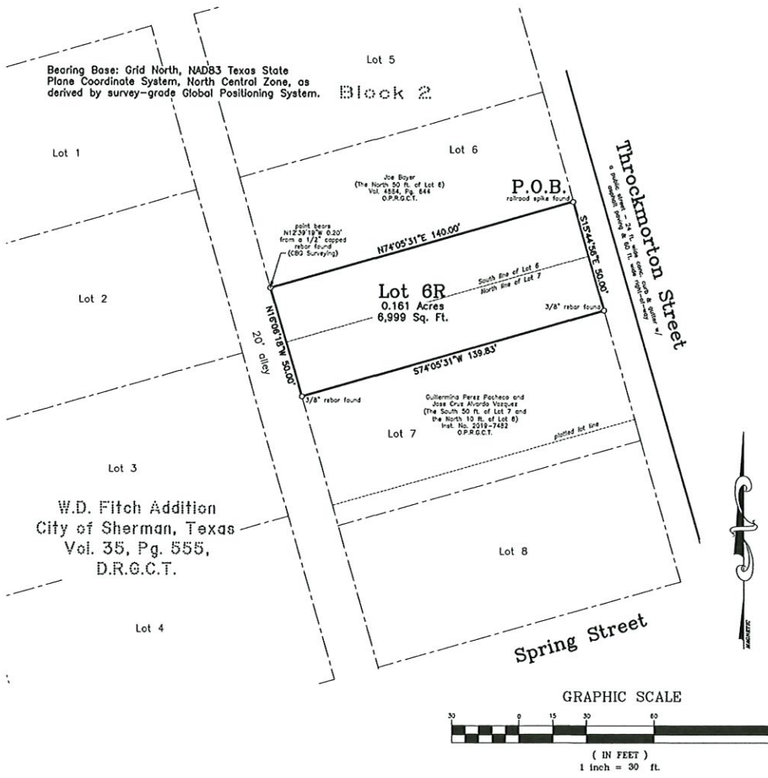
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1008 South Throckmorton Street



Replat of the South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition

to the

City of Sherman, Texas

0.161 Acres

in the

G.B. Pilant Survey Abstract No. 963

General Notes:

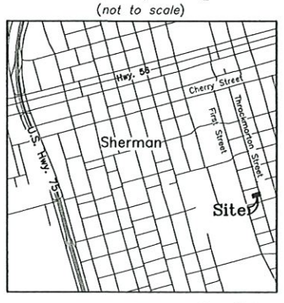
1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Encore Electric.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. 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. Grayson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. Neither Grayson County nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS880621

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Devin Squeri
2026 Spindletop Trail
Frisco, Texas 75033

Vicinity Map
(not to scale)



Z:\Shared Projects\Land Projects R2\1008-S-Throckmorton-Street-Sherman\Civil 3D\Replat.dwg 6/24/2021 11:58 AM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the G.B. Pilant Survey, Abstract No. 963 and being the South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition to the City of Sherman, Texas, as per plat of record in Volume 35, Page 555, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a railroad spike found in the West right-of-way line of Throckmorton Street, a generally North-South street, and the East line of said Lot 6, at the Southwest corner of the Jose Boyer tract of land described as the North 50 ft. of said Lot 6 conveyed in Volume 4884, Page 644, Official Public Records and the Northwest corner of the herein described tract;

THENCE South 15 deg. 14 min. 56 sec. East, with the West right-of-way line of said Throckmorton Street and the East lines of said Lots 6 and 7, a distance of 50.00 ft. to a 3/8 inch rebar found at the Northeast corner of the Guillermina Perez Pacheco and Jose Cruz Alvarado Vazquez tract of land described as the South 50 ft. of said Lot 7 and the North 10 ft. of Lot 8, said Block 2 as conveyed in Inst. No. 2019-7482, said Official Public Records and the Southeast corner of the herein described tract;

THENCE South 74 deg. 05 min. 31 sec. West, over and across said Lot 7, a distance of 139.83 ft. to a 3/8 inch rebar found in the East line of a 20 ft. wide alley, at the Southwest corner of the herein described tract;

THENCE North 16 deg. 06 min. 18 sec. West, with the East line of said 20 ft. alley and the West lines of said Lots 6 and 7, a distance of 50.00 ft. to the Northwest corner of the herein described tract, from which point bears North 12 deg. 39 min. 19 sec. West 0.20 ft. from a 1/2 inch capped rebar found (CBG Surveying)

THENCE North 74 deg. 05 min. 31 sec. East, over and across said Lot 6, a distance of 140.00 ft. to the **PLACE OF BEGINNING** and containing **0.161 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, 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 shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS — KATE A. WAGNER — 6578 — REGISTERED PROFESSIONAL LAND SURVEYOR

I, Devin Squeri, sole owner of the Replat of South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition to the City of Sherman, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Devin Squeri

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Devin Squeri, 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 _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of the Replat of South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition to the City of Sherman to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition to the City of Sherman to <City or county>, is hereby approved this _____ day of _____, 2021, 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 Replat of South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition to the City of Sherman to the City of Sherman, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of the South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition

to the

City of Sherman, Texas

0.161 Acres

in the

G.B. Pilant Survey Abstract No. 963

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Devin Squeri
2026 Spindletop Trail
Frisco, Texas 75033

Z:\Shared Projects\Land Projects R2\1008-S-Throckmorton-Street-Sherman\Civil 3D\Replat.dwg 6/24/2021 11:58 AM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

Devin Squeri
2026 Spindletop Trail
Frisco, TX 75033

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of the South 25 ft. of Lot 6 and the North 25 ft. of Lot 7, Block 2, W.D. Fitch Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. General Notes Item No. 6 must have "Grayson County" replaced with "City of Sherman."
2. The City of Sherman does not maintain alleys.
3. City Council approval block has typo. Correct appropriately. *Code of Ordinances Chapter 10, Exhibit A, Sec.6(B)(7)*
4. Dedicate a 10' Utility Easement along Throckmorton Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
7. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
8. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 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
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 14.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

1008 SOUTH THROCKMORTON STREET

The request of Devin Squeri (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 1008 South Throckmorton Street, being the south 25' of Lot 6 and the north 25' of Lot 7, Block 2, W.D. Fitch Addition, as follows;

Board of Adjustments

A. Exception under Ordinance No. 2280, Section 6.3, Subsection (1) to allow a 50' wide lot in lieu of the required 60' for a residential dwelling in an R-1 (One-Family Residential) District

Planning and Zoning Commission

B. Replat approval of the south 25 ft. of Lot 6 and the north 25 ft. of Lot 7, Block 2, W.D. Fitch Addition

Background:

The property is located at 1008 South Throckmorton Street between Epstein and Spring Streets. The property is zoned an R-1 (One-Family Residential) District.

The owner would like to Replat the south 25 feet of Lot 6 and the north 25 feet of Lot 7, Block 2 into one lot for a single-family residential dwelling. They are also requesting an exception to allow a 50' wide lot in lieu of the required 60' for a residential dwelling.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Devin Squeri (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

58

Objections Received:

0

Development Review Meeting:

No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 6 & 7 Blk 2 WD Fitch Addition
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 9.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

***** OTHER BUSINESS***

Replat Approval of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition, being 0.238 acres in the G.B. Pilant Survey, Abstract No. 963 Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1108 East Lamar Street)

Issue:

To consider Replat Approval of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition, being 0.238 acres in the G.B. Pilant Survey, Abstract No. 963 Devin Squeri, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (1108 East Lamar Street)

Background:

The property is located at 1108 East Lamar Street between South Vaden Street and Hyde Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat Lot 6 and One-Half of Lot 7 into to one lot for residential development.

Origination:

Devin Squeri (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 6 & 7 JP Geren's Addition
Staff Review Letter
P&Z Communication

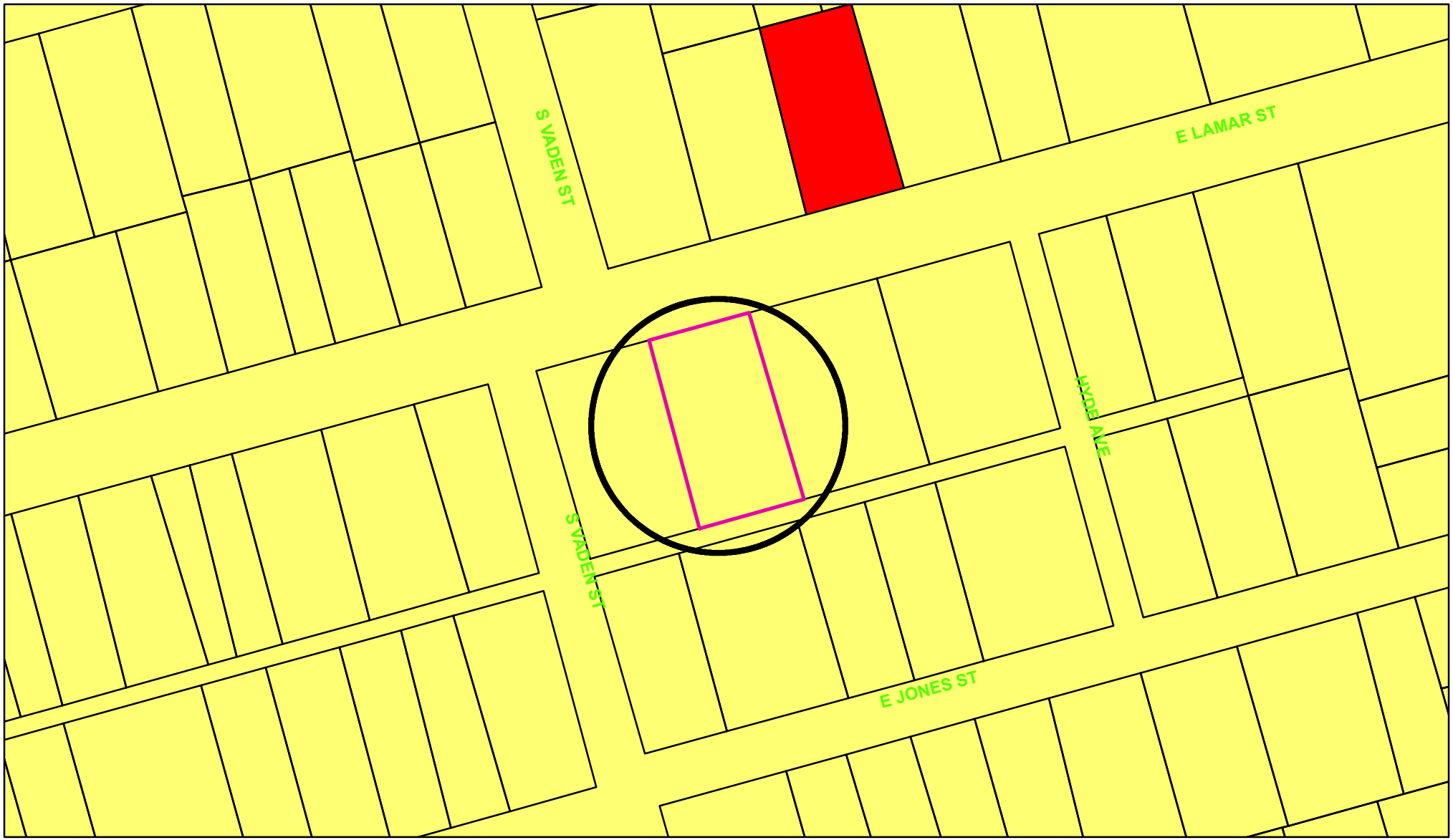
1108 East Lamar Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 1108 East Lamar Street

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
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- M-2 Heavy Manufacturing District
- MH Manufacturing Housing Distgrict
- 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

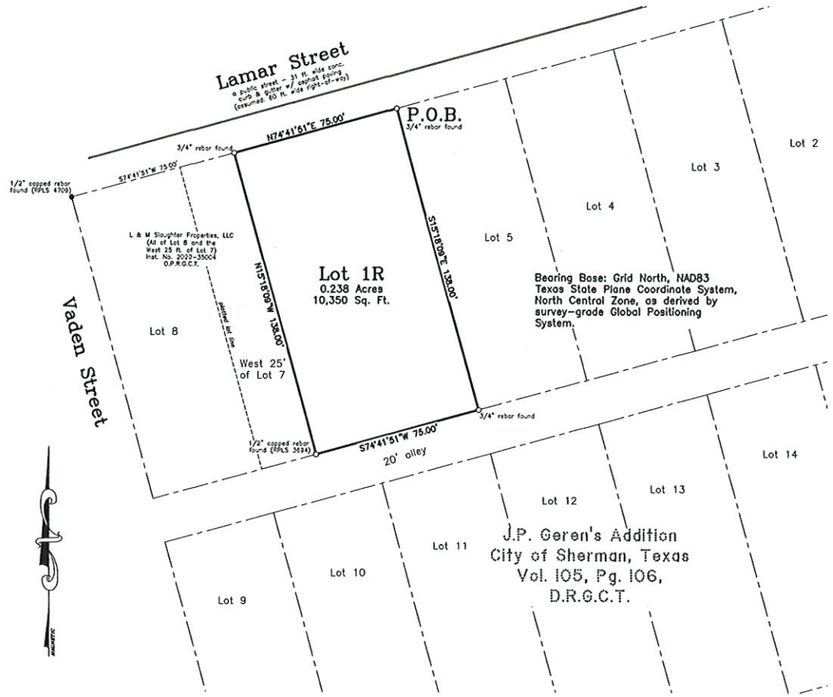
Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

1108 East Lamar Street



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, Texas 0.238 Acres in the G.B. Pilant Survey Abstract No. 963

General Notes:

1. Water Supply to be provided by City of Sherman.
2. Sewer service to be provided by City of Sherman.
3. Electrical service is provided by Oncor Electric 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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0290 F, Revised Date: September 29, 2010.
8. 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.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS890621

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Devin Squeri
2026 Spindletop Trail
Frisco, Texas 75033

Vicinity Map
(not to scale)

Z:\Shared Projects\Land Projects R2\1108-E-Lamar-Street-Sherman\Civil 3D\Replat.dwg 6/24/2021 1:33 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the G.B. Pilant Survey, Abstract No. 963 and being all of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, Texas as shown by plat of record in Volume 105, Page 106, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 3/4 inch rebar found in the South right-of-way line of Lamar Street, a generally East-West street, at the Northwest corner of Lot 5 of said J.P. Geren's Addition, and the Northeast corner of both said Lot 6 and the herein described tract;

THENCE South 15 deg. 18 min. 09 sec. East, with the West line of said Lot 5 and the East line of said Lot 6, a distance of 138.00 ft. to a 3/4 inch rebar found in the North line of a platted alley, at the Southwest corner of said Lot 5 and the Southeast corner of both said Lot 6 and the herein described tract;

THENCE South 74 deg. 41 min. 51 sec. West, with the North line of said alley and the South lines of said Lots 6 and 7, a distance of 75.00 ft. to a 1/2 inch capped rebar found (RPLS 3694) at the Southeast corner of the L & M Slaughter Properties, LLC tract of land described as All of Lot 8, said J.P. Geren's Addition and the West One-Half of said Lot 7 as conveyed in Instrument No. 2020-35004, Official Public Records and the Southwest corner of the herein described tract;

THENCE North 15 deg. 18 min. 09 sec. West, over and across said Lot 7, a distance of 138.00 ft. to a 3/4 inch rebar found in the South right-of-way line of said Lamar Street and the North line of said Lot 7, at the Northeast corner of said L & M Slaughter Properties, LLC tract and the Northwest corner of the herein described tract;

THENCE North 74 deg. 41 min. 51 sec. East, with the South right-of-way line of said Lamar Street, with the North lines of said Lots 7 and 6, a distance of 75.00 ft. to the **PLACE OF BEGINNING** and containing **0.238 ACRES** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, 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 shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS · KATE A. WAGNER · 6578 · REGISTERED PROFESSIONAL LAND SURVEYOR

I, Devin Squeri, sole owner of Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

_____
Devin Squeri

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Devin Squeri, 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 _____ day of _____, 2021.

_____
Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman to the City of Sherman, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

_____ _____
Chairman Secretary

This, the final plat of Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, is hereby approved this _____ day of _____, 2021, 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 Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition to the City of Sherman, Texas 0.238 Acres in the G.B. Pilant Survey Abstract No. 963

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Devin Squeri
2026 Spindletop Trail
Frisco, Texas 75033

Z:\Shared Projects\Land Projects R2\1108-E-Lamar-Street-Sherman\Civil 3D\Replat.dwg 6/24/2021 1:33 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

Devin Squeri
2026 Spindletop Trail
Frisco, TX 75033

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. Lot 1R to be renamed Lot 6R for clarity.
2. Dedicate a 10' Utility Easement along Lamar Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Drive approaches and sidewalks must conform to City of Sherman and TxDOT standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. The City of Sherman does not maintain alleys.
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 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
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 15.

Meeting Date: 07/20/2021

Prepared by: Kerri Turner, Administrative Assistant
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 1108 EAST LAMAR STREET**

The request of Devin Squeri (Owner) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property located at 1108 East Lamar Street, being 0.238 acres in the G.B. Pilant Survey, Abstract No. 963, as follows:

Planning and Zoning Commission

Replat approval of Lot 6 and the East One-Half of Lot 7, J.P. Geren's Addition

Background:

The property is located at 1108 East Lamar Street between South Vaden Street and Hyde Avenue. The property is zoned an R-1 (One-Family Residential) District. The owner would like to Replat Lot 6 and One-Half of Lot 7 into to one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Devin Squeri (Owner)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:
44

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lots 6 & 7 JP Geren's Addition
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting **I. 10.**

Meeting Date: 08/16/2021

Prepared By: Rob Rae, Director of Development Services

Approved By: Robby Hefton, City Manager

Caption:

***** OTHER BUSINESS***

Replat Approval of Lot 7 & North 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, being 0.206 acres in the J.B. McAnair Survey Abstract No. 763, also being all of Lot 7 and the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, Hambrick Triple H Investment Group, LLC, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (825 North East Street)

Issue:

To consider Replat Approval of Lot 7 & North 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, being 0.206 acres in the J.B. McAnair Survey Abstract No. 763, also being all of Lot 7 and the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, Hambrick Triple H Investment Group, LLC, Owner; and Helvey-Wagner Surveying, Inc., Surveyor (825 North East Street)

Background:

The property is located at 825 North East Street, the southeast corner of College and East Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to Replat one lot and a portion of another lot into one lot for residential development.

Origination:

Hambrick Triple H Investment Group LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Financial Consideration:

None

Staff Recommendation:

At the July 20, 2021 regular meeting, the Planning and Zoning Commission voted unanimously to recommend to the City Council that the Replat be approved subject to the Staff Review Letter.

Alternatives:

None

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lot 7 & N 14.25 ft. Lot 6 Block 1 Hall & Jones Addition
Staff Review Letter
P&Z Communication

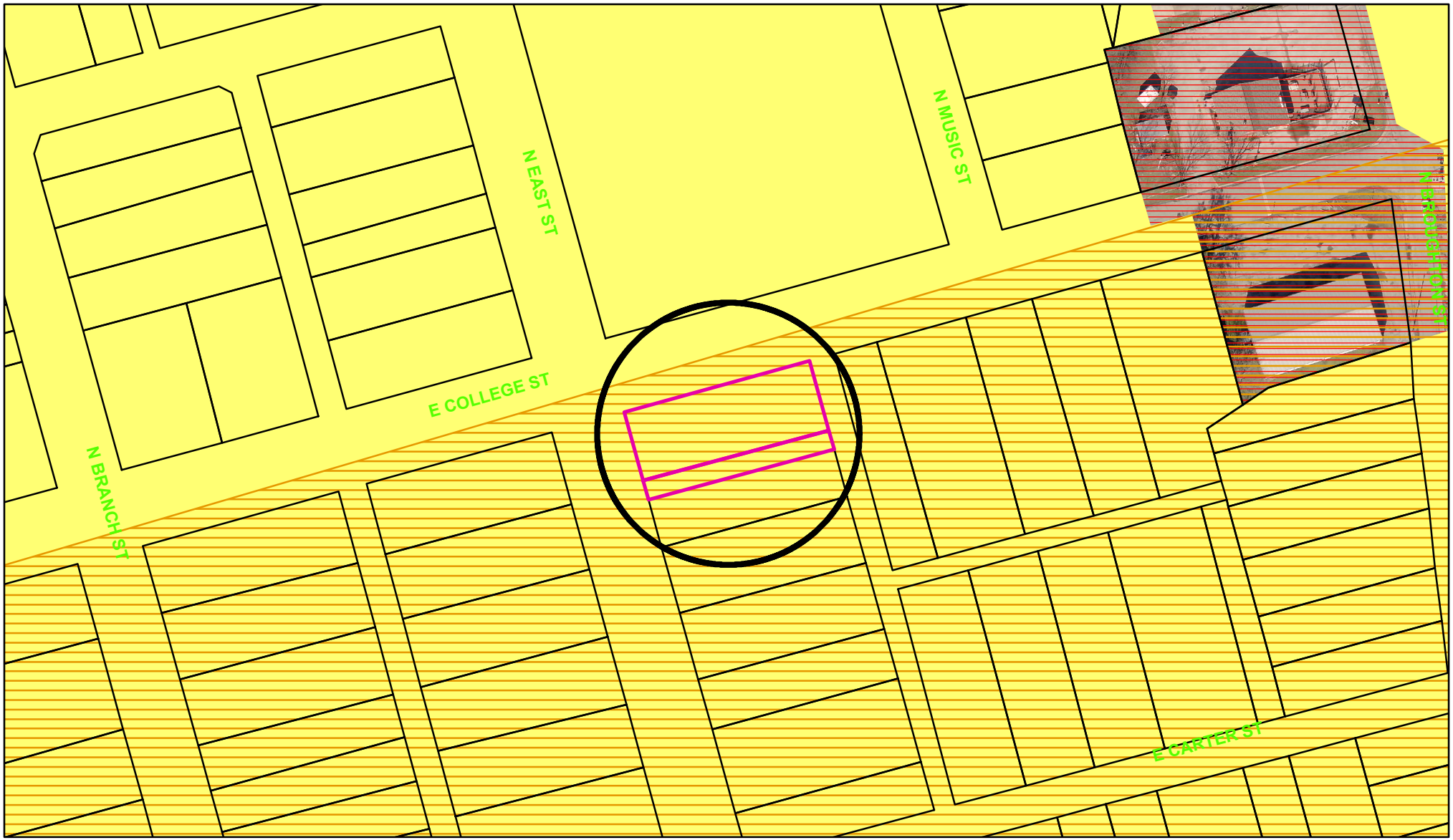
825 North East Street

Sherman
CLASSIC TOWN. BROAD HORIZON.

City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 200 ft



Zoning - 825 North East Street

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 Distgrict
- 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

Sherman
CLASSIC TOWN. BROAD HORIZON.

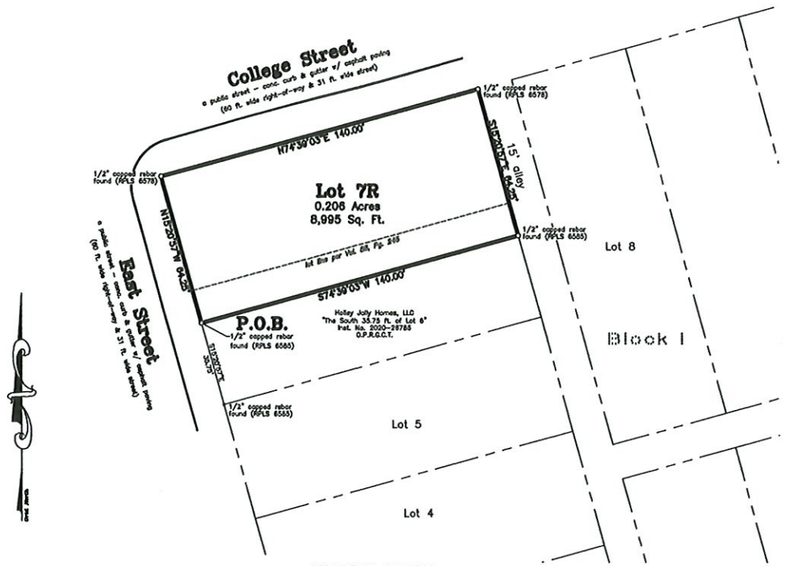
City of Sherman, Texas
Development Services Department

NOT TO SCALE

1 in = 100 ft

825 North East Street

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone (4202), as derived by survey-grade Global Positioning System. The distances shown hereon are ground distances.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Replat of Lot 7, & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition to the City of Sherman, Texas 0.206 Acres in the J. B. McAnair Survey Abstract No. 763

General Notes:

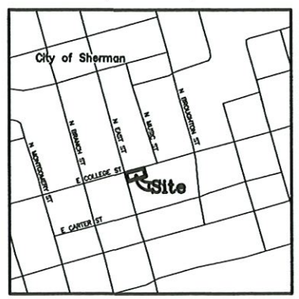
1. Water Supply to be provided by the City of Sherman, Texas.
2. Sewer service to be provided by the City of Sherman, Texas.
3. Electrical service is provided by Oncor Electric Company.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of 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 for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damages, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.

Job No. CGS1040621

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-8191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Owner:
Hambrick Triple H Investment Group, LLC
1920 Timberline Lane
Sherman, Texas 75090

Vicinity Map
(not to scale)



Z:\Shared Projects\Land Projects R2\825-N-East-Street-Sherman\Civil 3D\Replat.dwg 6/29/2021 3:18 PM

FIELD NOTES

SITUATED in the City of Sherman, County of Grayson, State of Texas, and being a part of the J. B. McAnair Survey, Abstract No. 763 and being all of Lot 7 and the North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition, to the City of Sherman, Texas, as per plat of record in Volume 58, Page 245, Deed 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 6585*) in the East right-of-way line of East Street and the West line of said Lot 6, at the Northwest corner of the Holley Jolly Homes, LLC tract of land described as the South 35.75 ft. of Lot 6, said Block 1 in Instrument No. 2020-26765, said Official Public Records and the Southwest corner of the herein described tract, **SAID** rebar being North 15 deg. 20 min. 57 sec. West, 35.75 ft. from a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the Southwest corner of both said Lot 6 and Holley Jolly Homes tract;

THENCE North 15 deg. 20 min. 57 sec. West, with the East right-of-way line of said East Street and the West line of said Lot 6 and Lot 7, a distance of 64.25 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the intersection of the East right-of-way line of said East Street with the South right-of-way line of College Street, at the Northwest corner of both said Lot 7 and the herein described tract;

THENCE North 74 deg. 39 min. 03 sec. East, with the South right-of-way line of said College Street and the North line of said Lot 7, a distance of 140.00 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6578*) at the Northeast corner of both said Lot 7 and the herein described tract;

THENCE South 15 deg. 20 min. 57 sec. East, with the East line of said Lot 7 and Lot 6, a distance of 64.25 ft. to a 1/2 inch capped rebar found stamped (*RPLS 6585*) at the Southeast corner of the herein described tract;

THENCE South 74 deg. 39 min. 03 sec. West, over and across said Lot 6, a distance of 140.00 ft. to the **PLACE OF BEGINNING** and containing **0.206 ACRES and/or 8,995 SQUARE FEET** of land.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Kate A. Wagner, 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 shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
KATE A. WAGNER
6578
REGISTERED PROFESSIONAL LAND SURVEYOR

I, Authorized Representative for Hambrick Triple H Investment Group, LLC, sole owner of Lot 7 & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition, to the City of Sherman, Texas, do hereby dedicate the streets, easements, alleys, rights-of-way, parks, school sites and other public places shown hereon to the public use forever.

Al Hambrick
Authorized Representative for Hambrick Triple H Investment Group, LLC

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared Al Hambrick, 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 _____ day of _____, 2021.

Notary Public, Grayson County, Texas

Sherman
CLASSIC TOWN. BROAD HORIZON.

This, the final plat of Replat of Lot 7 & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Sherman, Texas.

Chairman Secretary

This, the final plat of Replat of Lot 7 & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition, to the City of Sherman, Texas, is hereby approved this _____ day of _____, 2021, 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 Replat of Lot 7 & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition, to the City of Sherman, Texas, was submitted to the City Council of Sherman, Texas, on the _____ day of _____, 2021, 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 _____, 2021, BY _____
CITY CLERK, CITY OF SHERMAN, TEXAS

Replat of Lot 7, & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition to the City of Sherman, Texas 0.206 Acres in the J. B. McAnair Survey Abstract No. 763

Owner:
Hambrick Triple H Investment Group, LLC
1920 Timberline Lane
Sherman, Texas 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-8191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

Z:\Shared Projects\Land Projects R2\825-N-East-Street-Sherman\Civil 3D\Replat.dwg 6/29/2021 3:18 PM

Sherman
CLASSIC TOWN. BROAD HORIZON.

STAFF REVIEW LETTER

July 12, 2021

Hambrick Triple H Investment Group, LLC
1920 Timberline Lane
Sherman, TX 75090

Helvey-Wagner Surveying, Inc.
222 W. Main St.
Denison, TX 75020

Dear Applicants,

The request for approval of the Replat of Lot 7, & North 14.25 ft. of Lot 6, Block 1, Hall & Jones Addition has been scheduled to be heard by the Planning and Zoning Board on the day of Tuesday, July 20, 2021 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. Dedicate a 15'x15' corner clip on northwest corner of proposed Lot 7R. *Code of Ordinances Chapter 10, Exhibit A, Secs. 5(B)(5), (10); 5(C)(1); 6(B)(7)-(8), (14)-(15); 12(B)(1)(a); 12(B)(1)(k)(1)-(3); 12(B)(5)*
2. Dedicate a 10' Utility Easement along College Street and East Street. *Code of Ordinances Chapter 10, Exhibit A, Sec. 12(D)*
3. Drive approaches and sidewalks must conform to City of Sherman standards and a permit with drawing showing dimensions is required from City of Sherman Engineering Department for review and approval prior to any work being done within public right of way. *Code of Ordinances Chapter 3, Division 5, Sec. 3.10.154*
4. The City of Sherman does not maintain alleys.
5. Add Avigation Release to plat. Coordinate with Engineering Department for language. *Code of Ordinances Chapter 14, Article 14.02*
6. Original tax certificates with $0.00 balance for each taxing property involved in plat shall be furnished to the City of Sherman Engineering Department at the time of delivery of final mylar and prints for the purpose of recording the plat. *Code of Ordinances Chapter 10, Exhibit A, Secs. 6(B), 6(B)(11)*
7. Upon final staff approval, 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. *Code of Ordinances Chapter 10, Exhibit A, Sec. 6(B)*

It is the policy of this Board not to consider a request unless the applicant or its representative attends the meeting at which the request is considered. 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 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
Tom Pruitt, Utility Engineer
Clint Philpott, Assistant City Manager
Rob Rae, Director of Development Services
Billy Hartsfield, Fire Marshal
The Law Firm of Abernathy, Roeder, Boyd, & Hughlett, P.C., City Attorney

Planning & Zoning Commission and Board of Adjustments

Agenda Item No. 19.

Meeting Date: 07/20/2021

Prepared by: Patsy Reeves, Development Services Coordinator
Rob Rae, Director of Development Services

Clay Mahone, Chairman
David Downtain, Vice Chairman
Shawn Davis, Commissioner
Leigh Ann Sims, Commissioner
Paul Manley, Commissioner
Glenn Whitaker, Commissioner
Bryan Blagg, Commissioner

Requested Action/Proposed Use:

*** 825 NORTH EAST STREET**

The request of Hambrick Triple H Investment Group LLC (Owners) and Helvey-Wagner Surveying, Inc. (Surveyor) concerning the property at 825 North East Street, being Lot 7 and the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition, as follows;

Planning and Zoning Commission

Replat approval of Lot 7 & the north 14.25 feet of Lot 6, Block 1, Hall & Jones Addition

Background:

The property is located at 825 North East Street, the southeast corner of College and East Streets. The property is zoned an R-1 (One Family Residential) District and located in the College Park Overlay District. The owner would like to Replat one lot and a portion of another lot into one lot for residential development.

Adjacent Zoning:

R-1 (One-Family Residential) District

Origination:

Hambrick Triple H Investment Group LLC (Owners)
Helvey-Wagner Surveying, Inc. (Surveyor)

Master Plan Designation:

Auto-Urban Single Family Residential – This character type is the single-family residential category with the greatest density and the shortest building setbacks. Most driveways will face the street as well as the garage. Sidewalks are available for pedestrians. Less lot area is devoted to open space and greenery.

Number of notices mailed:

45

Objections Received:
0

Development Review Meeting:
No

Attachments

Location Map
Zoning Map
Zoning Sign Photo
Replat Lot 7 & N 14.25 ft. Lot 6 Block 1 Hall & Jones Addition
Staff Review Letter

SHERMAN CITY COUNCIL
Agenda Communication Form

City Council Regular Meeting

Meeting Date: 08/16/2021

Approved By: Robby Hefton, City Manager

Caption:

COUNCIL CALENDAR

Issue:

Attachments

Council Calendar 2021

2021
Council Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

	Holiday
	Holiday for Firefighters/Police Only
	City Council Regular Meeting
	City Council Called Meeting
	Special Called Meeting
	Budget Workshop
	Cancelled City Council Meeting

CALLED MEETINGS	
1/19/2021	Rescheduled - Martin Luther King, Jr. Day
4/23/2021	Called Budget Planning Meeting
5/27/2021	Called Capital Improvement Program Work Session
7/6/2021	Rescheduled - Independence Day
9/7/2021	Rescheduled - Labor Day
9/14/2021	Called Joint Meeting w/SEDCO Board of Directors